

2023/0689

Mr Tom Goddard

93 Wood Walk, Wombwell, Barnsley, S73 0NB

Single storey rear and side extension.

Site Description

93 Wood Walk is a two-storey semi-detached property located in Wombwell and within an area that is principally residential. Beyond the immediate surroundings of the application site, Wombwell Wood is located to the north, east and west with green belt land and the Dearne Valley Parkway to the south.

Wood Walk comprises other two-storey semi-detached dwellings and two-storey and single storey detached dwellings. Properties are generally of a similar scale and appearance, including a brickwork construction and hipped roofs utilising grey and red concrete roof tiles. Some variation is introduced into the street scene by way of various additions and extensions. Whilst properties from uniform building lines that descend west-to-east resulting in staggered height differences.

The application property is constructed of red brickwork featuring a hipped roof utilising grey concrete roof tiles. The property features a bay window with a hipped roof on its front elevation and is fronted by a small garden space and a driveway which extends to the side of the property. To the side and rear of the property is an existing single storey flat roof detached garage constructed of pebble dash concrete. Further to the rear is an existing single storey brick constructed extension with stepped access to garden level. The rear garden is of a modest size and is bounded by timber panelled fencing.



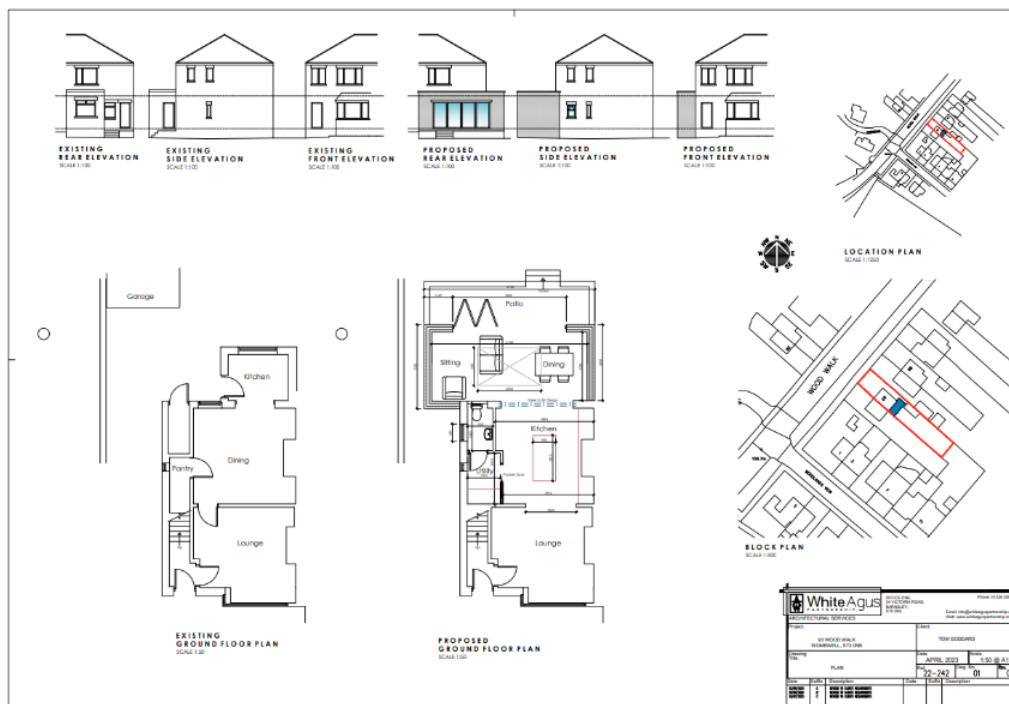
Planning History

There are no previous planning applications associated with the application site.

Proposed Development

The applicant is seeking approval for the erection of a single storey extension to rear and side of the dwelling.

The proposed extension would project from the rear elevation of the dwelling by approximately 3 metres and have a width of approximately 6.8 metres. It would also have a sideways projection of approximately 1.4 metres. The proposed extension would feature a flat roof with an approximate total height of 3.7 metres and beyond the rear elevation of the rear extension, a raised patio space approximately 0.6 metres high would project by approximately 1.5 metres. The proposed extension would be constructed of red brickwork.



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 and 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 house extensions, roof alterations, outbuildings & other domestic alterations; reflecting the principles of the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Supplementary Planning Document: Parking

This document establishes parking standards in relation to development size and type, specifically larger homes require a greater parking provision.

