
2023/0973

Mr James Elliston

157 Wilthorpe Road, Redbrook, Barnsley, S75 1JQ.

Single storey extension to rear of 2 storey dwelling.

Site Description

The application relates to a plot located on the north side of Wilthorpe Road and in an area that is a mix of residential and commercial uses.

The property in question is a two-storey semi-detached dwelling. The dwelling is constructed of brick and is largely rendered white. It features asymmetrical gable and pitched roof types with red coloured clay roof tiles. The appearance of the property is consistent with immediate neighbouring properties and is fronted by soft landscaping and a driveway. The driveway leads to an existing detached garage located to the west and a larger garden bounded by high timber fencing is located to the rear.



Planning History

There are two previous planning applications associated with the application site:

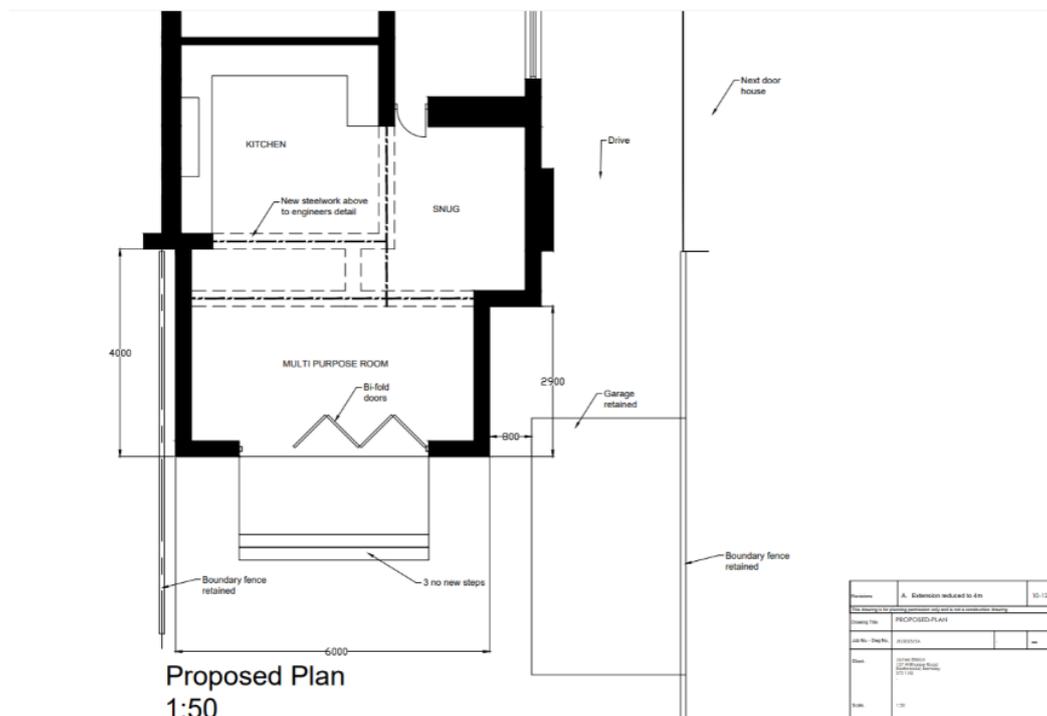
- 2020/0573 – Erection of outbuilding for use as Dog Grooming Parlour in rear garden. – Refused.
- 2020/1140 – Erection of outbuilding for use as a Dog Grooming Parlour in rear garden (revised proposal compared with planning application 2020/0573). – Refused.

