

2024/0872

Ms Charlotte Betts

25 West Moor Crescent, Pogmoor, Barnsley, S75 2JY

Erection of single storey side and rear extensions and front porch to dwelling, also erection of side boundary wall and demolition of existing detached garage, formation of front carparking spaces and dropped kerb

Site Description

The application relates to a detached property on West Moor Crescent within the Pogmoor area. Access leads from Pogmoor Road. The property is formed from light brown brick with a tiled pitched roof. The site is on a corner plot with parking facility to the rear of the property along with a detached garage. The surrounding area is characterised by predominantly detached bungalows and two storey dwellings formed from similar materials to the site.



Relevant Planning History

B/75/2004/BA - Erection of 28 detached dwellings – Historic Decision

B/75/2765/BA - Outline for erection of two dwelling units – Historic Decision

B/78/1536/BA - Amendment of site layout of Phase IV housing development – Historic Decision

B/79/1544/BA - To erect extension to dwelling - Historic Decision

2023/1147 - Demolition of existing detached garage, alterations, and extension to existing integral porch to form larger entrance and erection of canopy, erection of two-storey side and rear and single

storey rear extensions, erection of 2-metre-high boundary wall, the creation of 2no. parking spaces to the front of the dwelling, and various internal alterations (Amended Description & Plans). Approve with Conditions

Proposed development

The applicant is seeking permission for the erection of a single storey side and rear extension and a front porch extension. Additionally, the erection of side boundary wall and demolition of existing detached garage. The applicant proposes to implement a dropped kerb and form front car parking spaces.

The rear extension would have an approximate rearward projection of 3 metres and an approximate width of 9.2 metres. An approximate eaves height of 2.4 metres and approximate roof height of 3.7 metre is proposed. The rear extension details bi-fold doors spanning approximately 4.7 metres centrally to the rear extension along with a window on either side of the doors. Three Velux windows are proposed facing south and located symmetrically to the extension. The extension is proposed to be Off-White Render with a tiled pitched roof to match the existing dwelling.

The side extension would have a sideways projection of approximately 3.4 metres with a total length of approximately 10.2 metres. The side elevation wall of the extension would have a length of approximately 8.7 metres as the proposal details an approximate 1.5 metres overhand of the roof form. This utilizes two pillars to support the front of the side extension. A gable pitched roof is proposed with an approximate ridge height of 4.5 metres and an approximate eaves' height of 2.4 metres. A set back of 0.5 metre is proposed to the front elevation. A door and window is detailed to the rear elevation of the side extension providing access to a utility room. A window is detailed to the side elevation of the proposal which services a water closet. Glazing is proposed to the front elevation servicing a lounge. Matching brickwork and roof tiles are proposed.

A gable roofed porch is proposed to the front elevation. An approximate ridge height of 3.4 metres is proposed with an approximate eaves' height of 2.3 metres. The porch projects forward of the east side of the principal elevation approximately 1.8 metres and approximately 0.8 metres forward of the west side of the principal elevation of the property. A door is proposed centrally to the porch between two elongated windows. Off-White Render is proposed with a tiled pitched roof to match the existing dwelling. A roofed canopy is detailed connecting the porch and the overhang of the side extension.

The rear detached garage is proposed to be demolished with a 2-metre-high wall proposed to be erected along the east side of the site set in from the boundary. 2 metre visibility splays have been detailed towards the south side of the wall allowing for visibility. Low level plating is detailed to the outer of the wall between the boundary and the wall. The wall is detailed to finish in line with the front elevation of the property. Matching brickwork has been confirmed to be used.

A dropped kerb is proposed to the front of the property providing access to two parking spaces and detailed to be hard surfaced along with drainage for water run-off.



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

Highways – No Objection subject to conditions.

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 rear extension would be erected to the north of 2 Midhope Way and the southeast of 27 West Moor Crescent. It is acknowledged the rear extension could provide some levels of overshadowing to 27 West Moor Crescent. This overshadowing is likely to be in the early hours of the day and is reduced by the modest rear projection of the proposal. Existing boundary treatment also lessens the impact of the proposal. Although the distance of the proposed rear windows to the boundary will be lower than ideal, the existing boundary treatment is considered sufficient to screen the proposal from 2 Midhope Way. No objections have been received in relation to this. It is acknowledged a larger rear extension could be erected under permitted development to the site.