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 places.***

Consultations

No consultees have been consulted on this application.

Representations

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

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation; however, the site and surrounding area is made up principally of housing; therefore, extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity, and highway safety.

Residential Amenity

Proposals for extensions are considered acceptable where they do not adversely affect the amenity of neighbouring properties.

The SPD states that *'extensions to the rear of semi-detached houses should not project more than 4 metres and where the extension would project beyond 3 metres, the eaves height should not exceed 2.5 metres.'*

In this instance, the proposed extension would project by approximately 3 metres and have a total height of approximately 3.7 metres. It would be located to the north of adjoining neighbouring property 95 Wood Walk. Generally, extensions not located to the south, south-east or south-west of neighbouring properties are considered to have a lesser impact regarding overshadowing due to the movement of the sun path. However, given the proximity of the proposed extension to the southern boundary line, it is acknowledged that some overshadowing could occur, though impacts are not considered to be unduly harmful, especially as the proposed extension would replace an existing rear extension of a similar scale that is built up to the boundary line and likely to contribute to existing levels of impact that are likely to be experienced and tolerated.

Moreover, the proposed extension would be located to the south of adjacent neighbouring property 91 Wood Walk. Generally, extensions that are located to the south, south-east or south-west of neighbouring properties are considered to have a greater impact regarding overshadowing due to the movement of the sun path. In this instance, however, it is not expected that overshadowing would increase significantly beyond existing levels of impact, especially as impacts are likely to be limited to the southern side elevation of 91 Wood Walk where only secondary windows are located and where existing outbuildings and the application dwelling itself are likely to contribute to existing levels of impact. The council does not offer the same protections to secondary windows located on a side elevation of a neighbouring property as those offered to habitable room windows located on the front and rear elevations. Additionally, neighbouring properties, including 91 and 95 Wood Walk were consulted on the application and no objections were received.

Regarding overlooking and loss of privacy, the SPD states that *'12 metres should be maintained to a blank gable wall and 10 metres should normally be provided between rear-facing windows on the first floor (and above) and the rear boundary, and windows to habitable rooms on an extended property should not be less than 21 metres from any other properties with habitable room windows.'*

In this instance, the proposed extension would be of a single storey and approximately 25 metres would be maintained between the rear-facing windows and the rear boundary with no windows proposed to be inserted into either of its side elevations. Moreover, the proposed raised patio would provide access from the dwelling to the rear garden. Though the space could be used for outdoor seating and would be raised from ground level, it is not considered that it would result in unduly harmful impacts regarding overlooking and loss of privacy, especially as the raised patio would include 1.8-metre-high screening along the southern boundary. Additionally, neighbouring properties, including 95 Wood Walk were consulted on the proposals and no objections were received.

As such, the proposals are not considered to be overbearing, resulting in increased overshadowing, overlooking, or reduced levels of outlook that would significantly increase beyond existing levels of impact that are likely to be currently experienced and tolerated.

The proposals are, therefore, considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Visual Amenity

The proposed extension would be partially visible from the public realm of Wood Walk with the majority of the extension being to the rear of the dwelling and out of sight.

The SPD states that *'the design of a single storey side extension should reflect the design of the existing dwelling in terms of roof style, pitch, materials and detailing'* adding that *'materials should normally be of the same size, colour and texture as to the existing house or as close a match as possible'*.

In this instance, the proposed extension would feature a flat roof that would not directly reflect the roof of the original dwelling and would use external materials, including red brickwork that would match or be of a similar appearance to the external materials used in the construction of the original dwelling.

Generally, a pitched roof would be preferred; however, an existing flat roof detached garage is visible from the public realm of Wood Walk, and as the proposed extension would have a similar appearance and be set considerably back from the highway (approximately 16.2 metres), it is not considered that the proposals would be any more harmful than existing impacts and would be unlikely to significantly harm or alter the character of the street scene,

The proposals, therefore, are considered sympathetic to the main dwelling and consistent with the character of the street scene and are considered acceptable and in compliance with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

The application site benefits from existing driveway to the front and side of the property with a detached garage to the rear.

Though access to the detached garage would be impeded by the proposed extension, the existing driveway is of a sufficient size to maintain adequate levels of off-street parking. As such, it is considered that the proposals are unlikely to result in an increase of on-street parking and highway safety would be maintained to a reasonable degree.

The proposals, therefore, are considered acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety*.

Recommendation

Approve with Conditions