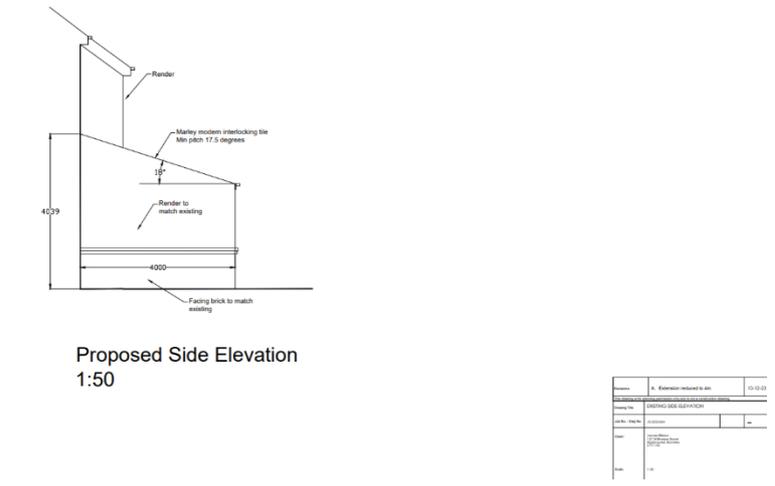
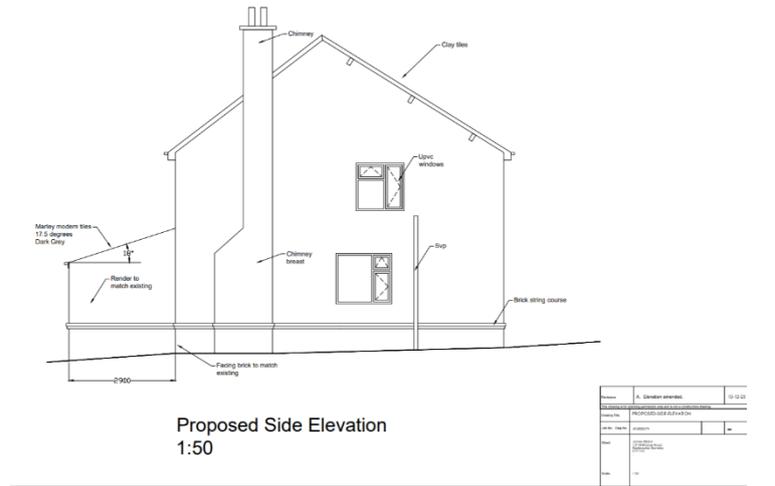
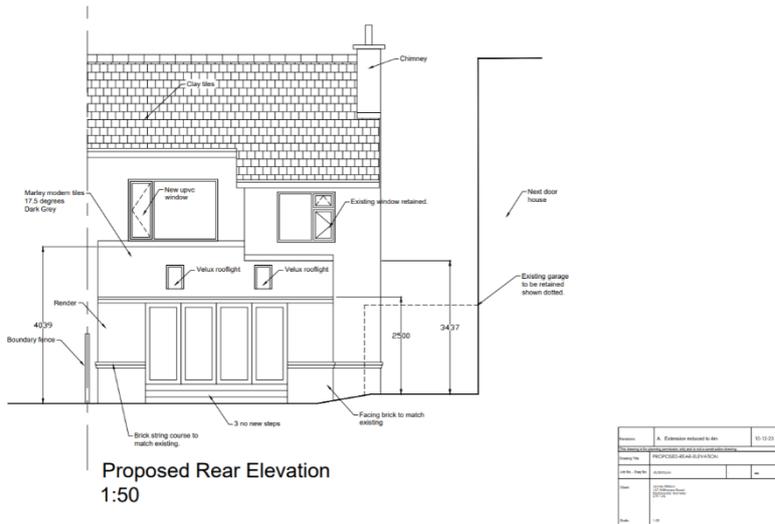
Proposed Development

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

The proposal was amended to reduce the ridge height and lessen the rearwards projection. The amended proposal is subject to consideration.

The proposed extension would project from the rear elevation of the dwelling by approximately 4 metres and have a width of approximately 6 metres. The extension would be set-in from the eastern boundary line by approximately 0.3 metres and would adopt a mono pitched roof with an approximate eaves and ridge height of 2.8 metres and 4.1 metres respectively. The extension would adopt the use of facing brickwork, render and dark grey coloured roof tiles.





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 application 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.***
- ***Policy POLL1: Pollution Control and Protection.***

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.

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.***

The Town and Country Planning (General Permitted Development) (England) Order 2015

Schedule 2, Part 1, Class A of the GPDO allows for the enlargement of a semi-detached dwellinghouse consisting of a single storey rear extension provided that: it would not extend beyond the rear wall of the original dwellinghouse by more than 3 metres; exceed 4 metres in height; or where the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, the height of the eaves would not exceed 3 metres.

Other Material Considerations

South Yorkshire Residential Design Guide 2011.

Consultations

Highways DC were consulted on the application and no response was received.
A Forestry Officer was consulted on the application and no objections were received.

Representations

Neighbour notification letters were sent to surrounding properties. Several letters were received from one neighbour objecting to the application.

The reasons for objection included the following material planning considerations: overshadowing; overlooking and loss of privacy; reduced levels of outlook; highway safety, parking and access; over development of the site; damage to existing trees to the north of the site; appearance and external materials; and noise.

The reasons for objection included the following non-material planning considerations: Human Rights Act, Equality Act, interior design and layout, encroachment, construction parking, development to be carried out by professionals only, all permits to be obtained, damage to property, and health conditions. Several other points were made which have been responded to.

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.

Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause nuisance to the natural and built environment or to people.

