

**2022/1170**

Mr Robinson

Extensions and alterations to bungalow, erection of detached garage, and new 2m boundary wall

8 Cliff Lane, Brierley, Barnsley, S72 9HR

**Description**

The dwelling is a large, detached hipped roof bungalow set within a large plot at an angle off Cliff Lane, Brierley. The property is constructed of brick. The property also has an existing side attached flat roofed garage which is to be replaced as part of this proposal. The dwelling has a large rear garden which extends to fields to the rear.

The immediate neighbouring property set to the north has two outbuildings set to the frontage as can be seen on the aerial photography below. There are no dwelling set to the immediate southern and western boundaries.



**Background**

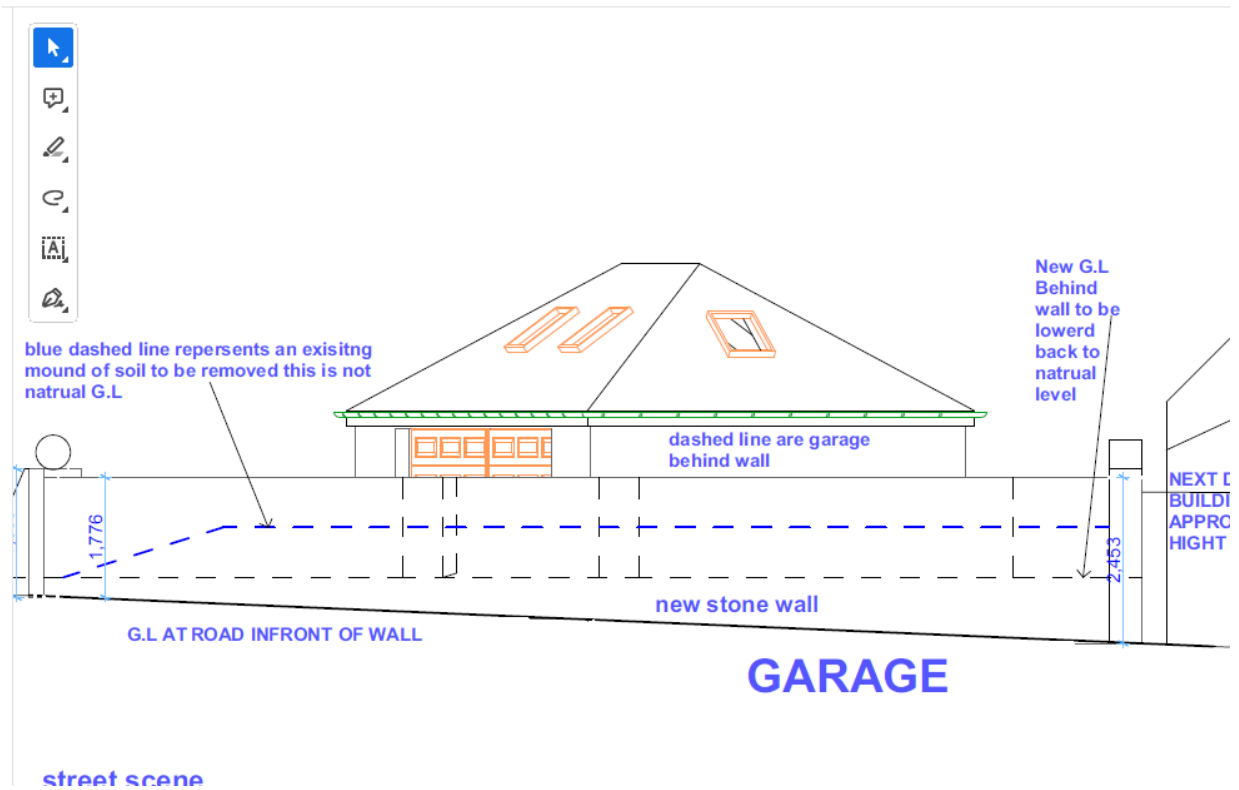
No planning history

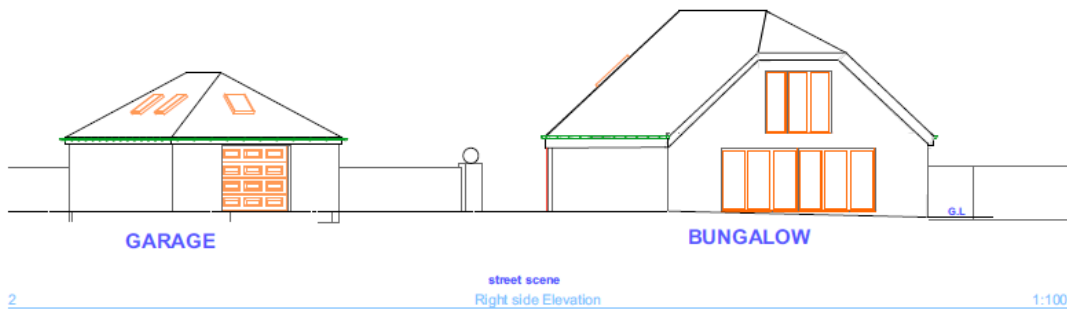
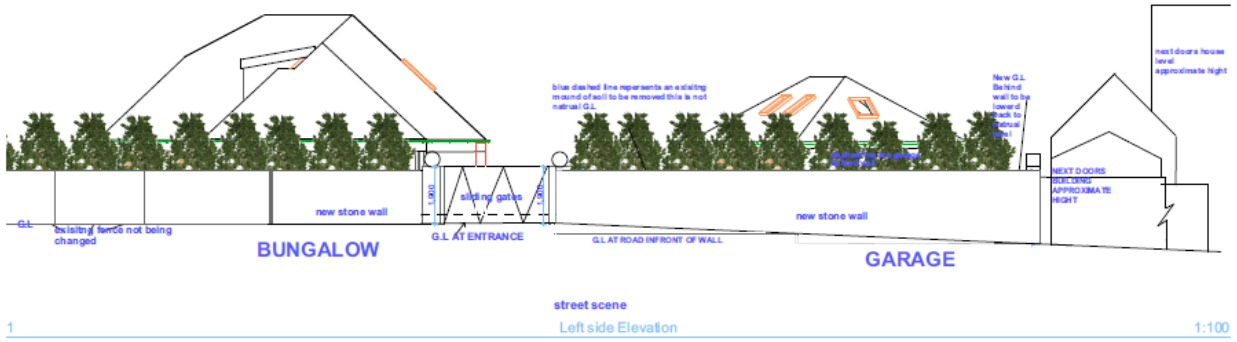