The proposed side extension would not be erected within any immediate proximity to any neighbours. Overshadowing will not be an issue, and any dominance is reduced by the single storey element. This is a less dominant proposal to the side extension proposed on the previous application at the site (2023/1147). This reduction is therefore welcomed. A window has been detailed to the side elevation of the extension looking onto Midhope way. This will service a W/C however is protected by the proposed 2 metre boundary wall. A window and door detailed to the rear elevation will be approximately 8 metres to the rear boundary. Although the House Extensions and Other Domestic Alterations SPD states 10 metres should normally be provided, sufficient boundary

treatment and existing detached garages on the neighbouring site will reduce any possible negative residential amenity affect. The proposal is also forward of the housing line on Midhope Way, preventing any direct lines of site to habitable rooms. A sufficient separation distance between 32 West Moor Crescent is maintained from the proposed new front glazing. The front elevation of the proposed side extension is set back from the existing dwelling by approximately 0.5 metres, reducing the proposals dominance.

The proposed porch will reduce the distance between the dwelling neighbours opposite by 0.79 metre. A sufficient distance will be maintained greater than the 21 metres set out in the House Extensions and Other Domestic Alterations SPD.

The proposed 2 metre high boundary wall will provide an increased garden space and protect the residential amenity of the property.

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).

The proposed rear extension benefits from a pitched roof style. The importance of this roof is increased given the site is a corner plot allowing for the rear extension to be viewable from the street. Rear elevation glazing has been proposed sympathetically to the rear existing glazing. Although the rear extension is proposed to be off white render, this will be screened by the 2 metres high brick boundary wall. It is also noted elements of render within the surrounding area.

The side extension is detailed to project sideways 3.4 metres. The House Extensions and Other Domestic Alterations SPD detailed corner plots should not exceed more than half the width of the existing gap between the original dwelling and the side boundary. Ideally on this site we would therefore require a maximum projection of 3.2 metres. Given the proposal exceeds the 3.2 metres by only 0.2 metre and a sideways projection of 3.4 metres has already been approved under 2023/1147; this minor increase would be considered acceptable. The proposed principal elevation if the side extension is set back by 0.5 metres helping to reduce the dominance of the proposal. The proposed front elevation glazing sympathetically matches the size of the existing principal elevation glazing of the property. The use of matching brickwork is welcomed considering the proposal is a corner plot and therefore a more prominent dwelling on the street scene.

The proposed front extension would be of a suitable height and projection and therefore not be considered excessive. The proposed canopy would assist in the continuation of the existing canopy on the principal elevation of the property. Nearby properties provide a similar detail of a canopy which stretches the full width of the principal elevation so is considered to be sympathetic with the existing character of the street scene. The proposed door and glazing is symmetrical to the porch and the existing dwelling. Off white render is detailed to the porch which although is not prominent in the area, it does feature on some nearby properties and is not considered to be excessive. The render will also match the proposed rear extension.

The proposed 2 metre high wall has been confirmed to be built from matching brickwork. Low level planting has been detailed adjacent to the boundary wall. This will soften the proposal and reduce the dominant impact of the wall on the site.

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 includes the demolition of the existing detached garage. This results in the loss of a parking space. Two parking spaces have been provided to the front of the site. This is an uplift from one to two parking spaces which is welcomed given the site facilitates four existing bedrooms. A dropped kerb would be installed to enable lawful access from the highway. West Moor Crescent is not a classified road and therefore does not require planning permission to install a dropped kerb. A dropped kerb license will, however, be required. Details in relation to this will be included as an informative within the decision notice.

No concerns were raised by highways; however, standard conditions were proposed in relation to parking facility surface materials, visibility splays and ensuring visibility splays are provided and retained in relation to the growth of boundary planting. These conditions will be attached to the forthcoming decision notice. It was also noted the creation of the driveway will require the removal of existing street lighting. An informative will be included in relation to this.

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