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2024/0185

Mrs Victoria Harford

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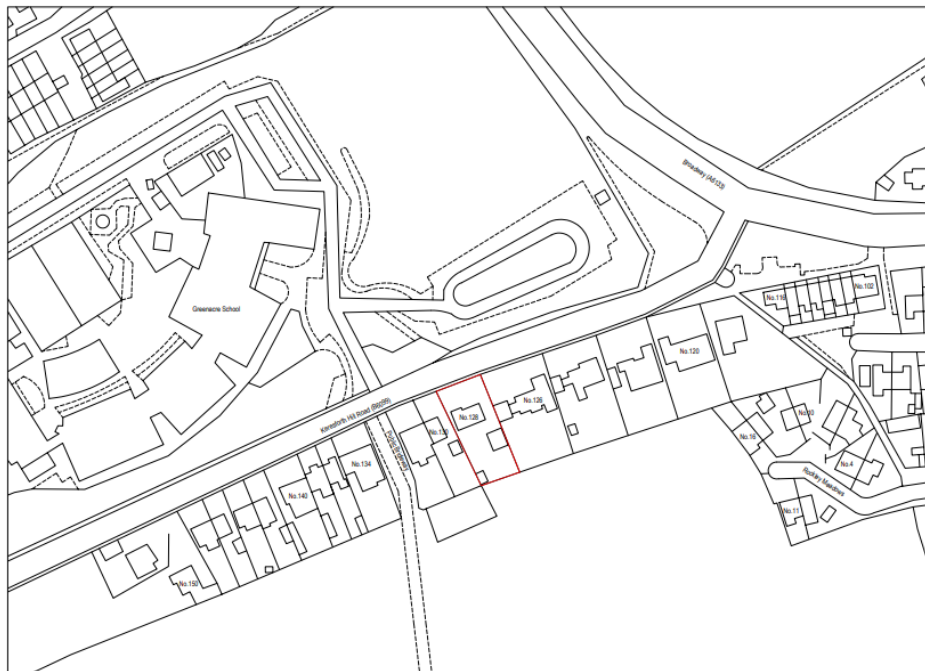
**Removal of existing dormer and reinstate roof to have accommodation on one level and erection of single storey rear extension with pitched roof and 2 no. Velux roof lights.**

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### Site Description

The application relates to a plot located on the south side of Keresforth Hill Road, opposite the Green Acre School, and in an area that is a mix of Green Belt land and residential properties comprising detached and semi-detached dwellings of varying scale and appearance.

The property in question is a single storey detached property with a red brick construction and a hipped roof with street-facing gable element with grey coloured roof tiles. The property features an existing front and rear hipped roof dormer window. The property is fronted by an area of soft landscaping bounded by a brick wall. To the west of the area of soft landscaping is an existing paved driveway which extends to the west side and rear of the dwelling. To the rear is a modest sized rear garden and an existing gable roof double detached garage.



Planning History

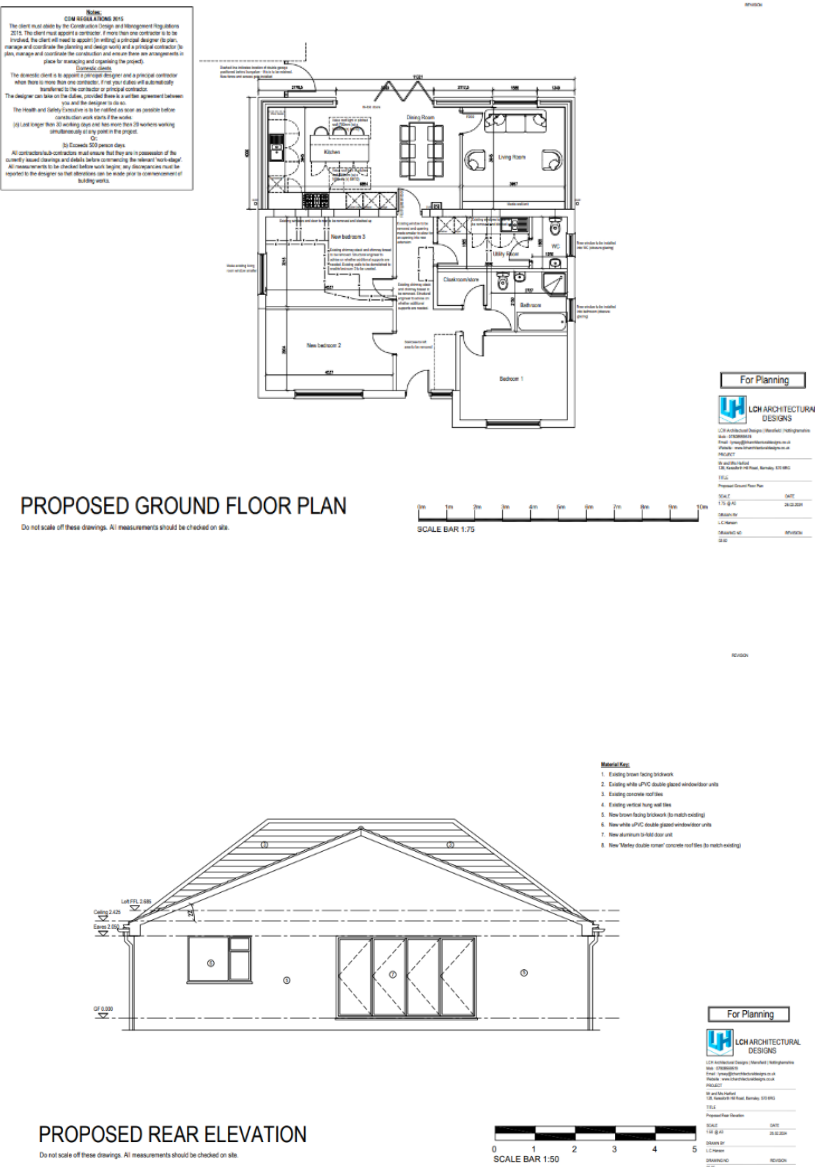
There are two previous applications associated with this site.

