**2024/0143**

**Mr Paul-Cristian Ciascai**

**21 Keresforth Hall Road, Kingstone, Barnsley, S70 6NF**

**Demolition of existing rear single storey extension and erection of new single storey rear extension to dwelling.**

## Site Description

The application relates to a plot located on the west side of Keresforth Hall Road, close to a bend in the road and opposite a public car park serving Locke Park (a grade II Registered Park and Garden), and in an area that is principally residential comprising a mix of dwelling types of various scale and appearance.

The property in question is a two-storey semi-detached property constructed of brick with rendering to the first floor and a hipped roof with grey coloured roof tiles. The property is fronted by some soft landscaping with a driveway to the north side of the property. To the rear of the property is a larger garden accommodating an existing single storey rear extension, raised decking area and existing single storey detached garage.



**Planning History**

There are no previous applications associated with this site.

**Proposed Development**

The applicant is seeking approval for the demolition of an existing single storey extension and the erection of a new single storey extension to the rear of the dwelling.

The proposed extension would project from the rear elevation of the dwelling by approximately 4 metres with a width of approximately 6.4 metres. The extension would adopt a flat roof with a total height of approximately 3.5 metres and would be constructed of brick with weathered concrete coping stone.



**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 application site is located to the west of and in the wider street setting of Locke Park, a grade II Registered Park and Graden (RPG). However, the application dwelling is not a designated asset and has minimal historical or architectural significance. 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.***

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.***

Other Material Considerations

- ***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.

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 be erected to the rear of the application dwelling and would be located to the north of adjoining property, 23 Keresforth Hall Road, and to the south of adjacent property, 19 Keresforth Hall Road. The proposal would exceed the 45-degree rule (which is applied to assess and limit the extent of overshadowing) in relation to 23 Keresforth Hall Road. As such, it is acknowledged that some overshadowing could occur. However, any potential impact is not considered to be significantly detrimental. The proposal would fall within the parameters of a Larger Home Extension development as set out in the Town and Country Planning (General Permitted Development Order) 2015 (as amended). This allows homeowners to erect single storey rear extensions up to 6 metres on semi-detached properties without the need for planning permission where no neighbouring properties object. The neighbours have not objected to the proposal, and the impact to the adjoining and adjacent neighbours would be similar to that which is likely already experienced and tolerated. Moreover, the extension has been designed to be in accordance with the House Extensions and Other Domestic Alterations SPD. Similarly, any potential impact to 19 Keresforth Hall Road is not considered to be significantly detrimental and is likely to be limited to the blank south side elevation of the property due to its orientation within its respective plot.

Glazing would be limited to the rear elevation of the extension and would face into the application site and away from surrounding properties. Existing boundary treatments are likely to offer further mitigation and screening lessening the extent of any potential impact regarding overlooking and loss of privacy. Two roof lights to the extension would be screened by a parapet.

The proposed extension would be erected immediately adjacent to the north side elevation of an existing rear conservatory to 23 Keresforth Hall Road. As such, it is acknowledged that the proposal could contribute to reduced levels of outlook. However, any potential impact is likely to be limited to secondary elevations with primary outlook to the rear likely to remain unimpeded.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and 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 do 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 extension would adopt a modest scale, including rearwards projection and height, and would be constructed of materials that would be similar in appearance to those used in the exterior construction of the existing dwelling. The extension would adopt a flat roof; however, the proposal would not be visible from the public realm and is therefore not considered to significantly detract from or alter the character of the application dwelling or the wider street scene.

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

Highway Safety

The proposal is unlikely to impede existing parking arrangements to the front and side of the application dwelling with sufficient space maintained to accommodate a minimum of two vehicles, 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 visual amenity.

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