
2023/0811

Mr McNeil

107 Staincross Common, Staincross, Barnsley, S75 6NB

Ground floor rear extension, 2 storey front extension and increase in roof height to create 2 storeys to existing single storey dwelling, and erection of 1.8-metre-high boundary wall with access gate (Amended Description & Plans).

Site Description

The application relates to a plot located immediately adjacent to and west of a public footpath linking Staincross Common with Moorland Crescent. The application site is located directly opposite an area designated as safeguarded land (SL2), and in an area that is principally residential, comprising detached and semi-detached dwellings of varying scale and appearance.

The property in question is a detached bungalow constructed of red brick that features a hipped roof with red coloured roof tiles. The property features a flat roof box dormer to the front, and an existing conservatory and flat roof detached outbuilding to the rear. Existing parking arrangements are provided by an existing driveway and integral garage to the front of the property, and the site is bounded by a mix of hedges and timber panelled fencing.



Planning History

There are no previous planning applications associated with the application site.

Proposed Development

The applicant is seeking approval for a first-floor extension to form a two-storey dwellinghouse, a two-storey front extension, a single storey rear extension, various internal alterations, and the erection of a 1.8-metre-high boundary wall with access gate.

The proposed first-floor extension would follow the form of the existing property and result in an approximate eaves and ridge height of 5.5 metres and 8.5 metres respectively.

The propsoed two-storey extension would project from the front elevation of the dwelling by approximately 2 metres and have a width of approximately 4.8 metres. It would feature extensive glazing, and adopt an apex roof with an approximate eaves and ridge height of 5.5 metres and 7 metres respectively.

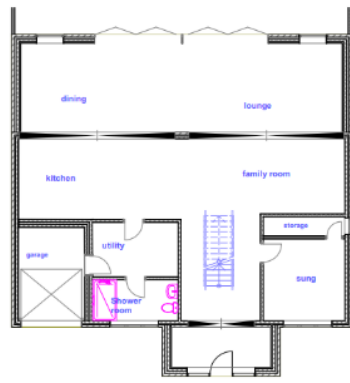
The propsoed single storey extension would project from the rear elevation of the dwelling by approximately 4 metres, and would adopt a flat roof with an approximate total height of 3.1 metres. The roof would create an overhang of approximately 1.1 metres.

The boundary wall would be erected on the northern boundary line of the application site and would be constructed of brickwork with intermitent metal railing.

The proposed external materials would comprise brick work and off-white coloured redner to the rear extension.



Scale notes	NOTE: Do not scale from drawings. All dimensions are approximate. All drawings are for information only and should be approved by building inspector. Any structural details required to be provided by a structural engineer. This drawing and all notes & schedules for information purposes only. It is not to be used for construction. The contractor assumes all responsibility for local code compliance. All drawings, plans, sections etc. are provided to our clients based upon information provided for this client and shall be in accordance with current building practices and local codes. None of our drawings are intended to be used for construction. All dimensions and specifications should be verified by client and/or architect before a final construction begins. If dimensions and specifications are not verified by client and/or architect before a final construction begins, we will not be held liable and it remains the liability for changes under conditions made to plans by client and/or architect. This drawing is only for information.	Drawing title	Client	SCALE 1:100
		Proposed front wall	107 stainton common Barnsley S75 6NB	0 1000 2000 3000 4000 5000mm 1:100
		Drawing Number 8A	Date 27/01/2024	PBM PLANS tel : 07950 532 890 email : pbmplans@gmail.com

