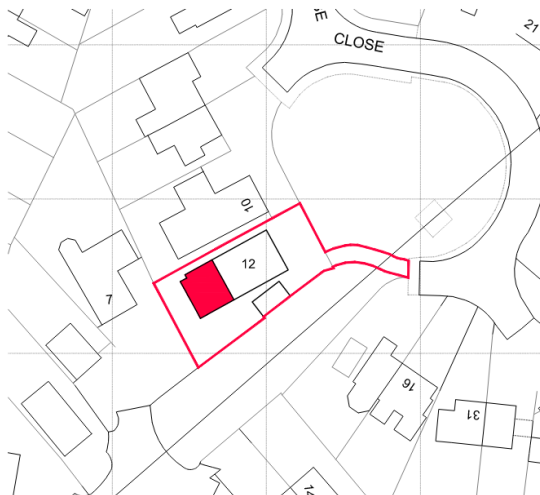

2024/00344**Address:** 12 Salcombe Close, Mapplewell, Barnsley, S75 6FG**Description:** Removal of rear conservatory, erection of single storey rear extension and external changes to elevations (re-submission of 2023/0503)

Site & Location Description:

The site is located within a modern housing estate in Mapplewell. The site consists of a brick-built bungalow designed with a pitched roof, gable facing with a detached pitched roof garage located at the side. The property is set back from the road within a crescent, with a long driveway to the front, and open green space along the front and side boundary. The property currently features, solar panels on the roof and a bay window on the front elevation. Previously a conservatory was situated at the rear of the property, but this has been removed in preparation for the extension. It has the benefit of a good-sized front and rear garden area. The site is well screened and bound by a mix of fencing and railings. The neighbour at number 10 has been extended to the rear similar to the proposed. The rear of the property faces Beaulieu Close.

**Relevant Planning History:**

- 2023/0503 – Removal of conservatory and erection of single storey rear extension and changes to external elevations - Approved with Conditions 17th July 2023

Proposed:

The proposal is to demolish the existing rear conservatory and erect a single storey rear extension. The extension will be in matching brick and tile and will project 6.2m to the rear, an increase of 1.2m from approved application 2023/0503, providing a kitchen and lounge/dining room with bi-folding doors on the side elevation facing into the garden and the green space beyond. There will be a single glazed door, and an additional new window on the gable elevation and a blank wall facing number 10. Roof lights will provide additional light into the extension. The bay window is also proposed to be replaced with a flat window, and additional solar panels fitted these will not require planning permission.

Measurements:

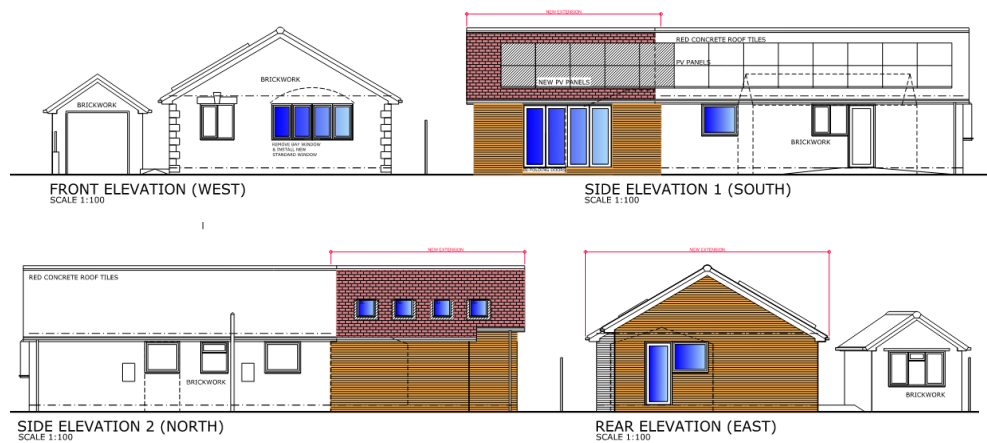
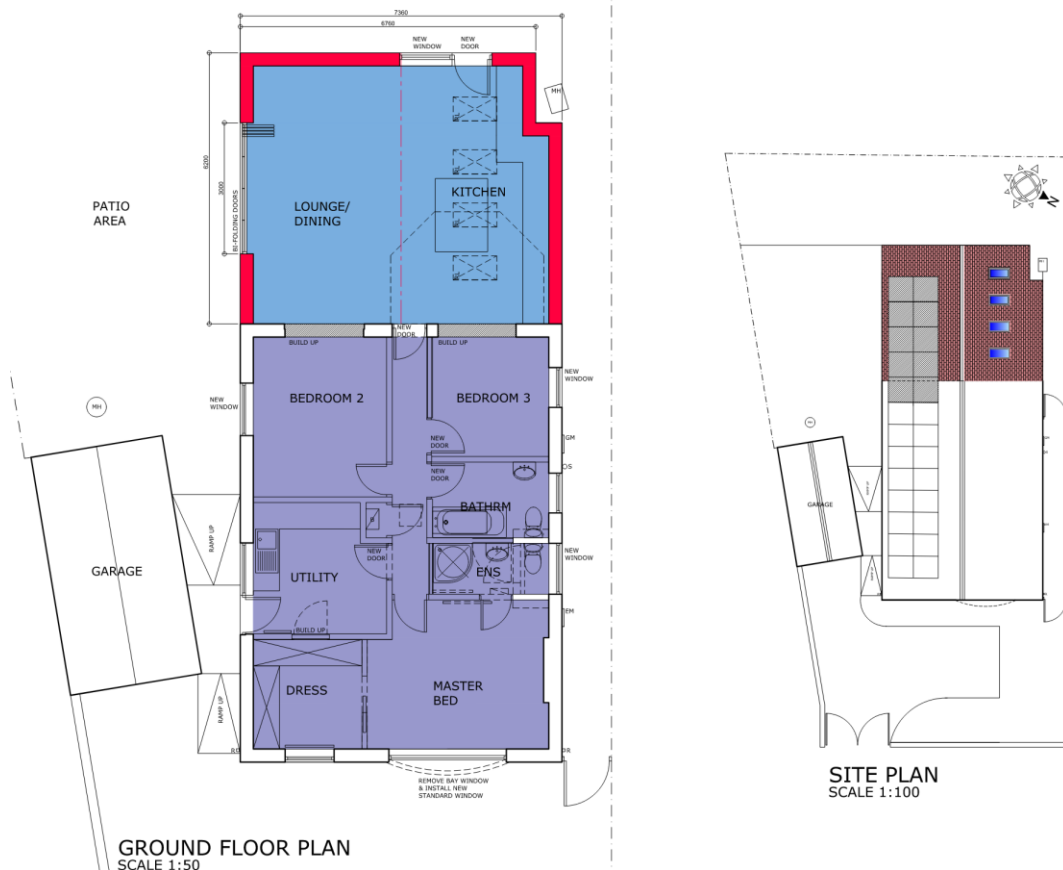
All existing roof and eaves heights have been checked on the existing plans and remain unaltered on the proposed plans.

