
2024/0213

Mr Richard Swallow

218 Sheffield Road, Birdwell, Barnsley, S70 5TF

Erection of flat roof timber frame, timber clad and aluminium conservatory with roof lights and slatted sunshade to replace existing conservatory.

Site Description

The application relates to an 'L' shaped plot located on the west side of Sheffield Road and in an area that is principally residential with interspersed commercial uses characterised by semi-detached and terraced properties of a similar scale and varying appearance.

The property in question is a two-storey end-of-terrace property constructed of red brick with street-facing stonework. The property has a pitched roof with grey coloured roof tiles and features an existing gable porch to its principal elevation. To the rear is a large garden which previously accommodate a large white UPVC conservatory. This conservatory has since been removed and development works have commenced to erect a replacement timber frame conservatory. To the south of the plot are existing detached garages and an area of hardstanding used for off-street parking. This is accessed off Sheffield Road between nos. 252 and 254 and via a rear access road. The site is relatively level and is bound by a mix of treatments, including stone and brick walls and timber fencing.



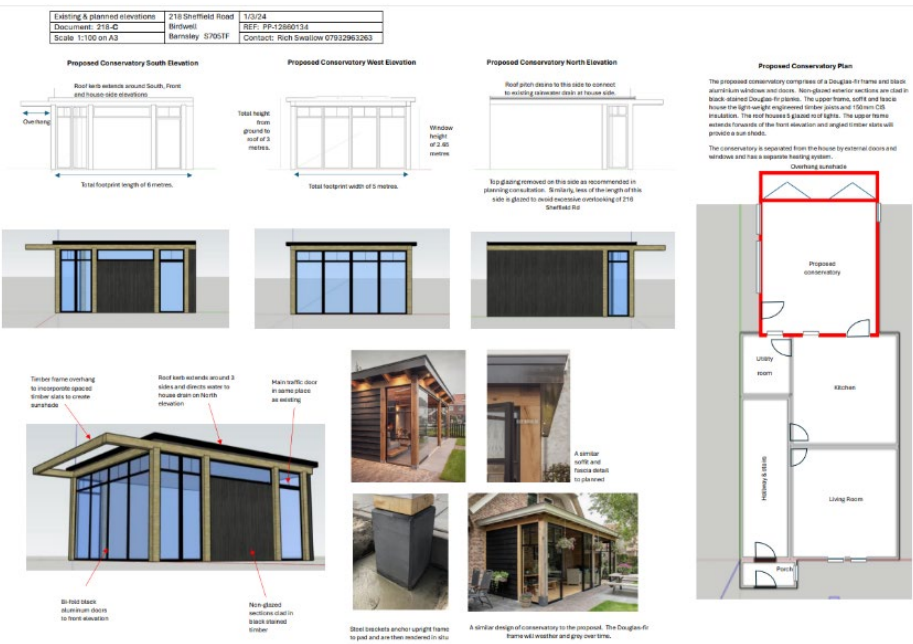
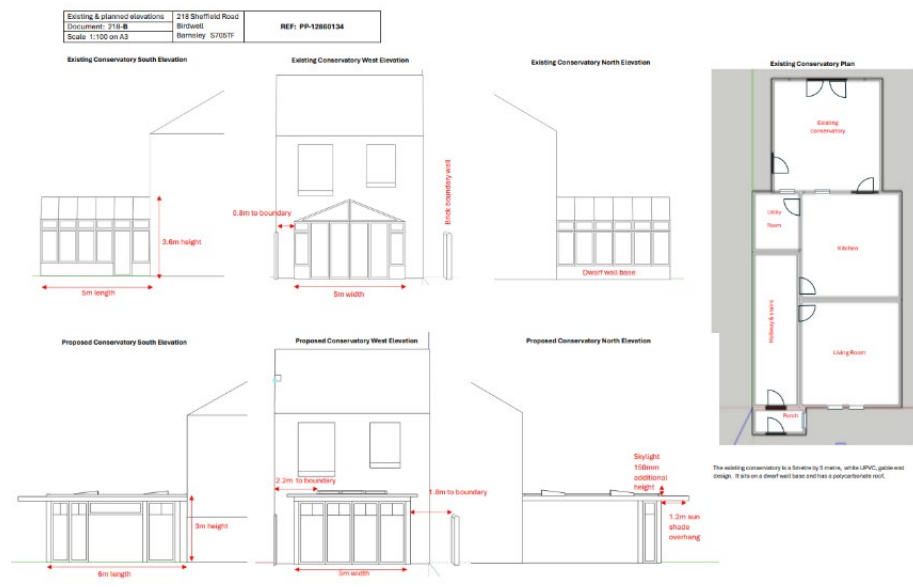
Planning History

There are no previous applications associated with this site.