**Proposed Development**

The applicant seeks permission for the erection of extensions and alterations to bungalow, erection of detached garage, and new 2m boundary wall.

The proposed extensions include a side extension to the western elevation and conversion/extension of the existing garage into living accommodation with rooms within the roofspace and a loft conversion with dormer windows.

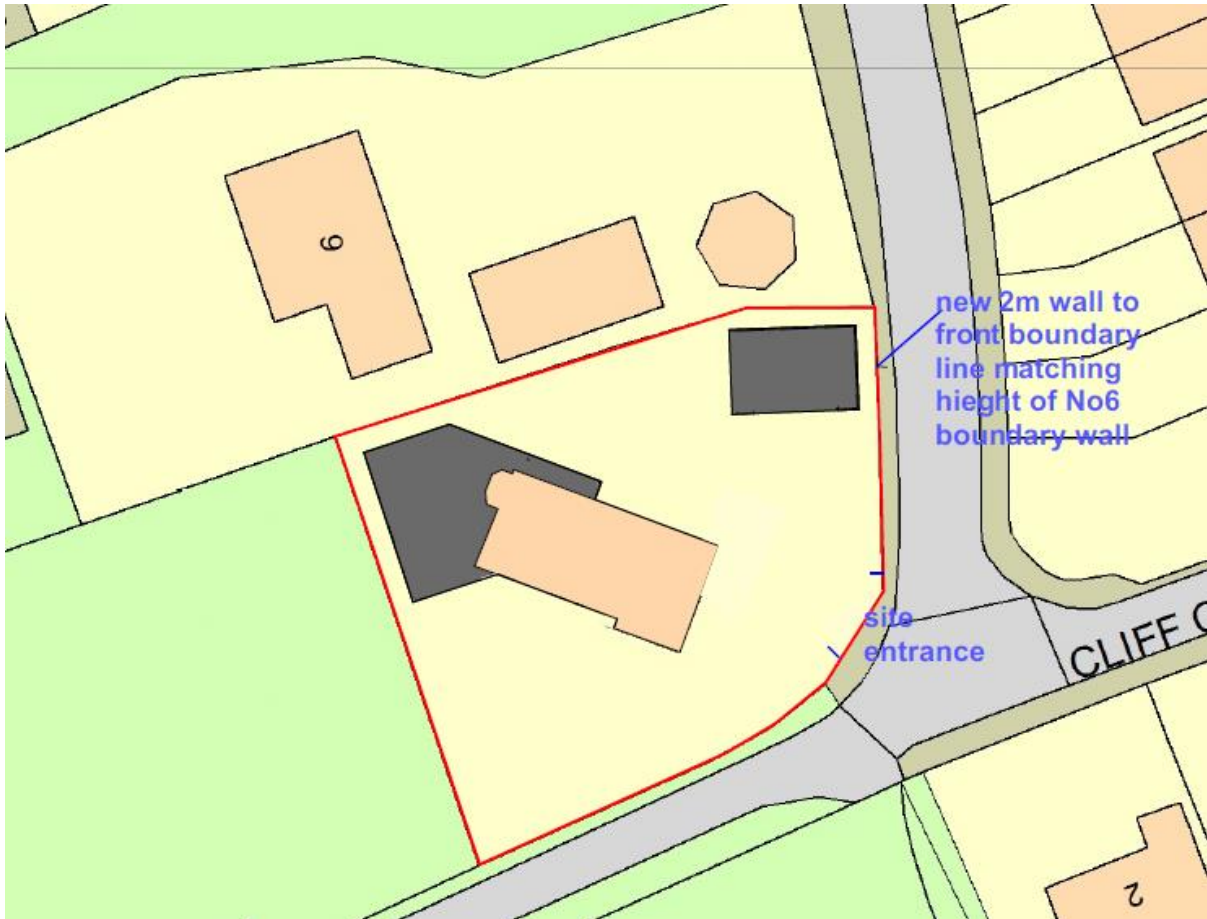
The proposal also includes the erection of a detached double garage set within the front garden area and a new stone wall to the front boundary. Due to the levels on site, the ground would be lowered and the proposed garage would be set into the garden area. The plans have been amended and the applicant is now also proposing landscaping adjacent to the stone wall to provide further screening as can be seen on the amended cross section drawing below.