Rear Extension

- **Projection: 6.2m**
- **Maximum Width: 7.36m (reduces to 7.67m for final 1.6m of projection)**
- **Maximum Eaves Height: 2.35m (2.64m for final 1.6m projection of north, side elevation)**
- **Maximum roof height: 4.84m**

Existing and Proposed Floor Plans and Elevations





Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

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

Consultees: None

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, 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

In this revised planning application, the proposed extension has a larger projection at 6.2m, instead of 5m. This impact was the potential to be most impactful on the residential amenity of No.10 Salcombe Close and No.7 Beaulieu Close. However, having checked the plans and as noticed on a site visit, there would be minimal impact on the already overshadowed No.10, due to the original building and previously the conservatory. With a similar extension already in situ at No.10, and a large garden shed in the rear garden of No.10, the extensions would mutually overshadow each other without an impact on privacy, as windows within the proposed extension of No.12 are roof lights, angled away from directly overlooking No.10. New windows on the north elevation of the original bungalow were approved in the 2023/0503 application and would not be subject to scrutiny in this application, as they do not form part of the plans for the amended extension.

Although the rear projection has been extended and the proposal does not meet the usual requirements for distance between an extension and a boundary, as in the previous application, mitigated circumstances apply. Firstly, the more intrusive array of bifold doors is located on the side elevation. Overlooking the garden and an area of green space beyond. Secondly, whilst an additional

window has been included on the proposed rear elevation of the proposed extension, it is a window located within the kitchen area of the proposed kitchen diner, and is of a modest size, along with a the previously approved door. Finally, as was detailed previously, the dwelling to the rear of the application dwelling, No.7 Beaulieu Close is set at a 90-degree angle to the rear of the application dwelling, and it features no habitable room windows on its side elevation. Although the extension is closer to the boundary at approx. 3.82m, and 7.95m between the rear of the extension and side elevation of No.7, the boundary is strong, and any overlooking would be of the boundary fence, green space, front garden, or driveway of No.7.

Visual Amenity

The proposal is quite large but is in keeping, and potentially smaller overall, than the extension at neighbouring dwelling No.10. Whilst the extension would be prominently visible from Beaulieu Close and Salcombe Close, the predominant front elevation and street scene of Salcombe close would be largely unaffected and the side and rear views would be acceptable due to the use of matching materials and differing sizes of dwellings within the area.

Highway Safety

There are no proposed changes to access or parking arrangements, which consequently means there is no impact upon Highway Safety.

Summary

Overall, the proposed changes, whilst increasing the size of the proposal would cause no significant harm to the amenity of the neighbouring dwellings or broader area and would have no impact upon highways safety.

Recommendation: Approve with conditions