Proposed Development

The applicant is seeking permission for the erection of a flat roof, timber frame, timber clad and aluminium conservatory with roof lights and slatted sunshade to replace an existing conservatory.

The proposed conservatory (which is currently under construction) would project from the rear elevation of the application dwelling by approximately 6 metres and would have a width of approximately 5 metres. The conservatory would adopt a flat roof with a total height of approximately 3 metres and would incorporate a slatted sunshade that would project by an additional 1.2 metres. The conservatory would be constructed of a timber frame and non-glazed sections would be clad in a black stained timber.



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 allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***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.***

Other Material Consideration

- ***South Yorkshire Residential Design Guide 2011.***

Consultations

Planning Enforcement – No response received, and no complaints have been logged regarding the recent ongoing development.

Representations

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

Assessment

Principle of Development

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.

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 conservatory would be located to the north of adjacent 220 Sheffield Road and to the south of adjoining 216 Sheffield Road. Extensions located to the south of neighbouring properties are generally considered to have a greater impact regarding overshadowing than those located to the north. As such, it is acknowledged that some overshadowing could occur, especially as the proposed conservatory would exceed the 45-degree rule (which is applied to assess and limit the extent of overshadowing). However, the proposed conservatory would replace an existing conservatory of a similar scale albeit with a greater rearward projection. The conservatory would maintain existing separation distances to the north and south side boundaries and would adopt a roof height approximately 0.6 metres less than that of the existing conservatory. Moreover, part of the proposed conservatory that would exceed the 45-degree rule would be the proposed slatted sunshade overhang. The overhang would be a cantilevered element that would be open on three sides which could lessen the extent of any potential impact. Furthermore, much of any potential overshadowing would likely be limited to a ground floor rear doorway on the rear elevation of 216 Sheffield Road and the south facing blank side elevation of a two-storey rear projection to the same property. Neighbouring properties were notified of the application and no objections were received.

The proposed conservatory would be extensively glazed. The north elevation of the conservatory facing 216 Sheffield Road would largely be clad with timber therefore lessening the extent of any potential overlooking and loss of privacy. This would see a significant reduction in glazing on this elevation compared with the existing conservatory and could improve the amenity of the occupant(s) of the adjoining property. Moreover, existing boundary fencing could offer further mitigation. The south elevation of the conservatory facing 220 Sheffield Road would feature a mix of glazing and timber cladding. Again, this would see a reduction in glazing on this elevation compared with the existing conservatory and could improve the amenity of the occupant(s) of the adjacent property. Moreover, an existing boundary wall could offer further mitigation. The west elevation of the conservatory would be entirely glazed which would reflect no change from the existing conservatory. As such, any potential impact is likely to be similar to that which exists and could be experienced. Moreover, the conservatory would be significantly set back from the western boundary line and existing good quality boundary treatments could offer further mitigation.

The proposed conservatory would follow the footprint of the existing conservatory and would not be erected in immediate proximity of any surrounding properties or associated habitable room windows. The conservatory is therefore unlikely to 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 is considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Visual Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they do 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 proposed conservatory would replace an existing conservatory of a similar scale and would adopt a more modern aesthetic with materials that would not match or be similar in appearance to those used in the external construction of the existing dwelling, contrary to the House Extensions and Other Domestic Alterations SPD. However, conservatories are generally not constructed of materials that would match those of the existing building to which they would be attached and would normally comprise of a framed structure with extensive integrated glazing to its elevations and roof. Moreover, the proposed conservatory would not be visible from the public realm of Sheffield Road and would not be immediately visible from the public realm of surrounding residential streets to the north and west.

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 application site is served by existing detached garages and off-street parking spaces to the south of the plot. Existing parking arrangements are accessed off Sheffield Road between nos. 252 and 254 and are sufficiently sized to accommodate a minimum of two vehicles, in accordance with the parking SPD. The proposed conservatory would not impede existing parking arrangements or 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**