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**2023/1013**

**Applicant:** Mrs S Snelling

**Address:** 14 Limes Close, Staincross, Barnsley, S75 6JS

**Description:** Two storey side extension, single storey rear extension (to replace existing conservatory) and erection of rear covered area to dwelling

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**Site & Location Description:**

Limes close is a part of a circa 1960/1970's housing estate on the edge of the settlement of Staincross, located opposite close to the A61, approximately 5 km north of Barnsley Town Centre. The dwellings on Limes Close and Limes Avenue are of an unusual design with almost flat roofed two-story dwellings and chalet style bungalows.

The application dwelling, in common with most dwellings on the street is constructed of dark buff coloured brick with a slightly pitched roof, giving the impression of a flat roof but featuring a slight incline towards the rear elevation. The dwelling currently features a small driveway leading to a garage and a small semi- enclosed front garden. The application dwelling is the penultimate dwelling at the dead-end of the street; the last dwelling on the street is of a detached, rather than semi-detached house, and has been significantly extended and altered, featuring a dual pitched roof. Beyond the last dwelling is open agricultural land



**Planning History:** None

**Proposed:**

The proposal is somewhat unusual, in that it is for a first-floor side extension and a ground floor rear extension, but the side extension would only feature a half width ground floor extension to that of the first-floor extension above, with a semi-open walkway created under the first-floor extension floor, supported by brick pillars. The proposed rear extension would replace an existing brick and UPVC style pitched roof conservatory with a brick-built extension of similar size featuring a flat roof which extends across both the extension and the rear elevation to create an additional covered area within the rear garden. The canopy aspect of the roof would be supported by a concrete post.

### Measurements:

All existing roof and eaves heights of the original dwelling have been measured on the existing plans and remain unaltered on the proposed plans. The proposed new extension and canopy would be at a lower height than that of the existing dual pitched roof of the extension/conservatory.

Side Extension:

- **Side Projection: 2.65m (1<sup>st</sup> floor) / 1.55m (GF) + 1.10m (GF covered walkway)**
- **Length: 8.32m (to nib) / (8.27m)**
- **Highest Eaves Height: 5.60m**
- **Highest Roof Height: 5.84m**

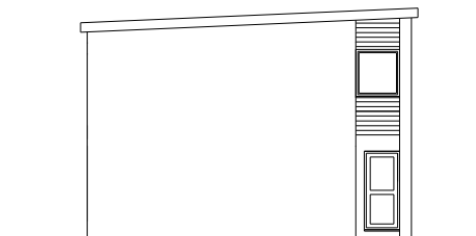
Rear Extension (existing):

- **Rear Projection: 3.24m (3.26m)**
- **Width: 4.27m (3.74m)**
- **Eaves Height: 2.35m (2.25m)**
- **Roof Height: 2.55m (3.2m)**
- **Canopy Width (excl. extension): 3.83m**

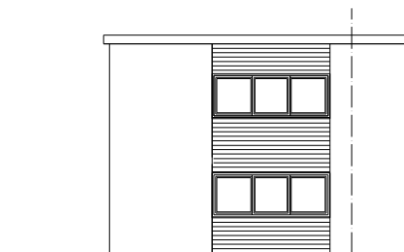
### Existing and Proposed Floor Plans and Elevations



