

2024/0490

Applicant: Mrs H Deakin

Address: 55 Coniston Drive, Bolton, Rotherham, S63 8NE

Description: 2 storey side extension to 2 storey semi-detached dwelling

One Neighbour Objection

Site & Location Description:

The dwelling is situated in a 1980's housing estate located south of the High Street between Dearne Road and Angel Street, in the village of Bolton Upon Dearne, close to the borough boundary with Rotherham. The actual dwelling is a buff brick coloured semi-detached house with a tiled gable roof, but the style of dwellings varies across the street and estate. The dwelling is set within a large enclosed front garden, featuring a lawn, driveway and an adjacent block paved path leading to the front door. The rear garden is of a more modest size. There is an adjacent attached neighbour, an unattached neighbouring dwelling and further dwellings beyond the rear garden.



Planning History: None since construction in the 1980's

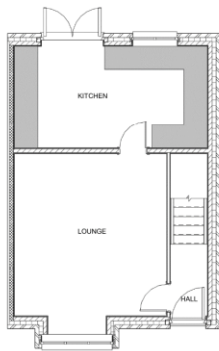
Proposed: The proposal is for a two-story side extension, constructed of matching materials and featuring a complementary styled roof. The proposal would extend beyond the front elevation but would be inline with the bay window of the front elevation. The existing canopy would be extended to incorporate the existing bay window, front door and window of the proposed extension.

Approximate Measurements:

All existing roof and eaves heights have been checked on the existing plans and remain unaltered on the proposed plans.

- **Side Projection: 2.3m**
- **Length: 8.28m**
- **Maximum Eaves Height: 7.15m**
- **Maximum Roof height: 4.85m**

Existing and Proposed Floor Plans and Elevations



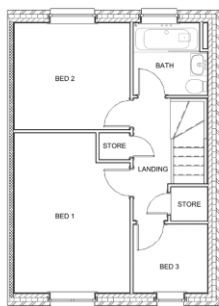
Existing GF Plan
1:50



Existing Front Elevation
1:50



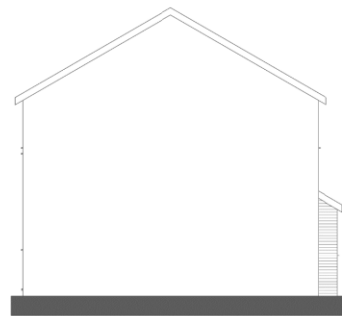
Existing Right Side Elevation
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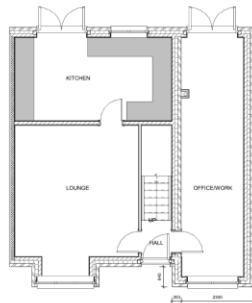
Existing FF Plan



Existing Rear Elevation



Existing Left Side Elevation



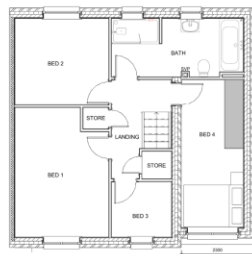
Proposed GF Plan
1:50



Proposed Front Elevation
1:50



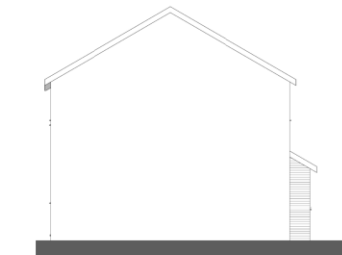
Proposed Right Side Elevation
1:50



Proposed FF Plan
1:50



Proposed Rear Elevation
1:50



Proposed Left Side Elevation
1:50

Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; One objection was received. The objection contained several comments which were not considered to be material planning considerations or relevant for planning, advice on where to address concerns was provided. A follow up email raised something which may be considered as a material planning consideration and although not upheld is discussed in the residential amenity section below.

Consultees: None

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the 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 also 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 and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 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.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Section 12: Achieving well-designed and beautiful places -

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Within section 12, paragraph 139 is the most relevant which indicates:-

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

GD1 - General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

SD1 - Presumption in favour of Sustainable Development: When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

D1 - High Quality Design and Place Making: Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

T4 – New Development & Highway Safety: New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Supplementary Planning Documents (SPD)

House Extensions and Other Domestic Extensions

Assessment

Principle of development

The site is located within land designated as Urban Fabric. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety.

Residential Amenity

The proposal is undoubtedly large, but plans were amended to introduce a set-back of the front elevation, and a set-down of the roof. These amendments bring the proposals broadly in line with policy guidance outlined in the SPD House Extensions and Other Domestic Alterations. The principal objection from a neighbouring dwelling is related to potential overshadowing caused by the

proposed extension, particularly in regard to light levels potentially affecting the growing of plants. Having investigated, there would be a modest impact on potential light levels of the rear patio area, and to a lesser extent due to existing overshadowing, the space between the applicant and objectors dwelling. After checking the sun path, with both dwellings featuring south facing front gardens, and north facing rear gardens, the rear gardens would obtain limited sunlight, predominantly in the morning from the East. Around mid-day, the sunlight would be most prominent at the front gardens. As the sun sets in the west, there may be a modest impact on the patio area closest to the objector's house, but in mitigation the existing application dwelling, without the extension would already have an impact upon such light levels, as would the objectors' rear extensions (or original protrusions) on the rear elevation of the house. The proposed extension would have no or a minimum impact on light levels of the remaining aspect of the neighbour's garden.

A secondary aspect of the single objection was unsubstantiated claims that the current dwelling was used for commercial purposes. Whilst the size of single, large ground floor space of the proposal, described as an office/workspace, is unusual, there is no suggestion it would be used for commercial purposes. In assessing this application, it has been assumed that the office/workspace shown on the plans would be incidental to the principal use of the house as a residential dwelling, such as a home office or home studio. If the current or future occupier of the address desired to use the space for dedicated commercial space, a 'Running a Business from Home' application or a change of use application would be required to be submitted to the local authority.

Visual Amenity

As mentioned in the residential amenity section, the proposal is large but if such an extension was to be constructed, between two buildings where it is proposed would be the most suitable location as the proposal still provides separation between the application dwelling and the adjacent dwelling of No 57, which itself features an original or later addition of a ground floor garage with high pitched roof, and similar original or later extensions on the rear elevation. In the original proposals, the extension protruded beyond the front elevation on both the ground and first floor levels. Now the proposal is in line with the bay window on the ground floor elevation, providing an inset for the front door, with a canopy stretching across the bay window to the garage door of the extension. The first floor features a set-back, which at approx. 30cm is shorter than preferred, but is a set-back and with the set-down of the roof, is a much better design and demonstrates subordination to the original dwelling.

Highway Safety

Although parking provision behind the front elevation of the house is to be lost, and there is an increase in bedroom numbers, existing parking provision of more than 10m in length between the house and front boundary remains, which would allow the continuation of at least two vehicles to be parked off-road at the address. With no other alterations to access or parking proposed, there would be no impact upon highways safety.

Recommendation: Approve with conditions