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2023/0968

Mr David Richards

11 Green Acres, Hoyland, Barnsley, S74 0HL

**Erection of single storey side extension and boundary fencing atop existing boundary wall (Part Retrospective) (Amended Plans and Description).**

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### Site Description

The application relates to a corner plot located on the northern side of Green Acres. The application site is located within an area that is principally residential, comprising other detached bungalows of a similar scale and appearance.

The property in question is a detached bungalow constructed of stone, featuring a pitched roof with grey coloured concrete roof tiles and an existing single storey rear conservatory. The application site is serviced by an existing detached garage and driveway to the rear and is bounded by timber fencing atop a stone wall.



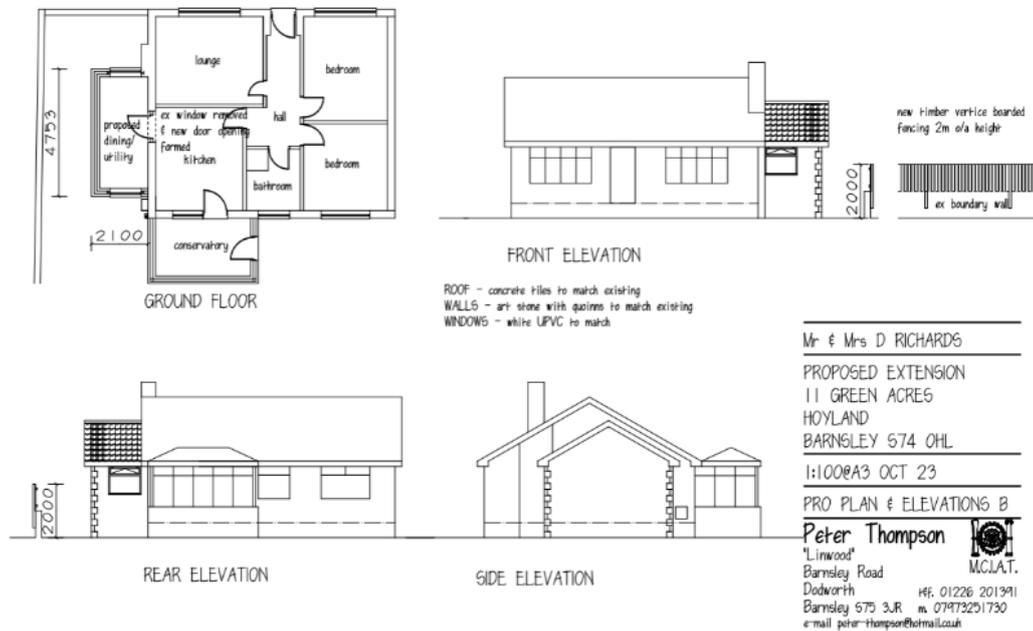
## Planning History

There is no previous planning history associated with the application site.

## Proposed Development

The applicant is seeking approval for the erection of a single storey extension to the side of the dwelling and the retrospective approval for the erection of a 1-metre-high boundary fence atop an existing stone-built boundary wall.

The proposed extension would project from the south-east side elevation of the host dwelling by approximately 2.1 metres and would have a depth of approximately 4.75 metres. The extension would feature a pitched roof with an approximate eaves and ridge height of 2.85 metres and 4.4 metres respectively and would adopt the use of external materials that would match or be of a similar appearance to those used in the construction of the original dwelling.



## **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 within 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 D1: High quality design and place making.***
- ***Policy GD1: General Development.***
- ***Policy T4: New Development and Transport Safety.***

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

This document establishes the design principles that specifically apply to the consideration of planning applications for domestic extensions, outbuildings, roof and other domestic alterations. The document reflects the principles of the National Planning Policy Framework which promotes high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

### 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.***

## **Consultations**

Highways DC were consulted on the application and no objections were raised.

## **Representations**

Neighbour notification letters were sent to surrounding properties and no representations were received.

## **Assessment**

### Principle of Development

The site falls within urban fabric which has no specific land allocation. Therefore, extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, 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.

### Visual Amenity

The host dwelling is prominently located on a corner plot and shares a consistent appearance with surrounding properties, including regimented gable elevations facing the highway. The proposed extension would adopt a sideways projection that would not exceed half the width of the existing gap between the original dwelling and the side boundary, in accordance with the SPD. As such, the extension is unlikely to be an unnecessarily prominent and dominant feature within the street scene that could otherwise detract from and significantly alter its existing character. Additionally, the proposed extension would be set back from the front and rear elevations of the host dwelling and would adopt a sympathetic form and features, including roof style, pitch, and external materials.

The existing boundary fence (added to the application retrospectively) which has been erected atop an existing stone-built boundary wall is not aesthetically out of character for the area with similar treatments visible within the immediate locality. Therefore, it is not considered to have a significantly detrimental impact upon the character of the street scene.

The proposal is therefore considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

### Residential Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they would not adversely affect the amenity of neighbouring properties.

The proposed extension would project from the south-east elevation of the host dwelling and would not be located within proximity of any surrounding neighbouring properties. The extension would feature minimal glazing with new windows limited to its front and rear elevations that would likely be well screened by existing boundary treatments (which are also subject to consideration). It is acknowledged that the extension would block an existing side-facing window serving a kitchen and would therefore reduce light levels into a main living area. However, the room would continue to be served by an existing rear-facing window with access to light filtered through the extensive glazing of an existing rear conservatory. It is therefore not considered that the amenity of the occupants of the host dwelling would be significantly detrimentally impacted, and the proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook.

The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

### Highway Safety

The application site benefits from an existing driveway and single detached garage located to the northern corner within the plot. The proposal, which would be located to the south within the plot, would unlikely interfere with existing arrangements and would not result in a requirement to provide additional off-street parking spaces.

The proposed extension would be enclosed within an area bounded by an existing 2-metre-high boundary treatment comprising a stone wall and timber fencing. It is acknowledged that the boundary treatment may have a visual appearance of potentially impacting upon visibility. However, Highways DC were consulted on the application and no objections were raised as adequate sight lines would still be achievable with the boundary treatment in place.

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**