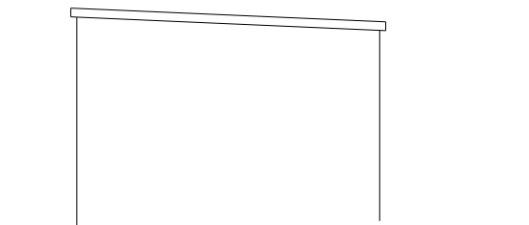
Existing Rear Elevation



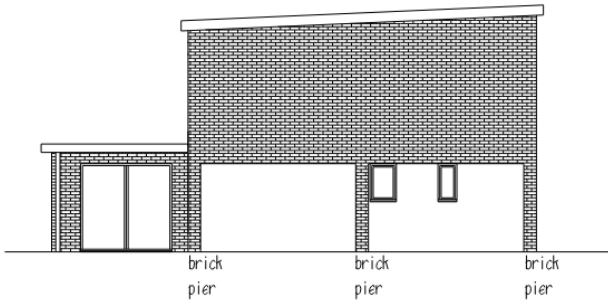
Existing Side Elevation



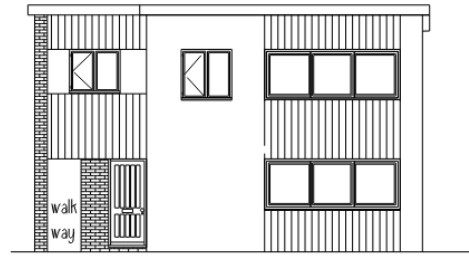
Existing Front Elevation



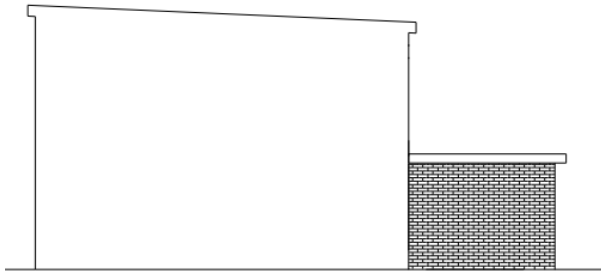
Existing Side Elevation



Side Elevation



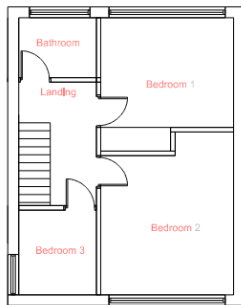
Front Elevation



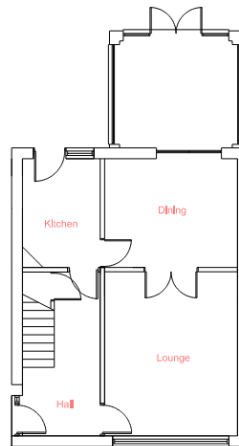
Side Elevation



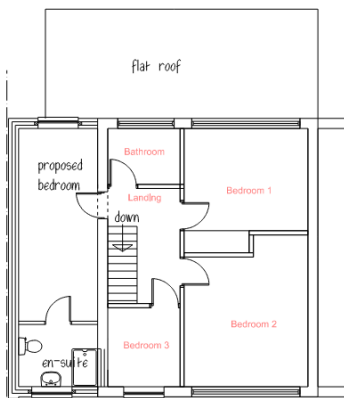
Rear Elevation



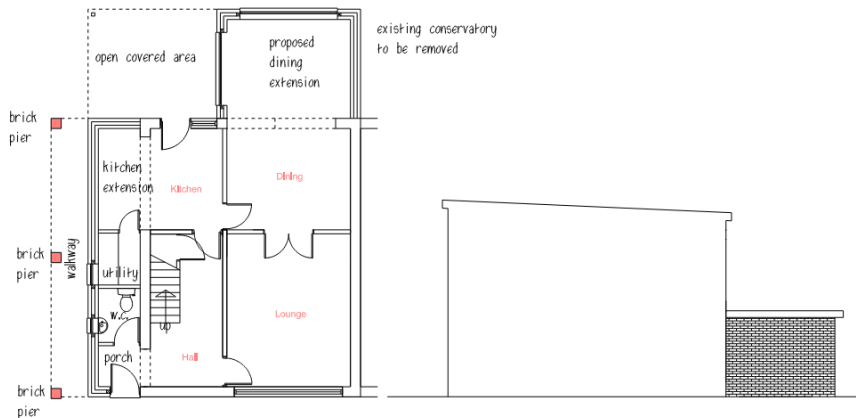
Existing First Floor Plan



Existing Ground Floor Plan



First Floor Plan



Ground Floor Plan

Side Elevation

**Local Plan Designation: Urban Fabric Conservation Area: No**

## **Neighbour Representations:**

Letters were sent to nearby addresses; No comments were received.

