
2023/1100

Mr Barrie Nevin

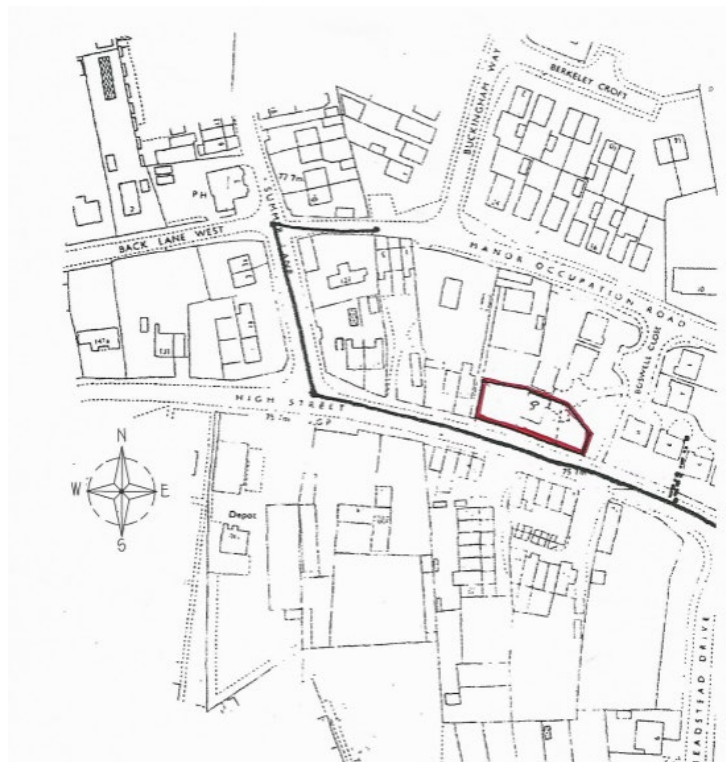
8 Boswell Close, Royston, Barnsley, S71 4ST

Removal of existing conservatory and replace with a single storey rear extension.

Site Description

The application relates to a plot located to the south-west of Boswell Close, to the west of Boswell Close Green Space and to the north of High Street.

The property in question is a large, detached dwelling constructed of brickwork and facing stonework to the principal elevation. The property has a pitched roof with a front-facing gable and front mono-pitched canopy supported by columns. The property benefits from an existing side attached garage and rear conservatory set in a modest sized plot bounded by stone walls, timber fencing and mixed vegetation, included protected trees.



Planning History

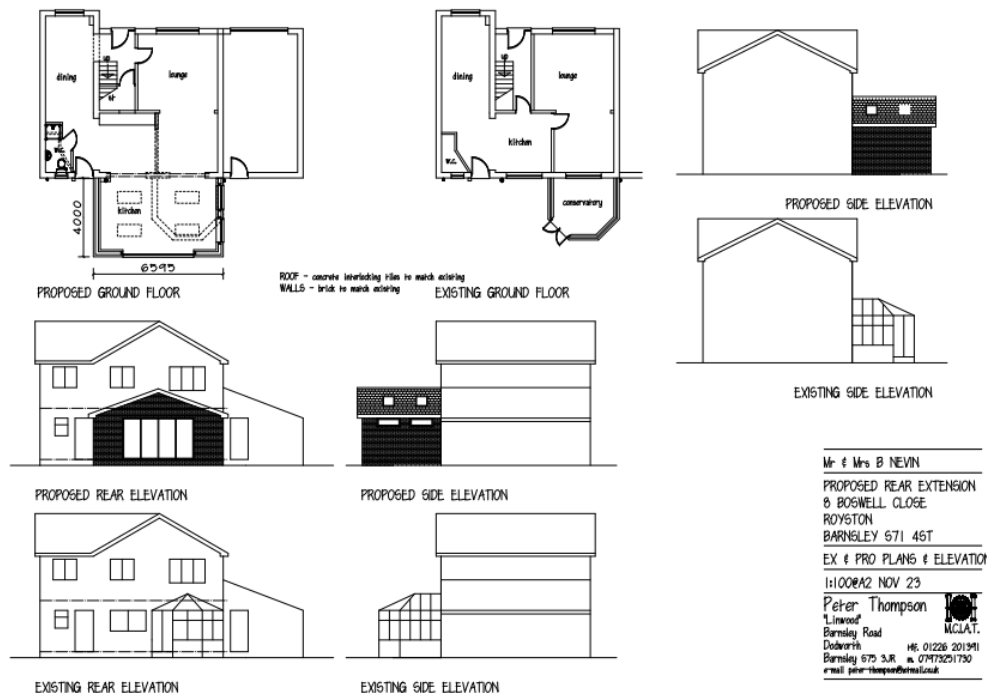
There are several planning applications associated with the application site. However, the most recent and relevant are:

1. 2007/1565 – Erection of an attached garage. – Approved.
2. 2009/1077 – Erection of a floor side extension above existing single storey flat roof garage. – Approved.

Proposed Development

The applicant is seeking approval for the removal of an existing single storey rear conservatory and the erection of a new single storey rear extension.

The proposed extension would project from the rear elevation of the application dwelling by approximately 4 metres and would have a width of approximately 6.6 metres. The extension would adopt a pitched roof with an approximate eaves and ridge height of 2.4 metres and 3.9 metres respectively. The external materials would match or be of a similar appearance to those used in the construction of the original 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 within 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: House Extensions and Other Domestic Alterations

This document establishes the design principles that specifically apply to the consideration of planning applications for domestic extensions, outbuildings, roof and other domestic alterations. The document reflects the principles of the National Planning Policy Framework which promotes high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

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

Forestry Officer – No objection.

Representations

Neighbour notification letters were sent to surrounding properties and no representations were received.

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation. Therefore, 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 extension would be located to the south of 6 Boswell Close. As such, it is acknowledged that some overshadowing could occur. However, the extension would be set in from the shared northern boundary line where existing treatments comprising fencing and high hedges are likely to contribute to any existing level of impact. Moreover, the extension would adopt a scale similar to that of an existing rear conservatory. The application site and proposal would continue to be well screened by existing boundary treatments and new glazing would be limited to the rear and southern side elevations of the extension which would face into the application site and away from neighbouring properties. The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook.

The proposal is therefore 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 original dwelling.

The proposal would be partially visible from the public realm. However, the extension would be constructed of external materials that would closely match the external appearance of the application dwelling and would adopt a sympathetic form and features, including a pitched roof type. Existing boundary treatments may also offer some additional screening. As such, the proposal is not considered to detrimentally impact the character of the 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 be located to the rear of the application dwelling and would not impede existing parking arrangements nor result in a requirement for the provision of additional spaces.

The proposal is therefore considered acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety*.

Other Considerations

The application site accommodates several trees which are protected by a Tree Preservation Order (TPO). This includes a group of Sycamore trees along the southern boundary. The applicant has provided a detailed Arboricultural Report, including an Arboricultural Impact Assessment and an Arboricultural Method Statement with adequate tree protection measures. Minor works to trees 1 and 2 as shown within the report have been proposed and include the removal of branches that are impacting an adjacent telegraph pole. The Forestry Officer was consulted on the application and raised no objection.

**Recommendation -
Approve with Conditions**