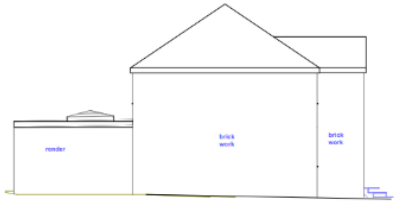


1 0. Ground Floor (6) 1:100

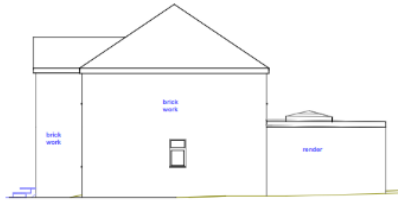


2 1. First Floor (1) 1:100

Extra notes	NOTE: Do not scale from drawing. All dimensions are approximate. All notes are guide lines only and should be approved by building inspector. Any structural details required to be provided by a structural engineer. This drawing and all notes is provided for informational purposes only. If used for construction, the contractor assumes all responsibility for load code compliance. All drawings plans, sections etc. are provided for our clients based upon information provided by the client and shall be in accordance with common building practices and local codes. None of the employees are registered architects, engineers or land surveyors. All dimensions and specifications should be verified by client and/or contractor before actual construction begins. If dimension and specifications are not verified by client and/or contractor before actual construction begins, we will not be held harmless and I assume no liability for changes and/or variations made to plans by client and/or contractor. This drawing is only for informational purposes.	Drawing title	Client	SCALE 1:100 0 1000 2000 3000 4000 5000mm Scale 1:100
		Proposed floor plans	107 stalcroft common Barnsley S75 6NS	PBM PLANS tel : 07550 532 890 email : pbmplans@gmail.com
		Drawing Number 2A	Date 23/10/2023	



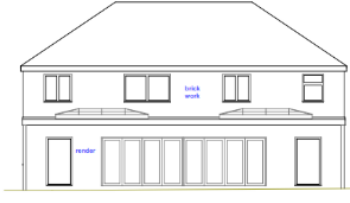
2 Left Elevation (5) 1:100



4 Right Elevation (5) 1:100



3 Front Elevation (5) 1:100



3 Rear Elevation (5) 1:100

Extra notes	NOTE: Do not scale from drawing. All dimensions are approximate. All notes are guide lines only and should be approved by building inspector. Any structural details required to be provided by a structural engineer. This drawing and all notes is provided for informational purposes only. If used for construction, the contractor assumes all responsibility for load code compliance. All drawings plans, sections etc. are provided for our clients based upon information provided by the client and shall be in accordance with common building practices and local codes. None of the employees are registered architects, engineers or land surveyors. All dimensions and specifications should be verified by client and/or contractor before actual construction begins. If dimension and specifications are not verified by client and/or contractor before actual construction begins, we will not be held harmless and I assume no liability for changes and/or variations made to plans by client and/or contractor. This drawing is only for informational purposes.	Drawing title	Client	SCALE 1:100 0 1000 2000 3000 4000 5000mm Scale 1:100
		Proposed elevations	107 stalcroft common Barnsley S75 6NS	PBM PLANS tel : 07550 532 890 email : pbmplans@gmail.com
		Drawing Number 4B	Date 11/12/2023	

Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

Local Plan Allocation – Urban Fabric

The site is allocated as urban fabric within the adopted Local Plan, which has no specific land allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy T4: New Development and Transport Safety.***

Supplementary Planning Document(s)

- ***House Extensions and Other Domestic Alterations.***
- ***Parking.***

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- ***Section 12: Achieving well designed places.***

Other Material Considerations

- ***South Yorkshire Residential Design Guide 2011.***

Consultations

Forestry Officer – No objection.

Public Rights of Way - No objection with informative to be included.

Highways DC- No objection.

Representations

Neighbour notification letters were sent to surrounding properties and the application was publicised by way of using a site and press notice, expiring 10/10/2023 and 06/10/2023 respectively.

One representation was received providing comments regarding the need for the height of the proposed development to reflect surrounding properties.

A 14-day re-consultation of all neighbours was carried out due to the changes regarding external materials, expiring 14th November 2023. No representations were received.

Assessment

Principle of Development

Extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

Residential Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they would not adversely affect the amenity of neighbouring properties.

The existing property is a detached bungalow with a front flat roof box dormer located between two-storey dwellinghouses to the north-west and south-east. It is proposed that the existing property would be extended upwards to form a two-storey dwellinghouse with a new single storey extension to the rear and a two-storey extension to the front.