- 1. B/03/0840/BA – Erection of detached double garage. – Approved.
- 2. 2005/1587 – Erection of new pitched roof to existing dormer extension. – Approved.

Proposed Development

The applicant is seeking approval for the removal of an existing hipped roof front and rear dormer window, the reinstatement of the original hipped roof of the property and the erection of a single storey rear extension.

The proposed extension would projection from the rear elevation of the dwelling by approximately 4 metres with a width of approximately 11.3 metres. The extension would adopt a gable roof with an approximate eaves and ridge height of 2.7 metres and 5 metres respectively. The extension would feature 2no. velux roof lights and would be constructed of external materials that would match or closely match the materials used in the exterior construction of the existing dwelling.



## **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 allocation. The site is also located immediately adjacent Green Belt land to the south. 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.***
- ***Policy GB1: Protection of Green Belt.***

### 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.***
- ***Section 13: Protecting Green Belt land.***

### Other Material Consideration

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

## **Consultations**

No consultees were consulted on this application.

## **Representations**

Neighbour notification letters were sent to surrounding properties. 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.

Extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected.

The application site is located adjacent to Green Belt land but is allocated as urban fabric within the adopted Local Plan. As such, a separate Green Belt assessment is not required in this instance. However, consideration will be given to the impact upon and preservation of the openness of the Green Belt in relation to visual amenity.

### 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 proposed extension would project from the rear elevation of the application dwelling and would be located to the east of 126 Keresforth Hill Road and to the west 130 Keresforth Hill Road. As such, any potential overshadowing is likely to occur and be limited to the morning and evening. Moreover, the extension would be set in from the east side boundary shared with 126 Keresforth Hill Road and would be erected opposite the blank gable wall of an attached garage to the neighbouring property.

The extension would be erected much closer to the west boundary shared with 130 Keresforth Hill Road and could therefore have a greater impact on some rear and side-facing ground level windows. However, secondary windows located on the side elevations of neighbouring properties are not afforded the same protections as given to habitable room windows located on the front and rear elevations, and an extension of a similar scale could be erected under permitted development (therefore not requiring planning permission) that could have a similar level of impact. Moreover, 130 Keresforth Hill Road benefits from recently approved planning permission (2023/0580) for the erection of single storey rear extension with a balcony above. If implemented, the blank east side elevation of the extension would face the application site therefore lessening the extent of any potential impact of the proposals under consideration.

The proposed extension would incorporate new glazing on its rear elevation that would face into the application site and away from surrounding neighbouring properties. The extension would also incorporate 2no. velux roof lights on its eastern roof plane that would face towards 126 Keresforth Hill Road. However, as the application dwelling is set forward of the neighbouring property, the proposed roof lights are unlikely to result in significant overlooking or loss of privacy. Two new windows would be inserted on the west side elevation of the existing dwelling. However, the windows would serve non-habitable rooms (bathroom and utility room) and are proposed to obscure glazed. Nevertheless, for the avoidance of any doubt, a condition will be attached to any forthcoming decision requiring these windows to be obscure glazed.

The proposed extension would not be erected in immediate proximity of any habitable room windows of surrounding neighbouring properties, nor would any existing or new windows in relation to the application dwelling be obstructed. The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook.

The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

### Visual Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that 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 proposed removal of an existing hipped roof front and rear dormer to the application dwelling and the reinstatement of the original hipped roof is a welcome improvement and is considered to better reflect the character of the surrounding area.

The proposed extension to the rear of the application dwelling would adopt a sympathetic form and features, including a modest rearwards projection, a gable roof that would be set below the ridge of the main dwelling and external materials that would match or closely match those used in the exterior construction of the existing dwelling.

The proposed development would be limited to the curtilage of the application dwelling with the proposed extension attached and a significant distance maintained between the extension, the rear boundary, and the Green Belt land beyond. It is considered that the proposals are of a good quality of design and would adopt appropriate external materials. As such, the proposals are unlikely to negatively impact on the openness of the Green Belt.

The proposal is therefore considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and *Local Plan Policy GB1: Protection of Green Belt* and would be acceptable regarding visual amenity.

### Highway Safety

The proposed extension would unlikely interfere with existing parking arrangements comprising an extensive driveway to the east side of the application site and a double detached garage to the rear. As such, a minimum of two off-street parking spaces would be maintained, in accordance with the parking SPD.

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

**Recommendation -  
Approve with Conditions**