## **Consultees:**

**Highways DC:** Highways initially objected to the proposal due to loss of parking provision. With amended plans submitted indicating parking provision within the front garden area, akin to other dwellings in the street, Highways withdrew their objection and approved the amended plans subject to specific conditions being attached to any approval of the application.

## **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<sup>55</sup>, 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

#### 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 proposed works have minimal impact upon the residential amenity of the attached neighbouring dwelling, due to them having their own extension of a similar size adjacent to that of the existing and proposed of the application dwelling and the side extension not affecting their

dwelling. Both the side and rear extension would have no impact on other nearby residents except for the adjacent neighbour at number 16 where the proposed side extension may be more impactful and is assessed below. Two new front elevation windows, a bathroom window and a bedroom window, along with a rear bedroom window would be created on the first floor on the proposed side extension, but the closest dwellings at both the front and rear of the dwelling are in excess of 22m away, and there is over 13m from the rear elevation of the dwelling and extension to the rear boundary treatment.

In relation to the Neighbour at No. 16, The extension would come close to their dwelling but be contained within the boundary of the application dwelling. There are no new side windows proposed on the application dwelling and the 3 small windows on the side elevation of No.16, which are part of an extension to the dwelling, appear to be for uninhabitable rooms such as a utility or WC on the ground floor and a landing or bathroom on the first floor. In addition, there is an existing and reasonably high fence between the dwellings, which would further mitigate the impact of the proposed side extension. For the proposed rear extension, the impact would be as insignificant as the existing extension for No.16 and whilst the proposed canopy is a new addition, the impact would be of a very insignificant nature as there is already a garage and a strong boundary treatment between the dwellings.

#### Visual Amenity

If the street had maintained its uniform and undeniable architectural quirkiness, reflective of the age it was constructed, then the proposal would have had been significantly out of character with both the dwelling itself and the broader street scene. With the loss of such uniformity, perfectly illustrated by the neighboring dwelling, and with almost every dwelling within the street having undergone some form of modification, instead of a street of unique but uniform dwellings, a street of individually unique dwellings has emerged, although many dwellings maintained some architectural design features of the original street.

Whilst the front extension is certainly not prime example of good design, within the context of the street, following requests for amendments to the initially submitted plans, I believe the proposal has now maintained enough architectural merit as to not cause significant harm to either the character of the dwelling or the broader street scene. With a limited view of the open side aspect of the ground floor walkway, as it faces toward the adjacent neighbour and agricultural field beyond, it would not cause significant harm to the street scene. Additional mitigation may be found upon the adjacent street of Limes Avenue, where examples of ground floor underpasses, albeit for vehicles, with first floor living accommodation located above can be found. Like many dwellings within the area the ideal principle of a set back and set down, to show subordination to the original dwelling, as detailed in the House Extensions and Other Domestic Alterations SPD has not been provided. However, following a request, part of the revised plans has included what has been described as a nib on the front elevation. This appears to be a slight protrusion of brick on the left corner elevation, near the front porch, a similar feature is featured on other dwellings within the area.

In relation to the rear extension, both the application dwelling and the attached neighbour share similar designed rear extensions. Whilst the replacement extension is proposed to be fully built of brick, which would be of a higher visual quality than the existing UPVC sides and roof, unfortunately the dual pitched roof is lost. Due to the enclosed location of the rear garden, whilst the extension and proposed canopy would not enhance the design or character of the dwelling, it would neither significantly harm it and would have only a minimal effect upon the visual amenity of adjacent neighbours and have no impact upon the principal street scene of the front elevation.

#### Highway Safety

Changes to the originally submitted plans were made at the request of highways, with specific planning conditions requested to be added to any planning consent. With these amendments being approved by Highways and with the planning conditions being met. There would be no impact upon highway safety.

#### Summary

Following the above review of the proposals, and completed amendments to the plans, no neighbour comments being received and with no impact on Highway safety, the proposal broadly complies with all local and national planning policies, including the SPD House extensions and Other Domestic Alterations and a recommendation for approval is appropriate.

**Recommendation:** Approve with conditions