

2024/0868

Mr Gurvander Singh

4 Hazelwood, Smithies, Barnsley, S71 2GE

Erection of single storey rear extension to dwelling

---

### Site Description

The application relates to a detached dwelling on Hazelwood, a residential road within the Smithies area. The property is formed from yellow brickwork and features a tiled pitched roof. The surrounding area is characterised directly by detached dwellings and terraced properties. Directly to the rear of the site is Bellmer Close flats. Surrounding properties are formed from either red or yellow brick with varied tiled pitched roofs.



## Relevant Planning History

B/00/0700/BA - Residential development – Permission Granted

B/01/1446/BA - Residential development - 105 dwellings – Permission Granted

B/02/1229/BA - Residential development - 94 dwellings (Reserved Matters) (with Geo-environmental site investigation) - Approved

## Proposed development

The applicant is seeking permission for a single storey rear extension.

The proposed rear extension to the north of the dwelling would have an approximate rearwards projection and width of 5 metres. The proposal would utilise a gable roof and have an eaves height of approximately 2.3 metres with a ridge height of approximately 3.2 metres. French doors are detailed facing the west along with glazing facing the north servicing a 'family sunroom' and a wet room.

Matching materials have been detailed throughout.



## 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 and beautiful places.***

## Consultations

No consultees were consulted on this application.

## Representations

Neighbour notification letters were sent to surrounding properties. One objection was received. Material concerns were raised in relation to loss of light, loss of privacy and drainage impacts.

Non-material planning concerns were raised in relation to tidiness of building materials, the impact of the proposal on the objector's ability to sell their property in the future and the purpose of the extension in relation to the future use of the property.

Whilst all comments are noted, only those which are material considerations can be taken into account in the consideration of the planning application

## **Assessment**

### 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 proposal would be erected to the northeast and northwest of neighbouring properties. Given the proposal is to the north, little to no impact will be caused in relation to overshadowing. An existing detached garage between 4 Hazelwood and 2 Hazelwood will screen most of, if not all of the proposal from view between the properties.

Existing boundary treatment also prevents negative residential amenity impact upon 6 Hazelwood. The hipped design of the proposed roof allows for the nearest location of the proposal to the boundary to be the lowest part of the roof. This reduces any overbearing impact of the proposal. It is acknowledged the site is approximately 1 metre higher than neighbouring 6 Hazelwood, however given the extension is proposed to the opposite side of the site and is not considered excessive, the proposal would not be considered to significantly reduce levels of daylight and sunlight to neighbouring properties.

Glazing is proposed to service a wet room. This glazing will therefore be conditioned to be obscured glazing in order to protect both the residents and neighbouring residents' privacy and residential amenity.

French doors are proposed to the west elevation of the proposal. There is existing boundary treatment screening these doors and are approximately 3.5 metres from the neighbouring boundary of 6 Hazelwood. Furthermore, an extension could be erected up to 8 metres in length to the rear of the property under a prior notification application. Doors could therefore be detailed in an identical position under permitted development rights. As such, residential amenity of the neighbouring property is not considered to be reduced by the proposal.

Representation has been received in relation to the loss of light caused by the proposal. It is not considered that the proposal will have any detrimental impact on available daylight or sunlight to any neighbouring properties. The extension is proposed to the north of neighbouring properties. Given sunlight comes from the south, east and west, no impact upon sunlight will be caused. Loss of daylight is also not considered to be an issue as the proposal is a sufficient distance away from neighbouring 6 Hazelwood and the proposal is not considered to have a dominant effect on any neighbouring properties due to restrained height or massing and as a result of the hipped roof shape as referenced above. Although not required for a detached property, the proposal also satisfies the 45-degree rule between the site and 6 Hazelwood. The proposal is almost fully screened by the existing detached garage between the site and 2 Hazelwood.

Taking all of the above into account, 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 on neighbouring dwellings. 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 single storey rear extension, although not viewable from the street scene, benefits from a hipped roof design along with matching materials. The hipped roof which somewhat replicates the existing roof design and reduces the dominance of the proposal in relation to the existing dwelling. A modest roof height has been proposed at approximately 3.2 metres along with an approximate eaves' height of 2.3 metres. The proposed glazing is sympathetic to the property. Materials are proposed to match existing.

Overall the proposal is 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 the increase of bedroom facility or the loss of parking facility.

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

### Other Matters

Concerns regarding the drainage of the property and the effect the drainage will have on neighbouring properties and concerns regarding the building of the property are not planning considerations but will be a Building Control consideration.

Concerns regarding the tidiness of the site when building is taken place was raised. This is not a planning consideration, however, the safety of the site due to the tidiness of on-site building materials will be a Building Control Consideration.

Likewise, the impact the proposal will have upon neighbouring property owners' ability to sell their property in the future is not a planning consideration. As such these concerns cannot be taken into account in the determination of this application.

This application is solely in relation to the erection of the single storey rear extension to the dwelling. It is not the responsibility of the local authority to speculate as to any future planning proposals. Should any concerns be raised in regard to the future use of the property which does not receive the approval of the local authority it would be subject to enforcement action should the local authority become aware of any planning breaches.

**Recommendation**  
**Approve with Conditions**