

2024/0797

Ms Mark Reed

36 Underwood Avenue, Worsbrough Dale, Barnsley, S70 4AZ

Erection of a single storey side extension.

Site Description

The application relates to a semi-detached dwelling on Underwood Avenue within the Worsbrough Dale area. The dwelling is constructed from red brick with a tiled hipped roof. A modest garden is located to the front and rear of the property. To the east of the site is Worsbrough Bank End Primary School. Access to the school is located directly to the north of the site. The surround area is characterised by similar semi-detached properties constructed from the same materials.



Relevant Planning History

2024/0163 - Erection of a single storey detached garage - Approve with Conditions

Proposed development

The applicant is seeking permission for a single storey side extension to function as a garage. The proposal would have a sideways projection of approximately 3.5 metres and an approximate length of 8.3 metres. An approximate eaves height of 2.1 metres is proposed with an approximate ridge height of 4 metres. A garage door is proposed to the rear elevation, along with a door to towards the rear of the side elevation and a window to the front elevation. A hipped, lean-to roof form is proposed. Brickwork and tiles to match the existing dwelling are proposed.



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 in 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 D1: High Quality Design and Place Making.***
- ***Policy GD1: General Development.***
- ***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.***

Consultations

No consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties. No representations were received.

Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

Extensions and alterations to a domestic property and the erection of detached outbuildings in a domestic curtilage are acceptable in principle if they would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety

Residential Amenity

Extensions and alterations to a domestic property are considered acceptable if the proposal would not adversely affect the amenity of neighbouring properties.

The proposed extension would be erected to the northeast elevation of the dwelling. Although neighbours are evident to the north of the site. These are substantially screened by boundary treatment and a highway. They are therefore not considered to be affected by the proposal. The adjoining property, 34 Underwood Avenue, is also unaffected given the proposal is to the opposite side of the property. Little impact will be imposed on Worsbrough Bank End Primary School given the proposal is substantially screened by boundary treatment and the extension is substantially distanced from the boundary by approximately 9 metres. As such, this weighs substantially in favour of the proposal.

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

Visual Amenity

Extensions and alterations to a domestic property are considered acceptable if they would not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling.

The House Extensions and Other Domestic Alterations SPD states that a side extension should reflect the design of the existing dwelling in terms of roof style, pitch, materials and detailing and should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling).

The proposed extension benefits from a hipped roof form with a matching pitch. This allows the proposal to match the existing dwelling and provide a consistent design in keeping with the character of the street scene. Amended plans were submitted to include a window to the front elevation of the proposal. This prevents a blank elevation within the street scene which would detract from the visual amenity of the property. A garage door is provided to the rear elevation which is necessary as access to the site is found towards the northeast corner of the site. Matching brickwork and tiles are

welcomed and allow the proposal to remain in keeping with the character of the surrounding area. This therefore considerably weighs in favour of the proposal.

The proposal is therefore not considered to significantly alter or detract from the character of the street scene and is considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

The proposal would not result in an increase in bedroom accommodation. The site would provide enough space to park two vehicles. As such the proposal would pose no highway safety concerns. This weighs substantially in favour of the proposed development.

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

Planning Balance and Conclusion

In considering the above assessment, the proposed development is acceptable regarding residential and visual amenity and highway safety. Some concerns we're initially present with regards to the proposed blank front elevation, however these have been addressed in the form of amended plans and elevations and now provides acceptable levels of visual amenity. On balance, this application is therefore recommended for approval.

Recommendation

Approve with Conditions