

2024/0149

Mr Jackson

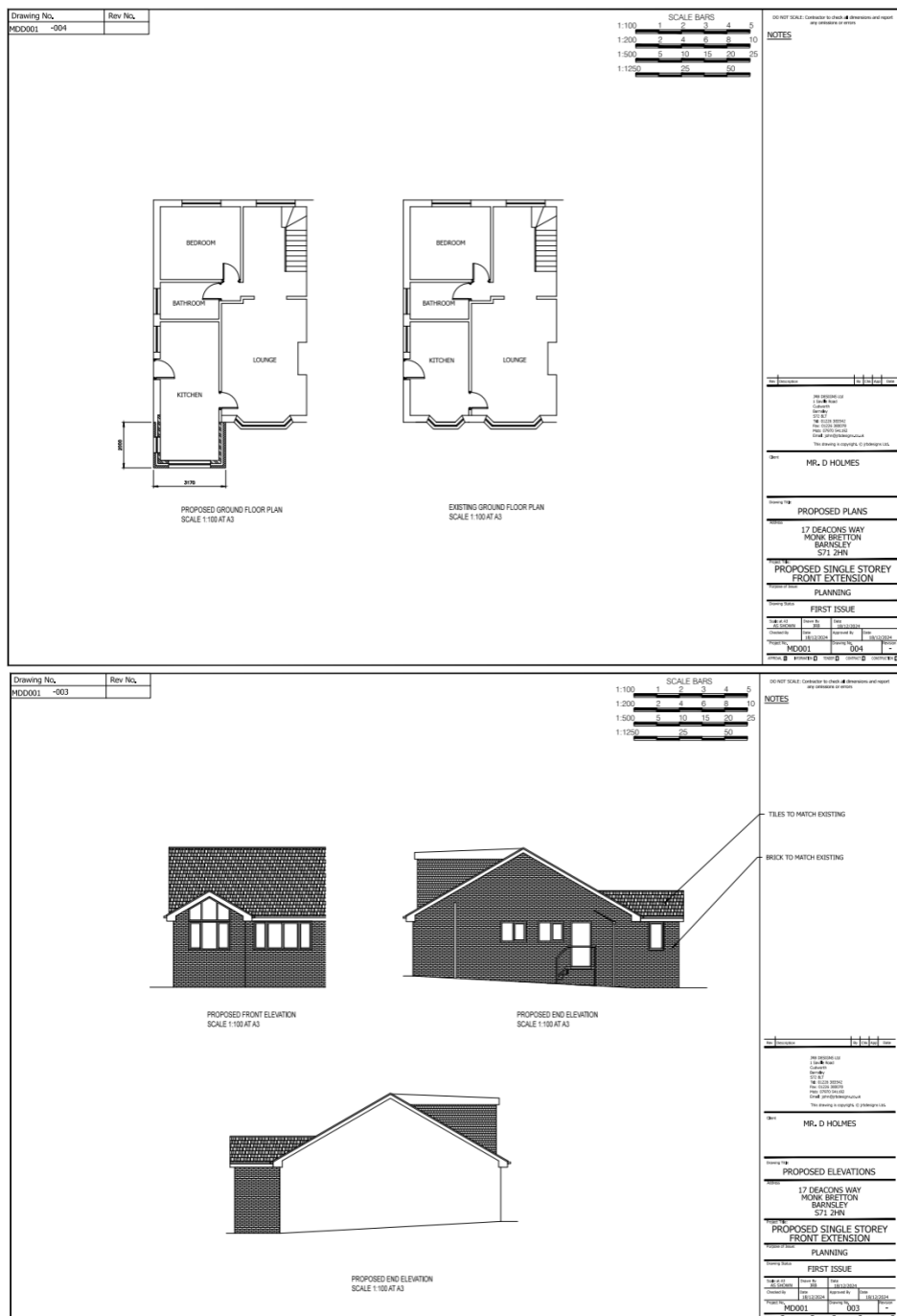
17 Deacons Way, Monk Bretton, Barnsley, S71 2HU

Erection of front extension to dwelling

Site Description

The application relates to a semi-detached bungalow on Deacons Way within the Monk Bretton area. The property features a pitched roof with a flat roofed dormer extension to the rear. The property is constructed from red brick with grey tiles used for the roof. Bow windows are used on the front elevation. A modest garden is to the front with a long driveway along the west of the dwelling providing access to a detached garage at the rear. Surrounding properties are predominantly bungalows along with some terraced dwellings. Brick is predominantly used with some render used as features.





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 places.***

Consultations

No consultees were consulted on this application.

Representations

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

Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

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 extension would be erected to the east of 15 Deacons Way. The proposal is considered to be proposed far enough away as to not pose any detrimental overshadowing or overbearing issues and meets the 45degree rule. The placement of a window within the east elevation of the proposal is acknowledged, however given the window is only detailed to be project out 1 metre forward of the existing front elevation, opportunities for looking into 15 Deacons Way and very limited.

The proposal is to the west of 19 Deacons way. The proposal is similar to the existing front extension on 19 Deacons Way and poses no more overbearing or overshadowing impact than the neighbouring extension. The proposal is therefore not considered to have any impact on this neighbour's residential amenity.

As such, this weights Considerably in favour of the proposal.

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 front elevation of a building is the most important for its contribution to the street scene. Generally, therefore, such extensions need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character of the street scene or cause overshadowing to neighbouring dwellings. Large extensions and conservatories are likely to appear particularly intrusive and will not normally be acceptable.

The front extension provides a similar forward projection and width to the existing extension at adjoining 19 Deacons way. The proposal therefore allows for a more symmetrical feel to the two properties. The use of a gable roof is replicant of other properties on the street scene and the projection of 2 metres is considered modest and aligned to 19 Deacons Way. The window detailed to the front elevation maintains a high standard of design and provides a modern feel allowing for

more light to reach the rear of the kitchen. The use of matching materials is welcomed and allows the proposal to remain in keeping with the character of the street scene.

This therefore significantly weighs in favour of the proposal.

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 does not result in the loss of any parking facility or the increase of bedroom facility and therefore poses no highway safety issues. This weighs substantially in favour of the proposed development.

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

Planning Balance and Conclusion

In considering the above assessment, the proposed development is acceptable regarding residential and visual amenity and highway safety. Although some concerns are present with regards to the overlooking from the side elevation window, the proposal is not considered to cause a loss of privacy. On balance, this application is therefore recommended for approval.

Recommendation

Approve with Conditions