
2024/0386

Mr Stuart Thorp

35 Bellwood Crescent, Hoyland, Barnsley, S74 0BL

Single storey rear extension.

Site Description

The application relates to a plot located to the south-east side of Bellwood Crescent, to the north-east of the junction with Clough Fields Road and to the north-west of Willow Close, and in an area that is principally residential characterised by two-storey semi-detached properties and bungalows of a similar respective scale and appearance.

The property in question is a detached bungalow constructed of mixed brickwork with a hipped roof and street-facing gable projection with grey roof tiles. The property is fronted by some soft landscaping with a driveway to its north side. To the rear of the property is a modest sized rear garden with an existing single storey conservatory and existing single storey detached outbuilding. The site is bounded by a mix of timber fencing and hedges.



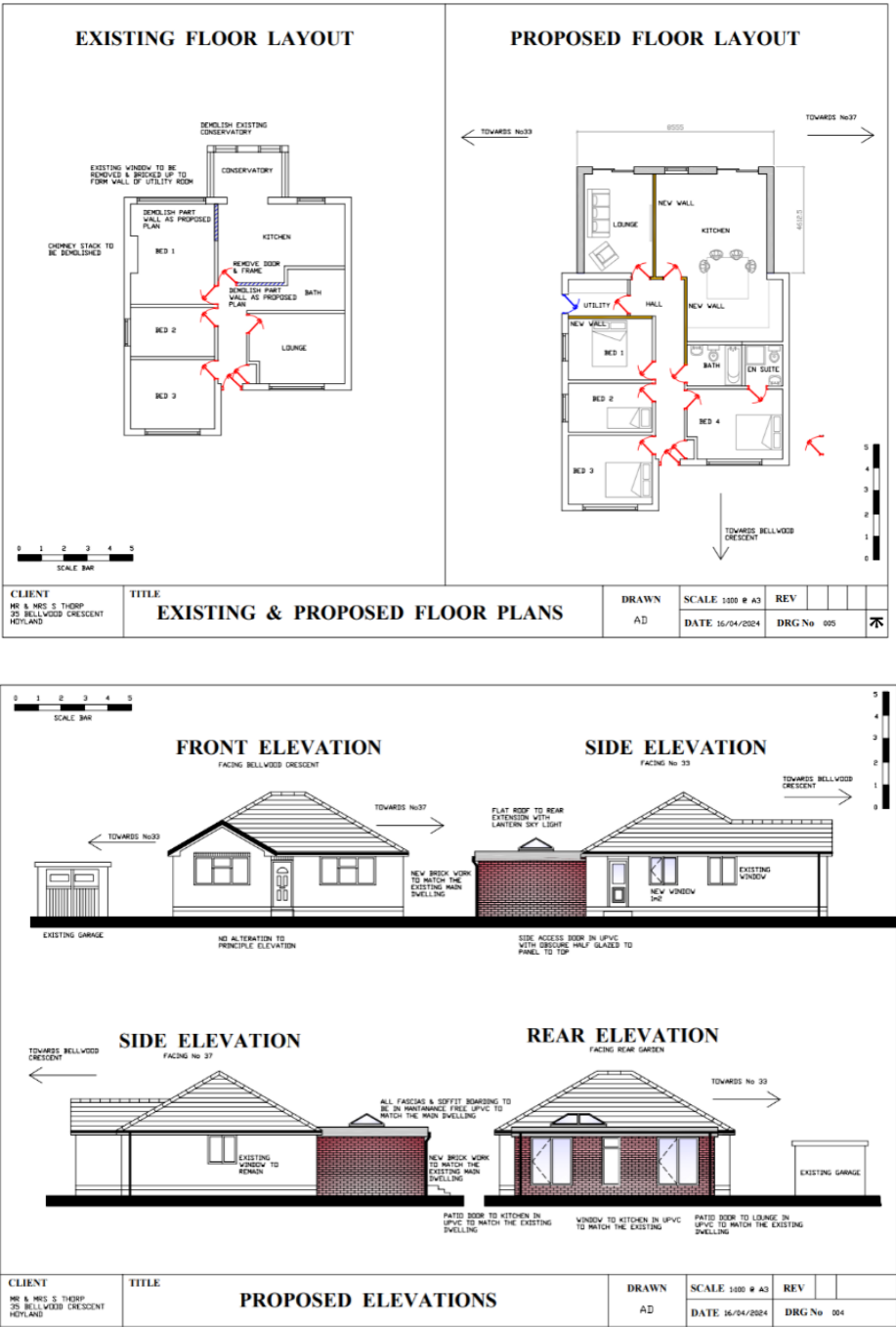
Planning History

There are no planning applications associated with this site.

Proposed Development

The applicant is seeking permission for the removal of an existing rear conservatory and the erection of a single storey rear extension.

The proposed extension would project from the rear elevation of the application property by approximately 4.6 metres with a width of approximately 8.6 metres and would adopt a flat roof with a total height of approximately 3 metres. The extension would be constructed of closely matching external materials.



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 in the adopted Local Plan which has no specific land allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy POLL1: Pollution Control and Protection.***
- ***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. One representation was received from one property which raised no objections to the proposal but asked for consideration to be given to noise impacts.

Assessment

Principle of Development

Extensions and alterations to a domestic property are acceptable in principle if they would remain subservient to and 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, and would not be likely to result, directly or indirectly, in an increase in noise or other pollution which would unacceptably affect or cause nuisance to the natural and built environment or to people.

Residential Amenity

Extensions and alterations to a domestic property are considered acceptable if the proposal would not adversely affect the amenity of neighbouring properties.

The proposed extension would be erected to the north-east of 37 Bellwood Crescent and to the south-west of 33 Bellwood Crescent. Whilst it is acknowledged that some overshadowing could occur, the extension would be set away from both party boundaries with several metres likely to be maintained to the northern boundary, and existing good quality boundary treatments and an existing outbuilding could offer further mitigation.

