
2023/0754**Applicant:** Mrs L Buxton**Address:** 80 Washington Road, Goldthorpe, Rotherham S63 9EE**Description:** Two storey extension to the rear of dwelling

Site & Location Description:

The application dwelling is located at the dead-end turning point of a narrow section of Washington Road in Goldthorpe.

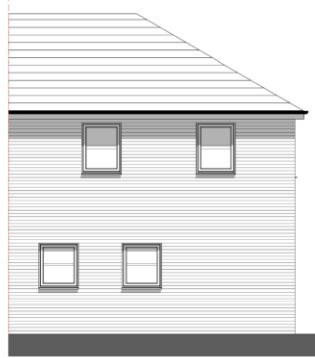
The dwelling is an early twentieth century red brick semi-detached house with a grey tiled hipped roof, located on a street and estate of similar dwellings. The dwelling has an enclosed rear garden and an open plan, hardstanding front garden/driveway, which in part is shared with its unattached neighbour at No.71. A single entranceway from the highway is shared by both dwellings.

**Relevant History:** None**Proposed:**

The proposal is for a two-storey extension located on the rear elevation of the dwelling. The extension is proposed to be constructed of brick and would feature a tiled, dual pitched roof to complement the original roof design. The extension is set in 0.32m from the boundary with the adjoining neighbour. On the ground floor, the extension would feature a set of French doors with two additional side panels, in replacement of two medium sized windows, whilst the side elevation would feature two new medium sized windows. The first floor of the extension would feature two new bedroom windows on the rear elevation. A new bathroom window, located within the existing side elevation is also proposed. The side elevation facing No.78 would be blank. Internally the proposal would comprise of a second ground floor lounge and the reconfiguration of the first floor to include an additional bedroom.



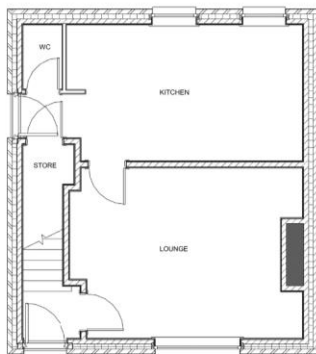
Existing Front Elevation
1 : 50



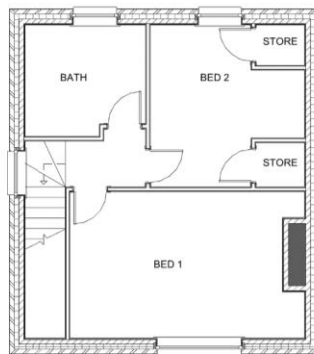
Existing Rear Elevation
1 : 50



Existing Left Side Elevation
1 : 50



Existing Ground Floor Plan
1 : 50



Existing First Floor Plan
1 : 50



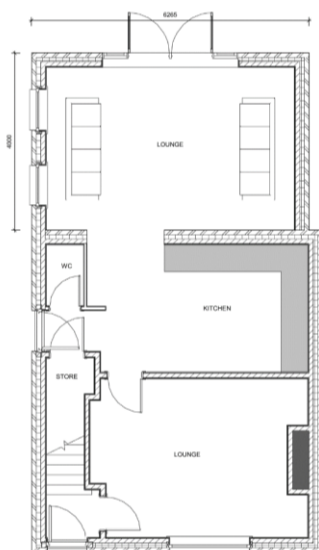
Proposed Front Elevation
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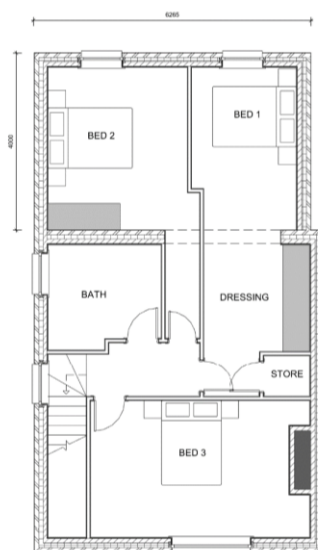
Proposed Rear Elevation
1 : 50



Proposed Left Side Elevation
1 : 50



Proposed Ground Floor Plan
1 : 50



Proposed First Floor Plan
1 : 50

Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; no comments or objections were received.

Consultee Forestry Officer:

Through an in-person conversation with the forestry officer, it was confirmed that upon confirmation of ownership of the boundary hedge or that the hedge would not be affected, there was no objection to the proposed plans.

The agent confirmed ownership is unknown, but maintenance is currently shared between the applicant and their adjoining neighbour at No. 78. Additionally, the hedge would not be impacted by the proposal as the proposed extension would not extend to the boundary (hedge).

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 places - The Government attaches significant importance to the design of the built environment. 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.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces, and wider area development schemes.

Within section 12, paragraph 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

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

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

In terms of impact the adjoining neighbour would be most affected. The SPD on house extensions states the following:

“Two-storey rear extensions to semi-detached houses should, therefore, generally be designed with a rear projection of less than 3.5 metres and for terraced houses 2.5 metres. Larger extensions may be acceptable in certain circumstances -for instance: where the neighbouring house has been

extended; or where there is a strong boundary treatment, such as a high wall or an outbuilding or garage built close to the boundary.”

The proposal would project out 4m but would be set in 0.32m from the boundary with the adjoining neighbour. A large boundary treatment is present between the dwelling and its adjoining neighbour, which would remain unchanged and would help minimize the height impact of the extension. The neighbour’s main ground floor window is also set away from the boundary thereby reducing the impact of the extension on light to this window. The adjoining neighbour’s garden is smaller than the applicant’s but still large enough so that the proposed extension would not unduly overshadow it. In addition no side windows are proposed facing this near neighbour. This neighbour has not objected to the proposal and, given the above, it is not considered that the proposal would result in any significant detriment to their amenities

The unattached neighbour’s dwelling is angled away from the applicant dwelling with the shortest distance between the two dwellings being 3.95m at the corners of the front elevations, extending to 12.3m at the corners of the rear elevations. It would be sufficient distance away not to affect this near neighbour. The shortest point between the dwelling and its rear boundary with a dismantled railway is 49m.

Visual Amenity

With the extension being located at the rear of the dwelling, there would be minimal impact upon the character of the dwelling or street scene, when viewed from Washington Road. There would be a little impact on the rear character of the dwelling, but this would only generally be seen from the gardens of dwellings to the rear or side of the applicant’s dwelling. The extension is designed with a hipped roof and matching materials to harmonise with the existing dwelling.

Highway Safety

There are no changes proposed in relation to parking provision or access and consequently there would be no impact on highway safety.

Summary

With no significant impacts on residential amenity and visual amenity and no impact on highway safety the requirements of local policies GD1, SD1, D1 and T4 have been met whilst broadly meeting the requirements set out in the SPD House Extensions and Other Domestic Alterations.

Recommendation: Approve with conditions