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Mr Ben Woodhouse

41 Vernon Way, Gawber, Barnsley, S75 2NN

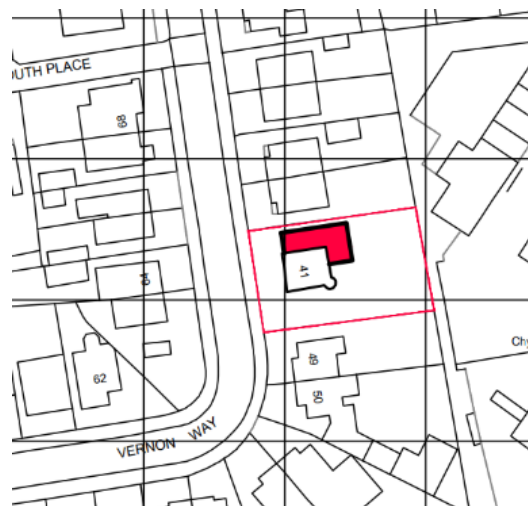
**Demolition of existing garage and erection of two-storey side and rear extension, conversion of existing loft to provide additional living accommodation and creation of new vehicular access.**

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### Site Description

The application relates to a plot located on the east side of Vernon Way and in an area that is principally residential characterised by detached and semi-detached two-storey dwellings of varying scale and appearance. Barnsley Hospital is located to the east of the application site.

The property in question is a two-storey detached dwelling constructed of red brick with a hipped roof with rosemary tiles. The property features a two-storey circle bay window, first-floor oriel window and hipped roof porch to its principal elevation. A further two-storey circle bay window forms the south-eastern corner of the dwelling with a further hipped roof porch and bay window to its rear elevation. An existing flat roof detached garage is located to the north side of the dwelling. The dwelling benefits from a relatively large curtilage with works to clear the site of trees and vegetation and the removal of some boundary treatments carried out prior to a site visit. The dwelling is located centrally to the west side of the plot and the ground gently slopes south-to-north. Existing access is taken to the north side of the plot served by an existing dropped kerb.



## Planning History

There are no previous planning applications associated with this site.

## Proposed Development

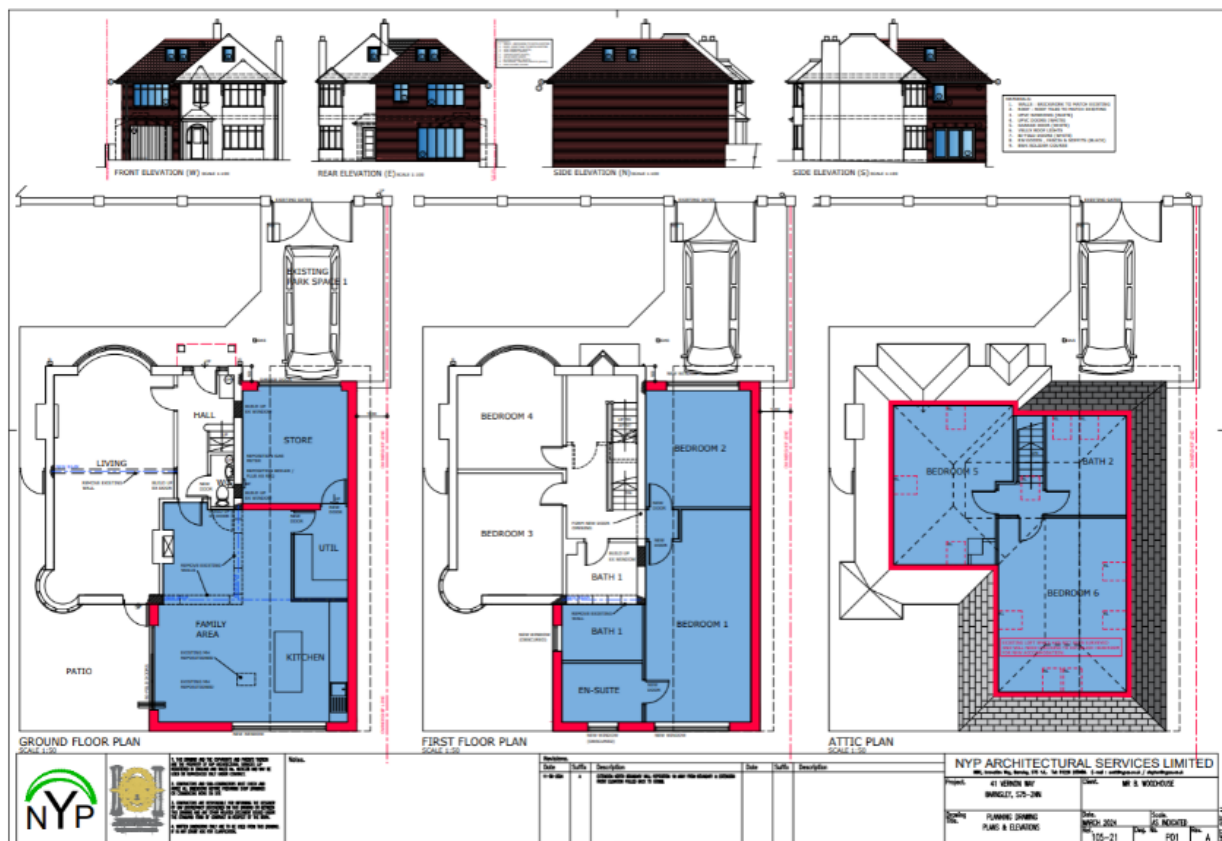
The applicant is seeking permission for the demolition of an existing detached garage and the erection of a two-storey side and rear extension, the conversion of existing loft space to provide additional living accommodation and the creation of a new vehicular access and parking.

