2024/0449

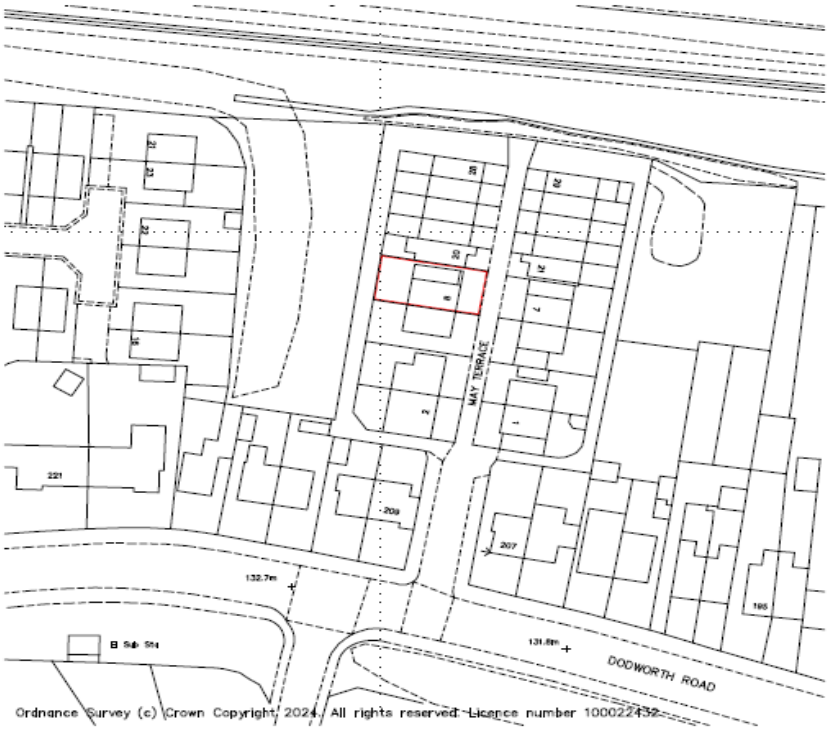
Mr R Adam Shaw

8 May Terrace, Barnsley, S70 6HS

Proposed garage conversion and first floor ensuite bedroom extension

Site Description

The application relates to a semi-detached dwelling located on a residential street, May Terrace. Access leads from Dodworth Road to the south. The property is constructed of red brick with a tiled pitched roof. To the north side of the dwelling is a single storey flat roofed attached garage. The surrounding area is characterised by residential terraced and semi-detached dwellings consisting of predominantly similar materials to the site dwellinghouse.



Planning History

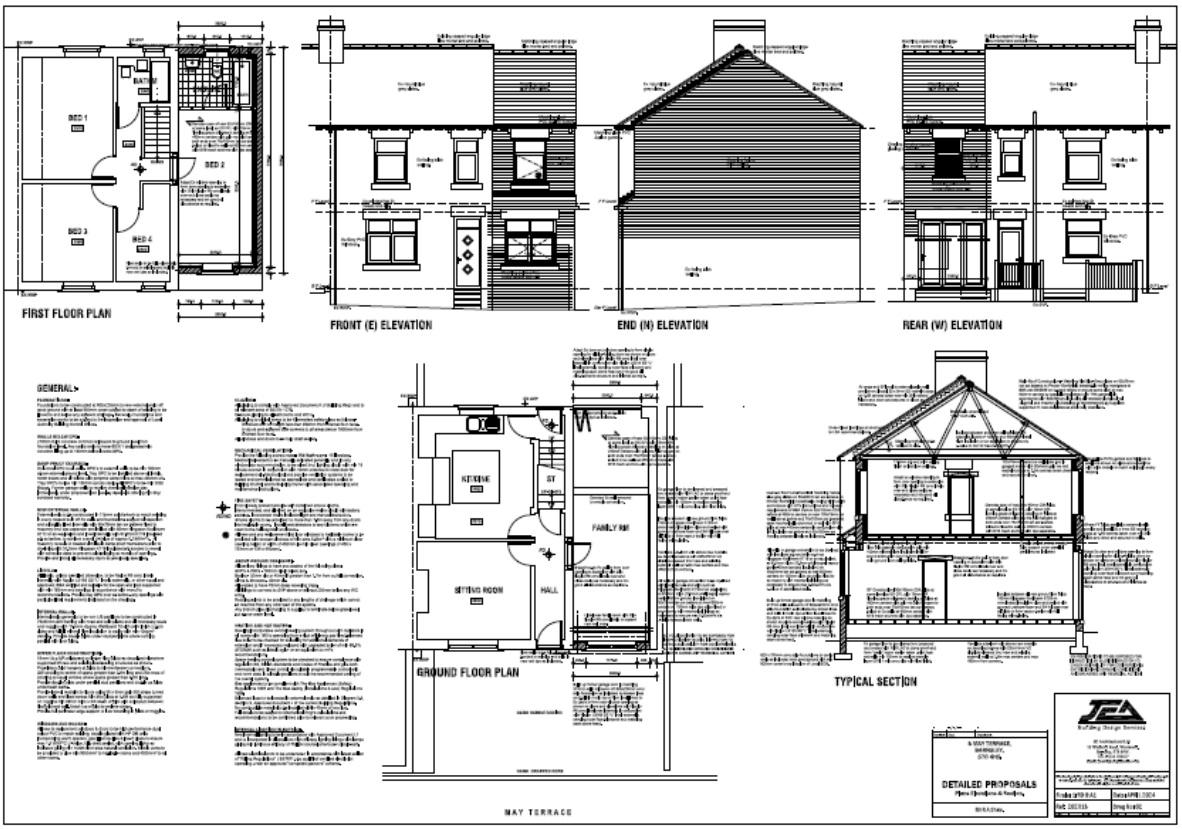
2020/0321 – Two storey side extension. – Approved.

