
2024/0183

Applicant: Mrs J Baker

Address: 8 Lundhill Farm Mews, Hemingfield, Barnsley, S73 0PJ

Description: Removal of rear conservatory and erection of single storey rear and front extensions to 2 storey detached dwelling.

Site & Location Description:

Sitting in what is in essence a corner plot, within the grounds of a former farm; the detached dwelling is contemporary styled yellow stone house constructed in an uncommon design with an original attached double dormer garage, styled as an extension with a set down and set back to the original front elevation but extending beyond the main rear elevation. Both the roof of the main dwelling and the garage are gable roofs featuring black tiles. The rear conservatory is an addition to the original dwelling. There are front, side, and rear gardens, in addition to parking provision outside of the garage.



Planning History: None since construction in circa 2002.

Proposed:

The proposal is firstly for a for modest sized front extension, which would also reduce the unusual two-story window frame from the front elevation and replaces the existing canopy. The second part of the proposal is for the replacement of the existing rear conservatory with a new rear extension. The proposed rear extension would be wider than the existing conservatory but create an infill between the rear protrusions of the original rear elevation and original garage. The height of the extension would be slightly (19cm) higher than the existing conservatory but unlike the conservatory, would not extend beyond the furthest protrusion the original dwelling.

Measurements:

All existing roof and eaves heights have been measured on the existing plans and remain unaltered on the proposed plans.

Rear Extension (Original Conservatory):

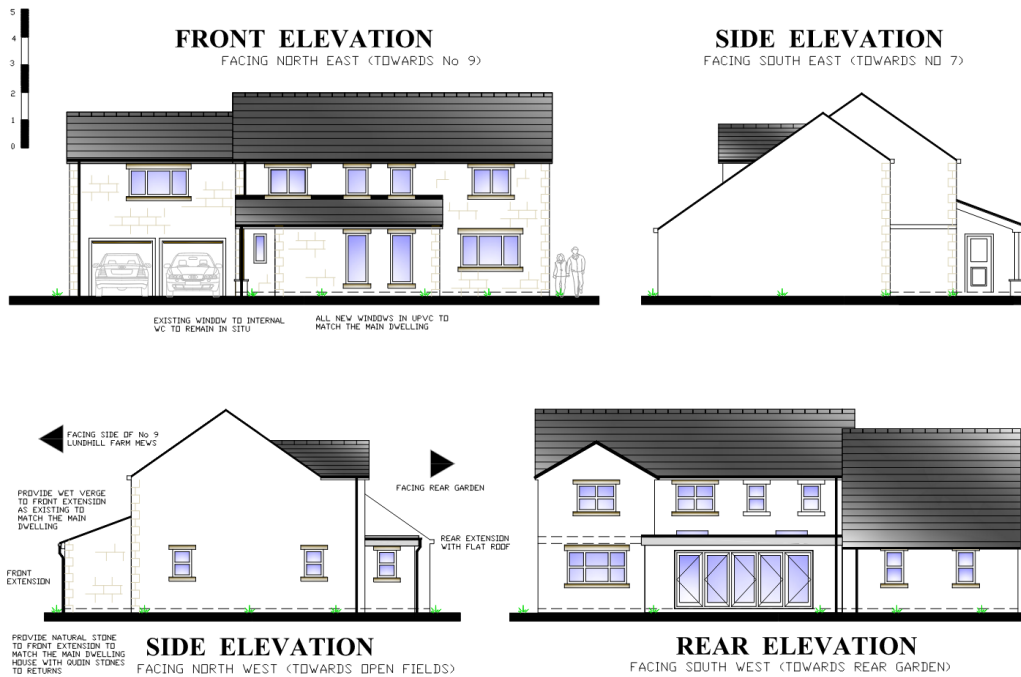
- **Projection: 3.8m (4.5m)**
- **Width: 7.14m (3.6m)**
- **Maximum Eaves Height: 2.44m (2.34m)**
- **Maximum roof height: 2.8m (3.31m)**

Front Extension (Original Front Porch Canopy)

- **Projection: 2.4m (1.8m)**
- **Width: 5.96m (2.3m)**
- **Maximum Eaves Height: 2.44m (2.35m)**
- **Maximum roof height: 3.5m (3.31m)**

Existing and Proposed Floor Plans and Elevations





Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; No comments were received.

Consultees:

Forestry Officer: The forestry officer was aware of the site and verbally confirmed that the trees located off site would be unaffected by the proposal and adequately protected by the existing retaining wall. As such no tree protection measure or conditions are required,

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the 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 also 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 and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 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.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Section 12: Achieving well-designed and beautiful places -

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Within section 12, paragraph 139 is the most relevant which indicates:-

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

GD1 - General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

SD1: Presumption in favour of Sustainable Development: When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

D1 - High Quality Design and Place Making: Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

T4 – New Development & Highway Safety: New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Supplementary Planning Documents (SPD)

House Extensions and Other Domestic Extensions

Principle of development

The site is located within land designated as Urban Fabric. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety.

Residential Amenity

Having both checked the plans and completed a site visit, the rear extension would cause no harm to the residential amenity of neighbouring dwellings or of the area. At worst, the proposed front extension may have a minimal impact upon the residential amenity of neighbouring dwellings, but any insignificant negative impact would be entirely outweighed by the gain in privacy obtained by the removal of the two-storey glazed feature window currently featured on the front elevation.

Visual Amenity

As the rear extension is for all intense and purpose an infill extension with a reduced projection than that of the conservatory it replaces, there would be no harm to the visual amenity of the dwelling, and perhaps may improve the rear elevation with a more balanced elevation. The proposed front extension, in common with its impact on residential amenity would be insignificant at worst, but the removal of the two-story window, which may have been a bold design statement, would now allow for a more conventional front elevation which would fit better with the overall character of the dwelling and aesthetics of the estate.

Highway Safety

There are no proposed changes to access or parking arrangements, which consequently means there is no impact upon Highway Safety.

Recommendation: Approve with conditions