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 erected to the rear of the host dwelling. The extension would be located to the east of 155 Wilthorpe Road and to the west of 159 Wilthorpe Road. Extensions located directly to the south, south-east or south-west of a neighbouring property will generally have a greater impact regarding overshadowing than those located to the north, east and west. Nonetheless, it is acknowledged that limited overshadowing could occur, particularly as the extension would be in close proximity of the eastern boundary line. However, any potential impact is likely to occur early in the morning or late in the evening and not at peak times for use of a rear garden. Existing boundary treatments comprising high timber fencing and an existing detached outbuilding located to the west of the application site are likely to offer further mitigation. Additionally, the extension would adopt a restrained roof height and rearwards projection in accordance with the House Extensions and Other Domestic Alterations Supplementary Planning Document. It is acknowledged that an extension of the scale proposed would exceed the 45-degree rule which is a test that is applied as a guide to determine and limit the extent of overshadowing to adjacent neighbouring properties. The part of the proposed extension that lies within the 45 degree line would

be the lowest part of the roof and be predominantly screened by the existing tall boundary fence. However, it is also acknowledged that an extension of a similar scale could be erected as permitted development without the need for planning permission. An extension erected to the limits of permitted development would also exceed the 45-degree rule and likely result in similar levels of impact. As such, it is not considered that the proposal would result in significantly increased levels of overshadowing.

The proposed extension would feature glazed bi-folding doors and two roof lights on its rear elevation. No new windows or other glazed elements would be inserted on either side elevation of the extension. The extension would comprise a single storey and would maintain a suitable separation distance between the rear-facing windows of the extension and the rear boundary in accordance with the House Extensions and Other Domestic Alterations Supplementary Planning Document. It is acknowledged that concerns were raised regarding the proposed roof lights and a potential loss of privacy. However, the roof lights would face towards the applicant's garden and not the neighbouring dwelling and would not cause any loss of privacy.

A small, raised patio space and steps are proposed leading from the extension to the rear garden. The steps are required to address the level differences of the application site. It is acknowledged that the patio space could become a utilised space with the potential for overlooking to occur. However, existing boundary treatments and a set-in from the eastern boundary line would offer some mitigation, lessening any potential impact. As such, it is not considered that the proposal would result in significantly increased levels of overlooking.

The proposed extension would not be erected in such a way that it would directly obstruct or lessen the outlook from the rear-facing windows of neighbouring properties. As such, it is not considered that the proposal would result in significantly reduced levels of outlook.

Concerns were raised regarding noise from construction. Pollution Control are not normally consulted on householder applications. Nonetheless, some disturbance should normally be expected from construction works. However, it is acknowledged that the proposed works could have the potential to be disruptive and impact the health of those who live and/ or work in the locality although they are only temporary impacts. Therefore, to lessen the impact of any potential disruption, a planning condition will be included on any forthcoming decision to control hours of construction.

The proposal is therefore not considered to be overbearing, or result in increased overshadowing or overlooking, or reduced levels of outlook that would significantly increase beyond existing levels of impact that are likely to be experienced and tolerated, and is considered to comply with *Local Plan Policy GD1: General Development and Local Plan Policy POLL1: Pollution Control and Protection* and would be acceptable regarding residential amenity.

Visual Amenity

The proposal would not be visible from the public realm of the principal highway, Wilthorpe Road. The proposal may be visible from a rear access road, The Crescent. However, any views would be limited due to existing boundary treatments.

The House Extensions and Other Domestic Alterations Supplementary Planning Document states that materials should normally be of the same size, colour and texture as to the existing house or as close a match as possible. It also states that the roof style, pitch and detailing should match those of the existing dwelling. The proposed extension would adopt the use of facing brickwork and render that would match or closely match the external materials of the main dwelling. The extension would adopt a mono pitched roof with dark grey coloured roof tiles. The roof would sympathetically reflect the style and pitch of the roof of the original dwelling, but the colour of the proposed roof tiles would differ from existing roof tiles. Nonetheless, the roof tiles would only be used for the extension and are therefore unlikely to significantly detract from the existing character of the original dwelling.

Concerns were raised that the proposal would over develop the application site. Generally, extensions and additions to a domestic property should not exceed more than half of the curtilage (minus the original dwelling). In this instance, the proposed extension including existing additions would not exceed more than half of the curtilage. Additionally, the extension would adopt a modest scale, including a restrained roof height below the ridge of the original dwelling and a restrained rearwards projection. The proposal is therefore not considered to be over development and would remain subordinate to the host dwelling.

The proposed extension would have no impact upon the broader character of the street scene due to its location to the rear of the host property.

The proposal is therefore 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

Three-bedroom properties or larger are expected to provide a minimum of two off-street parking spaces within the curtilage of the dwelling. In this instance, the host dwelling benefits from a long, single width driveway that extends from the back edge of the highway footpath to a detached garage located within the rear garden. The existing driveway is sufficient to park a minimum of two vehicles. The proposed extension to the rear of the host dwelling would not encroach the driveway and is therefore unlikely to impact existing parking arrangements. As such, it is considered that highway safety would be maintained to a reasonable degree and the proposal would be acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety*.

Other Issues

There are two trees located to the north of the application site. The trees are not protected, and the applicant has confirmed that The Crescent will not be used to gain access to the property. Therefore, after discussions with the Forestry Officer, it is not considered that tree protection measures are required in this instance. The trees are sufficiently distanced from the proposed location of the extension and are therefore unlikely to be harmed.

Recommendation

Approve with Conditions