The proposed extension would project from the north side elevation of the application property by approximately 3.8 metres and would have a total depth of approximately 11.5 metres. The extension would wrap around the north-eastern corner of the application property and would project from the east rear elevation by approximately 4.2 metres with a total width of approximately 6.8 metres. The extension would adopt a flat-topped hipped roof with an approximate eaves and ridge height of 5.2 metres and 8 metres respectively.

Two new parking spaces would be created to the south-west corner of the application site and would be facilitated by removing part of an existing boundary wall and installing a new dropped kerb.

A new boundary fence to the north boundary would be erected under permitted development.

During the application process, the proposal was amended to set the extension further back from the main front wall of the application property and further in from the north boundary to comply with the House Extensions and Other Domestic Alterations SPD and to address concerns raised in relation to overshadowing.



## 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 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 Considerations

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

## Consultations

Highways DC – No objection subject to conditions.  
Forestry Officer – No objection.

## Representations

Neighbour notification letters were sent to surrounding properties.

One representation was received raising concerns in relation to overshadowing, loss of privacy, enclosure and overbearing development.

## **Assessment**

### Principle of Development

Extensions and alterations to a domestic property are acceptable in principle provided that they will remain subservient to the host property, 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.

During the application process, concerns were raised in relation to overshadowing and enclosure in that the height and proximity of the extension would overshadow the outside space between the application property and 40 Vernon Way and impact the neighbouring garden and side-facing windows which serve a kitchen, bedroom, bathroom and hall.

The proposed extension would be erected to the north side of the application property and to the south of 40 Vernon Way. It is acknowledged that some overshadowing could occur. However, the Council will only seek to protect principal habitable room windows on the front and rear elevations of an adjacent property, and not secondary windows, i.e. halls, stairs, utility rooms, toilets and bathrooms including en-suites, on a side elevation as outlined in the House Extensions and Other Domestic Alterations SPD. In this instance, it is acknowledged that two habitable room windows on the south side elevation of 40 Vernon Way could be impacted, including a ground floor kitchen window and a first-floor bedroom window. It was stated that both the kitchen and bedroom of the neighbouring property are served by additional windows to the rear. However, the bedroom has been split internally with each part only having access to one window. As the proposed extension would comply with the 45-degree rule (which is applied to assess and limit the extent of overshadowing and loss of outlook) when applied to the rear windows of the neighbouring property, it is considered that the kitchen would continue to have access to a reasonable level of light. The side-facing bedroom window of the neighbouring property could experience a greater degree of impact. However, the proposal has been amended to set the extension in further from the party boundary which could lessen the extent of any potential impact and could mitigate any potential sense of enclosure.

Some overshadowing of the rear garden of 40 Vernon Way could occur. However, the proposed extension would maintain the rearward projection of an existing detached garage and therefore the extent of any potential impact is likely to be similar to that which could exist. Moreover, existing trees within and adjacent to the curtilage of the neighbouring property could contribute to any existing level of impact. Due to the modest size of the neighbouring plot, the rear garden of the neighbouring property would largely likely remain unaffected by the proposal.

During the application process, concerns were raised in relation to loss of privacy in that the windows to the rear of the proposed extension would appear large and would be located close to the north boundary and would overlook the rear garden of 40 Vernon Way.