New windows would be limited to the rear elevation of the proposed extension and a new window and access door would be located on the north-east side elevation of the existing building. The rear-facing windows would face into the application site and away from surrounding neighbouring properties with a sufficient separation distance maintained to the rear boundary. The side-facing window would serve a habitable room and would face the side elevation of 33 Bellwood Crescent. Both the application property and neighbouring property feature existing habitable room windows on their respective side elevations. The proposal could contribute to some additional loss of privacy. However, an existing separation distance between the properties would be maintained, and the occupant(s) of the neighbouring property were consulted, and no objections were received. In addition, the existing boundary fence in this location could be replaced with a fence up to 2-metres-high under permitted development without a requirement to obtain planning permission and could provide additional screening mitigation which could lessen the extent of any potential impact.

The proposal could result in limited levels of outlook. However, the proposal would unlikely result in significantly reduced levels of outlook as existing separation distances between properties would be maintained.

It is acknowledged that the proposal could result in increased noise levels due to construction and construction related activities which could impact the amenity of people in the locality. Therefore, to lessen the extent of any potential impact a condition will be attached to any forthcoming decision to limit hours of construction.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and would not have an overbearing impact. The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and *Local Plan Policy POLL1: Pollution Control and Protection* and would be acceptable regarding residential amenity.

Visual Amenity

Extensions and alterations to a domestic property are considered acceptable if the proposal would not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing building.

The proposed extension would adopt a flat roof which is not preferred. However, the extension would be located to the rear of the application property and would not be visible from the public realm. As such, the proposal would not significantly alter or detract from the character of the street scene. The extension would also be constructed of closely matching brickwork and would remain subservient to the existing building.

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 would not impede existing sufficiently sized off-street parking arrangements and would not result in a requirement to provide additional spaces.

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**