Regarding overshadowing, development located to the south-east of a neighbouring property is expected to have a greater impact, whilst development to the north-west is expected to have a lesser impact that is likely to be limited to late evening. It is acknowledged that some overshadowing could occur due to the proposed first-floor extension and the subsequent increase in height; however, this is not considered to be detrimental as the extension would not adopt an excessive ridge height and would follow the form of the existing property which is either in-line with or setback from neighbouring properties within the building line. As such, any potential overshadowing would likely be limited to blank gable walls, or secondary windows located on the side elevations of neighbouring properties.

The proposed two-storey extension to the front would be set in from the east and west side boundaries and would adopt a relatively modest projection that is unlikely to result in significantly increased overshadowing.

The proposed single storey extension would adopt a relatively modest projection and a restrained roof height. It is acknowledged that due to the location of the extension to the south-east of neighbouring 109 Staincross Common some overshadowing could occur; however, this is not considered to be detrimental as the application site and the curtilage of the neighbouring property are separated by a public footpath and a suitable distance would be maintained from the western side boundary where existing treatments could act as further mitigation. Similarly, the extension would be set in from the eastern boundary shared with neighbouring 105 Staincross Common which benefits from an existing rear extension of a similar scale.

Sufficient separation distances would be maintained between the first-floor rear-facing windows, the rear boundary, and neighbouring properties beyond. Sufficient separation distances would also be maintained between the first-floor front-facing windows, glazing of the two-storey front extension, and land immediately opposite which is allocated as safeguarded land within the adopted Local Plan.

It is acknowledged that the extensive use of glazing to the front could impact the privacy of the host property; however, the internal spaces to be served by the glazing would not be habitable and are unlikely to be in constant use throughout the day. Moreover, no new windows are proposed to be inserted on either side elevation of the front, rear, or first-floor extension.

The proposal is unlikely to result in reduced levels of outlook as existing separation distances between the external walls of the dwelling and boundary treatments would be maintained.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Visual Amenity

The existing property is a detached bungalow that is constructed of red brick, featuring a hipped roof with red coloured tiles, and a front flat roof box dormer. The property is set back from the highway and visible from the public realm of the principal highway.

The appearance and character of the application dwelling would fundamentally change, mainly because of the addition of a first-floor extension to form a two-storey dwellinghouse. However, two-storey dwellinghouses are not out of character for the area, and a hipped roof would be maintained with the ridge height not likely to exceed the height of adjacent properties. Moreover, the proposal would adopt external materials that would match or be of a similar appearance to those used in the construction of the original dwellinghouse, including brickwork and roof tiling. The rear extension would be rendered in an off-white colour. The rear extension would not be visible from the public realm and therefore, is unlikely to have an adverse impact on the character of the street scene.

The proposed rear extension would adopt a flat roof. Generally, flat roofs are not preferred. However, the extension would not be visible from the public realm. The proposed front extension would adopt an apex roof that would be sympathetic to the roof of the main dwelling, and the extension would remain subordinate by adopting a modest scale and restrained ridge height.

An existing hedge located on the northern boundary line would be removed and replaced with a 1.8-metre-high brick-built wall. It is acknowledged that the wall could have some impact on the visual amenity of the area, especially as front boundary treatments are largely characterised by hedges. However, the wall would incorporate metal railing which would break up the structure and lessen its dominance in the street scene.

The proposal is therefore considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

The application site currently accommodates an existing four-bedroom property serviced by an existing driveway and integral garage that is sufficient to facilitate the parking of at least two vehicles, in accordance with the parking SPD.

The proposal would unlikely interfere with existing parking arrangements and would not result in a requirement to provide additional parking spaces. An existing hedge located on the northern boundary line would be removed and replaced with a 1.8-metre-high brick-built boundary wall and new access gate. It is acknowledged that a proposed visibility splay is shown to be partially outside of curtilage of the application site. Generally, visibility splays should be provided in the curtilage of the application site. However, the existing boundary treatments to the north-east corner would be retained with no other works proposed in this area. Therefore, on balance, whilst a sufficient visibility splay would not be provided to the north-east corner, the proposal is unlikely to worsen existing

levels of visibility. Moreover, a sufficient visibility splay would be provided to the north-west and Highways DC were consulted on the proposal and raised no objection.

The proposal is therefore considered acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

**Recommendation -
Approve with Conditions**