New first-floor windows would be limited to the front, rear and south side elevations of the proposed extension. No windows would be located on the north side elevation. The House Extensions and Other Domestic Alterations SPD states that 12 metres should be maintained to a blank gable wall and 10 metres should be provided between rear-facing windows on the first floor (and above) and the rear boundary, and 21 metres should be maintained between habitable room windows on an extended property and those on a neighbouring property. In this instance, approximately 13 metres would be maintained to the rear boundary with no buildings with habitable room windows beyond. A

sufficient separation distance (21 metres or more) would be maintained between the first-floor front-facing window and the neighbouring properties opposite.

The rear-facing windows of the proposed extension would face into the application site and would not directly face towards the rear garden of 40 Vernon Way, though some views of the neighbouring garden could be possible. However, any potential impact would likely be similar to that which could exist from existing first-floor rear-facing windows.

The glazing located on the south side elevation of the proposed extension would face towards the rear curtilage of 49 Vernon Way where low-level boundary treatments on the south boundary could enable some overlooking and loss of privacy. However, a two-metre-high fence could be erected under permitted development (therefore not requiring planning permission) if needed and the proposal shows that the first-floor window would serve a non-habitable room (bathroom) and would be obscure glazed. A first-floor window to the rear elevation serving an en-suite would also be obscure glazed. For the avoidance of doubt and to maintain the amenity of the occupant(s) of the application and neighbouring properties, a condition will be attached to any forthcoming decision to require these windows to be obscure glazed.

Absent boundary treatments to the north boundary could enable some loss of privacy. However, the proposal shows that a fence would be erected under permitted development. A two-metre-high fence could be erected in this location under permitted development.

The proposal shows that the application property would increase from three bedrooms to six. Whilst the Council has no evidence to suggest that the application property would be used as a house of multiple occupation (HMO), a six-bedroom property could be used as a small HMO. Planning permission will be required for a change of use to an HMO if this is something that would be pursued in the future.

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 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.

During the application process, concerns were raised in relation to overbearing development in that the surrounding area is made of predominantly three-bedroom semi-detached properties, and a six-bedroom, three-storey house would not be in keeping with the design and character of the area.

The House Extensions and Other Domestic Alterations SPD states that extensions to the rear of a detached property will be considered on their design merits where no adjacent properties are affected. It also states that two-storey side extension should not have an excessive sideways projection more than two thirds the width of the original dwelling, should have a pitched roof following the form of existing roof, and to prevent a terracing effect and to avoid detrimental changes to the character of the street scene, a setback of at least 0.5 metres from the main front wall of the dwelling should be provided and, where practicable, a set in from the side boundary with an adjacent property of at least one metre should be provided.

In this instance, the proposed 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 application dwelling by approximately 0.5 metres and would be set in from the north boundary by approximately one metre, in accordance with the House Extensions and Other Domestic Alterations SPD. The proposed extension would adopt a sympathetic form and features, including a hipped roof

and closely matching external materials. The roof of the extension would maintain the existing eaves height and would be set below the ridge of the existing roof. It is acknowledged that the proposal would more than double the existing floorspace (measured externally) of the application property. However, the scale of existing dwelling is relatively modest in comparison to surrounding properties, and the proposal would adopt a scale which would appear like the large semi-detached properties which characterise the area.

The proposal is therefore considered to be subservient to the existing dwelling and would not have an overbearing appearance that would significantly alter or detract from the character of the existing dwelling or surrounding area and 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.

#### Highway Safety

The proposal would result in the loss of an existing detached garage. However, the proposal shows a new integral garage and two new off-street parking spaces to the south-western corner of the application site. An existing off-street parking space to the north-western corner of the application site would be maintained. Whilst the integral garage would not be sufficiently sized to be counted as parking space, a minimum of two off-street parking spaces would be provided, in accordance with the parking SPD. Highways DC were consulted on the proposal and raised no objection.

The proposal shows that a new dropped kerb would be installed to serve the new parking proposed to the south-western corner of the application site. The installation of the dropped kerb does not require planning permission but will require a dropped kerb licence. An informative will be attached to any forthcoming decision.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

#### Trees

Existing trees and vegetation within the curtilage of the application property have been cleared. As the trees are not protected, this work did not require planning permission. The site plan shows that some trees would remain within the curtilage of adjacent sites to the north and east. The applicant should take care as not to store equipment and/ or materials in proximity of the remaining trees, and following discussions with the Forestry Officer, and due to existing physical barriers and works carried out, it was not considered necessary for the applicant to provide tree protection details in this instance. The Forestry Officer was consulted and raised no objection.

**Recommendation -  
Approve with Conditions**