<p>Extra notes</p> <p>NOTE: Do not replicate drawing, all dimensions are approximate. All notes are guide lines only and should be approved by building inspector for any structural details required to be provided by a structural engineer. This drawing and all notes is provided for informational purposes only. If used for construction, the contractor assumes all responsibility for local code compliance. All drawings, details and notes, etc. are provided to our clients based upon information provided by the client and drawn in accordance with common building practices and local codes. None of the employees are registered architects, engineers or land surveyors. All dimensions and specifications should be verified by client and/or architect before actual construction begins. If dimensions and specifications are not verified by client and/or architect before actual construction begins I will be held harmless and I assume no liability for changes and/or rejections made to plans by client and/or contractor. This drawing is copyright protected.</p>	<p>Drawing title</p> <p><b>Proposed Boundary landscape</b></p>		<p>Client</p> <p><b>8 CLIFF LANE BARNSELY S72 9HR</b></p>	<p>SCALE 1:100</p> <p>Scale 1:100</p>
	<p>Drawing Number <b>10</b></p>	<p>Date <b>26/06/2023</b></p>	<p><b>PBM PLANS</b> tel :- 07950 532 890 email :- pbumplans8@gmail.com</p>	





## 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 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

The site is allocated as Urban Fabric within the Adopted Local Plan, which has no specific land allocation and therefore the following policies are relevant:

- Policy GD1 General Development
- Policy D1 High Quality Design and Place Making
- Policy SD1 Presumption in favour of Sustainable Development

## Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

### **Consultations**

None

### **Representations**

Neighbour notification letters were sent to surrounding properties; no comments have been received.

### **Assessment**

#### Principle of development

The site falls within urban fabric which has no specific land allocation; however, the site and surrounding area is made up principally of housing. 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 proposed extensions to the dwelling would not cause any significant impact to the adjacent dwelling to the north. Whilst the extensions and loft conversion/raising the roof height are extensive, the extensions would be set within this large plot and would not cause a significant detrimental impact on the neighbouring dwellings by means of overshadowing or loss of outlook due to its position and being set in from the side boundaries. In addition, there are no windows located on the side elevation of the proposed extension which would not lead to an increase in overlooking.

The location of the garage set to the front of the plot is set adjacent to existing outbuildings to the neighbouring dwelling and as such it would be screened and would not cause any excessive overshadowing of the neighbouring property.

In light of the above, it is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1

#### Visual Amenity

Supplementary Planning Document for House Extensions states that detached garages should relate sympathetically to the main dwelling in style, proportions, and external finishes. In most cases, it will not be appropriate for a garage to be sited between the house and the road.

With regards to the garage, it has been designed with an eaves height of 2.5m it would be located to the front of the property within the garden area. Generally, garages are not supported between the front elevation of the property and the highway. However, the building line to the north of the plot includes outbuildings set to the frontage of the neighbouring property and immediately adjacent, as such, the two buildings would be read in the same context. In addition, the proposed wall and boundary treatment and vegetation would obscure views of the building. Due to the levels on site, the ground would be lowered and the proposed garage would be set into the garden area, therefore the ridge of the garage would not be any higher than the adjacent outbuildings. The plans have also been amended and the applicant is now also proposing landscaping adjacent to the stone wall to provide further screening. The garage would also relate sympathetically to the main dwelling in style, proportions, and external finishes, in accordance with Local Plan Policy D1 and the SPD.

With regards to the boundary treatment, the applicant proposes a 2m high wall and associated gate. The proposed wall would reflect the solid boundary wall of a similar height to the dwelling immediately to the north and is acceptable.

In terms of the extensions to the dwelling, the extensions and alteration to the roof of the dwelling are acceptable as this is an individually designed dwelling set on a large plot. There are also much larger two storey dwellings set to the north, therefore the proposal would not appear excessive or prominent. The alterations/extensions would be constructed of matching materials and would be acceptable in terms of visual amenity in accordance with the SPD.

#### Highway Safety

The proposals retain ample parking and turning provision within the site and do not adversely impact upon the highway. The proposals are therefore considered acceptable from a highways development control perspective.

#### Conclusion

Based on the assessment above it is considered that the proposed development would not have a significant adverse impact on the amenity of neighbouring residents by means of overshadowing, overlooking or loss of outlook, nor would it have a detrimental impact on the character of the street scene or upon highway safety and as such is in compliance with Local Plan Policies GD1, D1 and T4 and is acceptable.

#### **Recommendation**

**Approve** with conditions