
2024/0686

Applicant: Mr J Bird

Address: 17 Withens Court, Staincross, Barnsley, S75 6HY

Description: Replace existing attached garage with 2 storey side extension with integral garage to 2 storey semi-detached property

Site & Location Description:

Located in a cull-de-sac in the settlement of Staincross, the application dwelling is a red brick semi-detached house featuring a brown tiled roof, matching front canopy and an attached garage. The dwelling in common with the broader estate is built on a slope with the land level declining from the highway towards the rear garden. This level difference results in the sloped front garden which features a short driveway into the garage, which with the house sits below the level of the highway. The street scene comprises of mixed sized dwellings comprising of similar designed red brick bungalows and houses, many with garages.



Planning History:

- 2010/0528 - Erection of first floor side extension to dwelling – Approved with conditions 6th July 2010 [Not constructed]
- B/89/1053/DT - Erection of porch/bay window - Approved with conditions 12th September 1989

Proposed:

The proposal is for a two-story side extension in replacement/extension of the existing garage; the width of the side projection of the proposed extension would remain but the length would be extended. The ground floor of the proposal would retain an integrated garage whilst the first floor would add an additional bedroom. A roof light is proposed on the front roof elevation of the extension. The proposal has been amended to better meet local policy requirements and now includes a step down of the roof and a set-back of the first floor.

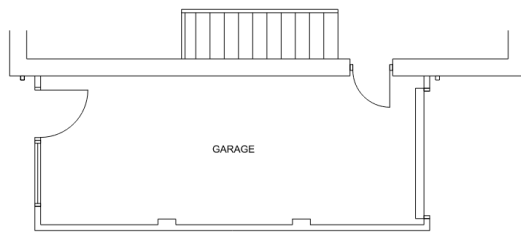
Approximate Measurements:

All existing roof and eaves heights have been checked on the existing plans and excluding the garage, which is to be replaced remain unaltered on the proposed plans

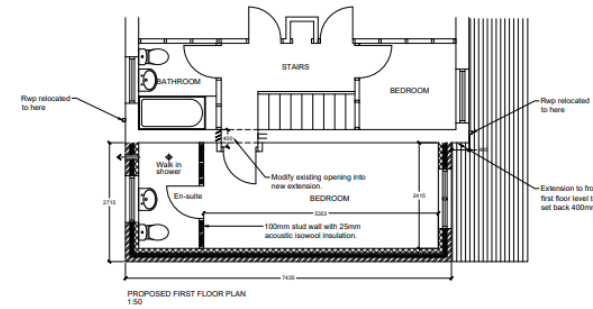
Two-storey Side Extension (original)

- **Side Projection: 2.175m** (2.175m)
- **Length: 9065m** (6.94m)
- **Maximum Eaves Height: 5.61m** (2.99m)
- **Maximum Roof height: 7.52m** (3.34m)

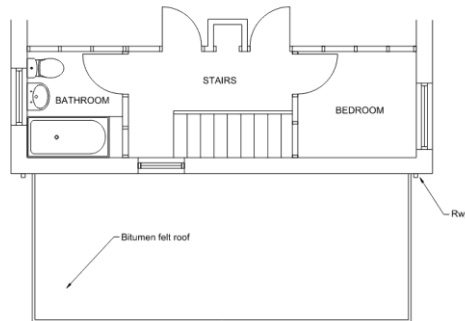
Existing and Proposed Floor Plans and Elevations



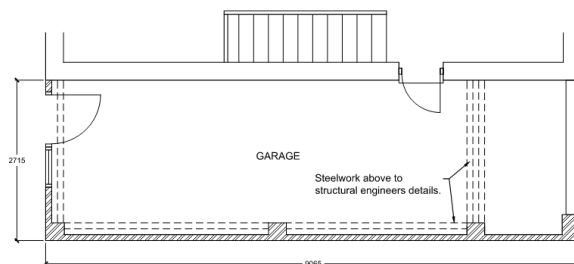
EXISTING GROUND FLOOR PLAN
1:50



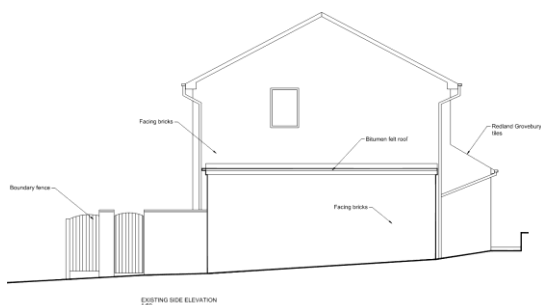
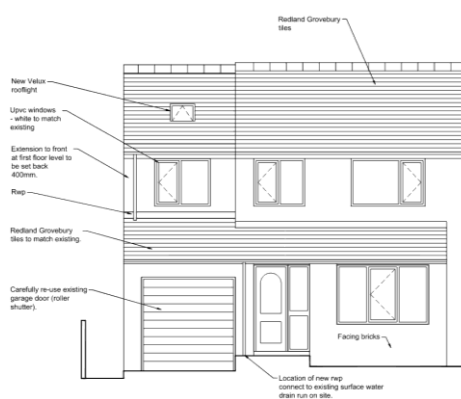
PROPOSED FIRST FLOOR PLAN
1:50