Proposed development

The applicant is seeking permission to erect a two-storey side extension to the north side of the dwelling replacing an existing single storey garage extension.

The proposed extension would project from the north side elevation of the application property by approximately 2 metres with a total depth of approximately 8.4 metres. The extension would be set back at first floor level by approximately 0.5 metres and would adopt a pitched roof design with a ridge height of approximately 9.3 metres and an eaves height of approximately 6.3metres. Closely matching materials have been proposed.

Although not a resubmission, this application is very similar to previous submission 2020/0321. This new proposal is for the most part the same however with a key change of the ground floor previously being proposed as a garage whereas this new application will provide a habitable family room. There is therefore a change to the frontage from a garage door to a principal elevation window matching the existing windows of the 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 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 D1: High Quality Design and Place Making***.
- ***Policy GD1: General Development***.
- ***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.***

Consultations

No consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties. No representations were received.

Assessment

Principle of Development

Extensions and alterations to a domestic property and the erection of detached outbuildings in a domestic curtilage are acceptable in principle if they would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety

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 south of 20 May Terrace. It is acknowledged that some overshadowing could occur. However, the extension would follow the footprint of an existing attached garage and the existing dwelling and would be erected adjacent to the blank gable elevation of the neighbouring property. New glazing would be limited to the front and rear elevations of the extension. A sufficient separation distance (21 metres or more) would be maintained between the first-floor rear-facing window and the neighbouring properties opposite. Existing trees between the application site and properties on Grosvenor Gardens could provide further screening and mitigation. A separation distance less than 21 metres would be maintained between the first-floor front-facing window and the neighbouring properties opposite. However, the existing separation distance between the properties is less than 21 metres and would be maintained by the proposal. The proposal would not result in reduced levels of outlook.

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 would be acceptable regarding residential amenity.

Visual Amenity

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

The House Extensions and Other Domestic Alterations SPD states that a side extension should reflect the design of the existing dwelling in terms of roof style, pitch, materials and detailing and should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling), and that all two-storey side extensions should have a pitched roof following the form of the existing roof. In addition, to prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 0.5 metres from the main front wall of the dwelling, and where practicable, a side extension should also be set in by one metre from the side boundary with an adjacent property to further avoid the terracing effect and to give the benefit of external access to the rear of the property.

The proposed extension would reflect the design of the existing dwelling in terms of roof style, pitch, external materials and detailing. The extension would not adopt an excessive sideways projection more than two thirds the width of the original dwelling, would be set back from the main front wall of the dwelling at first -floor level and would be set below the ridge of the existing roof. A set in of at least one metre would not be provided from the northern party boundary. However, it is not considered practicable to achieve this and as the proposal would maintain an existing gap and would adopt a det back and set down, it is likely that a terracing effect would be avoided.

The proposal is therefore not considered to significantly alter or detract from the character of the street scene and is 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 result in the loss of an existing attached garage. However, existing off-street parking to the front of the application property would be maintained. It is acknowledged that the existing parking spaces do not meet modern parking standards and therefore cannot be included in the parking provision for the application site. However, the existing spaces have served a 3-bedroom property without concerns being raised and the proposal 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