

2024/0838

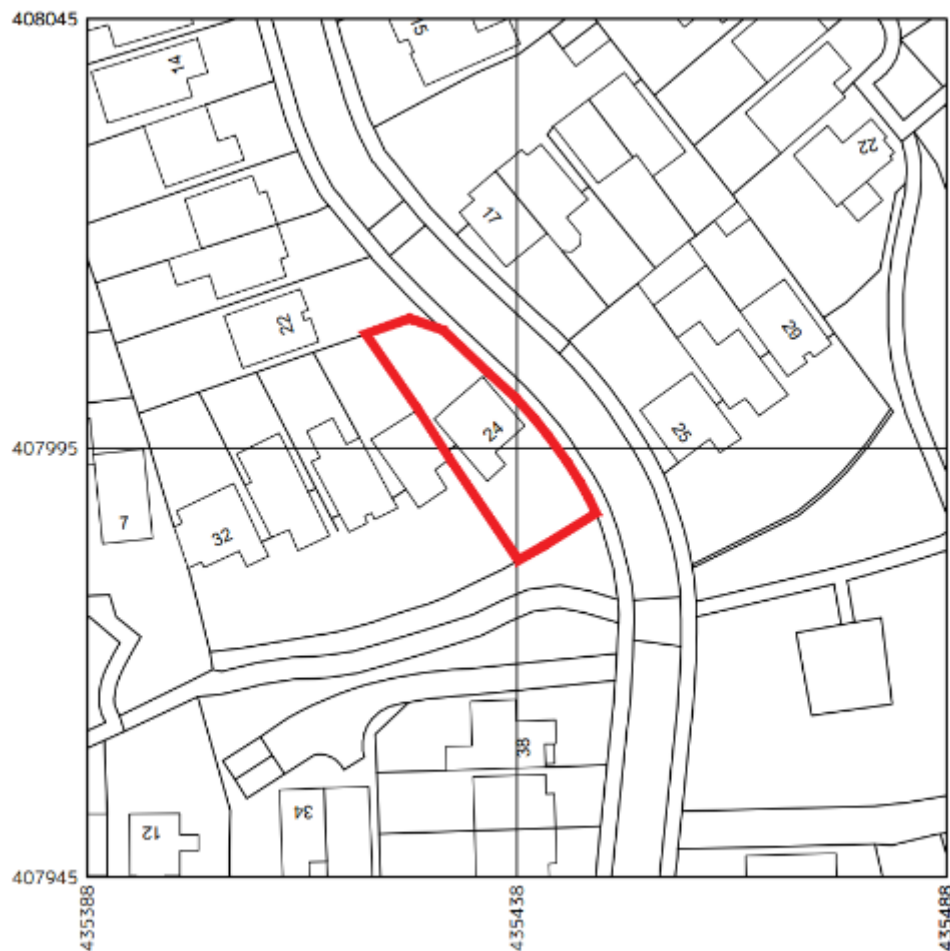
Mr Jonathan Bentley

24 Brettas Park, Smithies, Barnsley, S71 1XW

Erection of single storey rear extension

Site Description

The application relates to a detached dwelling on Brettas Park within the Smithies area. The property is formed from red brick with a pitched tiled roof. The surrounding area is characterised by detached and semi-detached dwellings. Similar materials are used with a varying from either red or yellow brick. Similar tiled roofs area used.



Relevant Planning History

B/01/0412/BA - Residential development comprising of 149 dwellings – Approved on Appeal

Proposed development

The applicant is seeking approval for a rear single storey extension.

The proposed rear extension would have a rearward projection of approximately 3 metres with an approximate width of 6.5 metres. A ridge height of approximately 3.5 metres and approximate eaves height of 2.2 metres is proposed. A lean to pitched roof is detailed utilising concrete tiles matching the existing dwelling. Bifold doors are detailed to the rear elevation of the extension spanning approximately 4.7 metres. Three Velux windows are proposed facing the rear boundary.

Matching brickwork and tiles are proposed. The Velux UPVC windows are proposed in grey.



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 northeast of neighbouring 26 Brettas Park. Little to no overshadowing will be caused by the proposal. Given the site address is set back from

neighbouring 25 Brettas Park the projection of the proposal will have a minor projection in relation to the neighbouring property. Existing boundary treatment will reduce overlooking levels to a minimum.

The distance to the rear boundary has been reduced to approximately 9 metres. Some minor levels of overlooking could occur to the front garden of 22 Brettas Park, however, this would be reduced by existing boundary treatment and the overlooking will not occur to any ground floor level habitable rooms.

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.

Although to the rear of the property, the proposed extension would be viewable from the street scene, as such, the proposed pitched roof is beneficial. The proposal is considered to be modestly sized in relation to the site dwelling maintaining the majority of the existing garden space. The Velux windows and bi-fold doors are detailed symmetrically with the proposed extension. Existing boundary treatment helps to screen the proposal from the street scene.

Although the UPVC does not match the colour of the existing UPVC, the proposed bricks and roof tiles do match the existing property.

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 not result in the increase of bedroom facility or the reduction of parking facility.

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