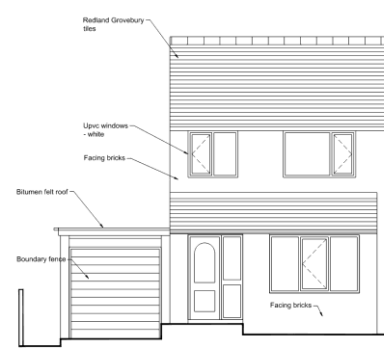
EXISTING FIRST FLOOR PLAN
1:50



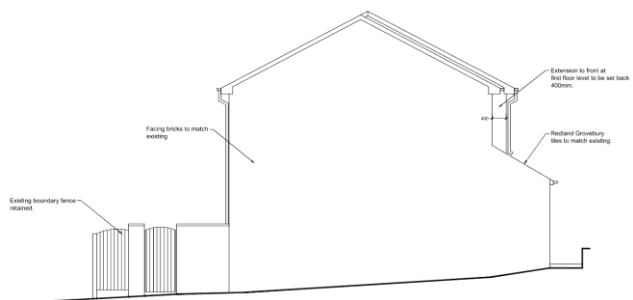
PROPOSED GROUND FLOOR PLAN
1:50



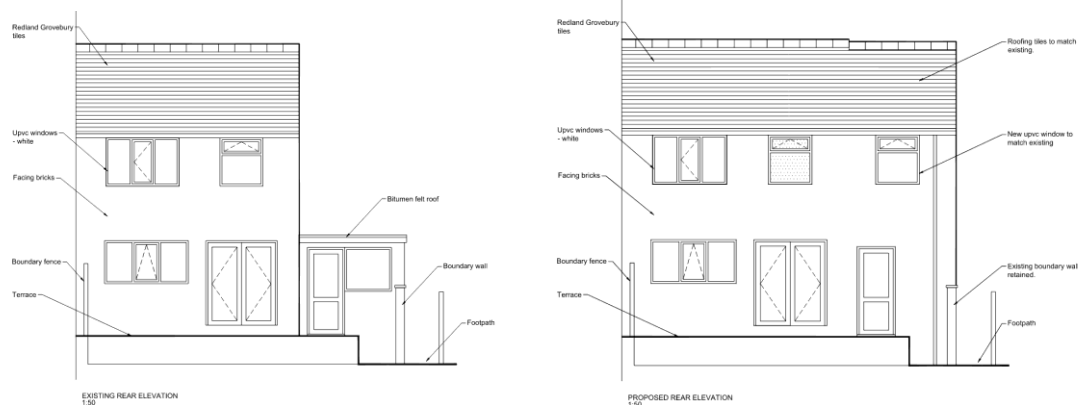
EXISTING SIDE ELEVATION
1:50



EXISTING FRONT ELEVATION
1:50



PROPOSED SIDE ELEVATION
1:50



Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

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

Consultees:

Highways DC: Although the width of the garage is slightly shorter than would usually be required, with the increased length of the garage, it has been deemed that the proposal would be acceptable subject to the existing or a replacement roller shutter garage door being retained as this would allow additional parking on the driveway to meet the policy requirement for two parking spaces.

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

The proposal would not significantly impact upon the residential amenity of neighbouring dwellings or within the broader area but there may be a modest amount of impact to the unattached neighbouring dwelling. Currently there is the illusion of a very good separation distance between the neighbouring dwellings, but this is due to the low-level nature of the ground floor garage, realistically the separation distance is above average and should remain so, although the increase from a single to a two-storey structure would have a modest impact on the neighbouring dwelling. The impact would predominantly affect their side elevation which features a rear landing (non-habitable room) window. In mitigation of this, the existing and opposite side window of the application dwelling would not be replicated on the proposed new side extension. The proposal should not have any significant effect on the light levels of other areas of the neighbouring dwelling or of their front or rear gardens. With a distance approaching 11m from the extension to the rear garden and with an excess of 30m to dwellings to the rear, policy requirements are met and there would be no negative impact on these neighbours.

Visual Amenity

Where the original plans failed to meet policy requirements for visual amenity, the revised plans have provided improvements much more in line with policy guidance. A set back has been included within the first floor of the extension and a modest step-down of the roof has also been included. Mitigation for the plans not meeting the full policy guidance can be found in the land levels of the dwelling, with the significant level differences in the front and rear elevations, which may make a further step down of the roof difficult to incorporate. Additionally, due to the design of the pair of semi-detached houses, the attached neighbouring dwelling's roof is set much lower than the application dwelling, appearing at first glance to a subordinate extension to the application dwelling, rather than a separate house. With matching materials proposed and proposed reuse of the existing roller garage door, there would be minimal impact to the character of the dwelling or its impact within the street scene.

Highway Safety

Whilst there are changes to the garage and driveway, Highways DC have approved these, subject to conditions, and with no change to access proposed, there would be no impact upon Highway Safety.

Recommendation: Approve with conditions