2024/0076
Applicant: Mr Lewis
Address: 9 Thornley Brook, Thurnscoe, Rotherham, S63 0RE
Description: Removal of conservatory, and erection of single storey extension to rear of 2 storey semi-detached dwelling

Site & Location Description:
Located in a quiet area of the village of Thurnscoe, in a large curtilage, bounded by a brook and several large trees, some subject to a TPO's which, extend around the side and rear boundary treatments of the dwelling's curtilage. The dwelling itself is a modern yellow stone, semi-detached house with a cross gable roof. There is an existing rear conservatory, located on the rear elevation.



Planning History:
- 2024/0236 - Remove Ash tree T1 within TPO 10/1996 – Approved with conditions 09/05/2024
- 2006/1339 - Erection of two storey building containing two self contained flats (Resubmission) – Refused 18th September 2006
- 2006/0895 - Erection of two storey building containing two self contained flats – Refused 29th June 2006
- 2005/1520 - Fell Ash tree T1 within Tree Preservation Order No. 10/1996 – Approved with conditions 10th October 2006
- B/02/1618/DE - Residential Development - 20 dwellings (Reserved Matters) – Approved with Conditions 15th April 2003

Proposed:
The proposal is for the demolition and replacement of the existing conservatory, located on the rear elevation of the dwelling, with a new extension featuring the same projection but with a width and height increase. The proposal would feature matching stone, glazed doors on the rear elevation, a side window only overlooking the residents garden, and a small rooflight on the elevation adjacent to the attached neighbouring dwelling.

Measurements:

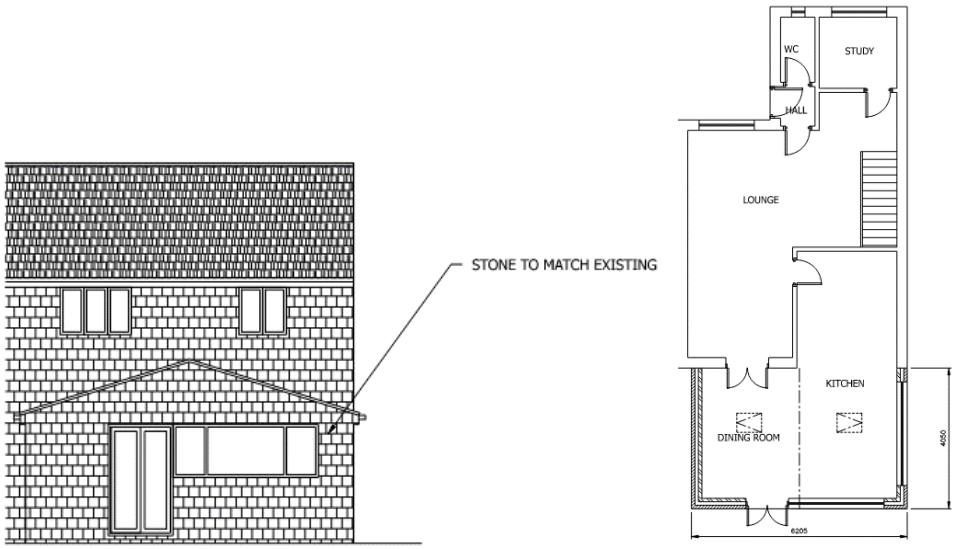
All existing roof and eaves heights have been checked on the existing plans and remain unaltered on the proposed plans.

Proposed Extension (Original Conservatory)

- **Rear Projection: 4.05m** (4.05m)
- **Width: 6.2m (6.43m)** (3.56m)
- **Maximum Eaves Height: 2.44m** (2.34m)
- **Maximum roof height: 3.49m** (2.94m)

Existing and Proposed Floor Plans and Elevations





Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; One comment was received. The comment appeared to be more concerned with their lack of voice in relation to the original planning application for the construction of the estate, than that of the proposed development. However as with all planning applications, potential impacts on all neighbouring dwellings were checked, including the objectors.

Consultees:

Forestry Officer:

The Forestry officer noted that the proposed development was a considerable distance from the trees towards the rear and side boundaries of the dwelling, and that the provided tree survey indicated that no trees would be affected. However, if permission is granted, details of tree protection measures are required to submitted to the local authority and approved in writing before any development work can start. Full details of this will be included on any approval decision notice issued.

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

Assessment

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
The proposal replaces the existing conservatory with an extension of equal projection but with a higher roof height, and width. Because the increased width of the extension extends away from the neighbouring dwelling, this size increase would not cause any harm to the neighbour's residential amenity. Whilst the height of the extension is increased, the pitched roof remains sloped away from the neighboring dwelling, reducing potential impacts of overshadowing. Although there is a single small roof light on the elevation facing the neighbouring dwelling, there is an overall reduction in glazing and all standard windows and doors are on elevations which do not directly overlook neighbouring dwellings. With no increase in the rear projection, there would be no impact caused by this aspect of the extension.

There has been an objection received from a boundary bordering neighbour on a different street, but this complaint primarily appeared to be aggrieved at the initial development of the estate the dwelling is sited in, rather than the proposed development itself. Having checked both the plans, and in person on a site visit; with the strong boundary, supplemented with an intermittent tree line in between the application dwelling and dwellings on Rectory Lane, where the objectors dwelling is situated, there would be no harm caused to the residential amenity of any dwelling on rectory lane. Specifically, there is an approximate distance of between 8m and 11m between the rear elevation of the proposed extension and the curved rear boundary, and over 27m distance to the corner of the objectors dwelling.

Visual Amenity
With the principle of the conservatory already being established, and the proposal only potentially causing minimal harm through a small increase in roof height, it would be considered that the impact on visual amenity for this neighbouring dwelling be insignificant. Due to the dwellings very considerable curtilage, strong boundary the trees around the boundary, despite one tree potentially being removed, the proposal would have a very insignificant affect on the visual amenity of the area.

Finally, the impact of the extension on the character of the dwelling would probably be an improvement over the existing and potentially dated conservatory it replaces.

Highway Safety

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

Summary

Compared to the size of the dwelling and especially its curtilage, the proposal is a modest sized extension which would cause nothing more than an insignificant amount of harm to the amenity of neighbouring dwellings and the broader area.

Recommendation: Approve with conditions