
2023/1129

Mr Ian Shirt

101 Neville Avenue, Kendray, Barnsley, S70 3HS

Rear single storey extension.

Site Description

The application relates to a plot located to the western side of Neville Avenue and in an area that is principally residential characterised by other two-storey semi-detached dwellings of a similar scale and appearance.

The property in question is a two-storey semi-detached house constructed of brick with a hipped roof and grey coloured tiling. The property features a front gable porch hipped to a front canopy and is fronted by hardstanding bounded by brick-built walls topped with metal railing. To the rear of the dwelling is a patio, a raised garden with decking and two existing detached outbuildings. The rear garden area is bounded by timber fencing and accommodates a tree immediately adjacent to the northern boundary line.





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(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 and beautiful places.***

Other Material Considerations

- ***South Yorkshire Residential Design Guide 2011.***

Consultations

Forestry Officer – No objection.

Representations

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

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.

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 south of 99 Neville Avenue. It is acknowledged that some overshadowing could occur, especially as the proposal would be built up to the boundary line and exceed the 45-degree rule (which is applied to assess and limit the extent of overshadowing). However, an extension of a similar scale could be erected under permitted development (therefore not requiring planning permission) and would likely result in a similar level of impact. Moreover, the rearwards projection of the proposed extension is in accordance with the SPD and neighbouring properties were consulted and no objections were received. Any potential impact to neighbouring properties located to the south of the application site is likely to be lessened because of a set in from the boundary line and the location of the extension in relation to the sun path. Glazing would be limited to the rear elevations of the extension and would face into the application site and away from surrounding properties.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and 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 proposed extension would adopt a modest scale and flat roof and would be finished in a creamy white coloured render. An alternative roof type and external materials would have been preferred. However, the extension would not be visible from the public realm and is therefore unlikely to significantly alter or detract from the character of the application dwelling or broader 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 proposed extension would be located to the rear of the application dwelling and would not interfere with existing parking arrangements to the front nor result in a requirement to provide additional spaces.

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

Other Material Considerations

There is an existing tree located in the rear garden identified as an early mature Flowering Apple, *Malus Domestica*. A Tree Protection Plan has been provided showing that a 4' high fence would be erected outside of the root protection zone to protect the tree during constructions works. The Forestry Officer was consulted and raised no objection.

**Recommendation -
Approve with Conditions**