
2024/0159

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22 Arundell Drive, Lundwood, Barnsley, S71 5LE

Erection of single storey front, side and rear extensions, and erection of detached garden room with raised patio.

Site Description

The application relates to a plot located on the north side of Arundell Drive and in an area that is principally residential comprising other detached dwellings of a similar scale and appearance.

The property in question is a detached bungalow located centrally within its plot and constructed of buff brick with a pitched roof and street-facing gable projection with grey coloured roof tiles. The property benefits from an existing lean-to attached garage to its east side fronted by a driveway and adjacent landscaping. To the rear is a modest garden accommodating an existing shed bounded by brick walls and timber fencing.



Planning History

There are no previous applications associated with this site.

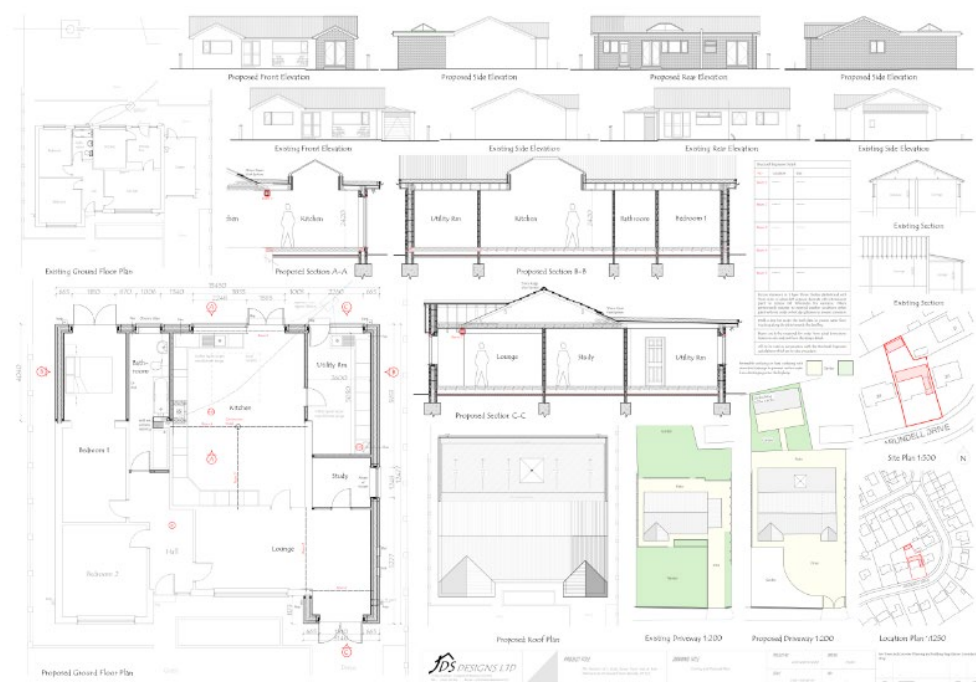
Proposed Development

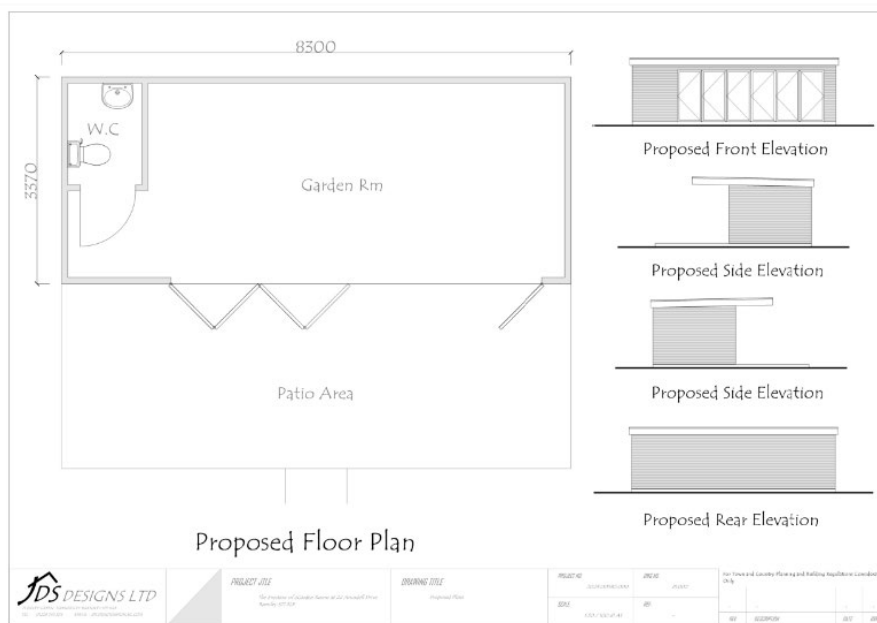
The applicant is seeking approval for the erection of a single storey front, side and rear extensions, and the erection of a detached garden room with raised patio.

The proposed front, side and rear extensions would form a larger wrap around extension that would project from the main front wall of the original dwelling by approximately 1.2 metres, from the east elevation of the original dwelling by approximately 3.1 metres and from the rear elevation of the original dwelling by approximately 4 metres. The extension would have a total depth of approximately 12.5 metres and a total width of approximately 13.5 metres. The extension would adopt a flat roof with a roof lantern to the rear, a pitched roof to the side and a gable roof to the front. To the rear, the roof would have a total height of approximately 3.2 metres. To the side, the roof would have an approximate eaves and ridge height of 2.7 metres and 4.5 metres respectively. To the front, the roof would have an approximate eaves and ridge height of 2.7 metres and 3.7 metres respectively.

The proposed detached garden room would measure approximately 3.4 metres by 8.3 metres (25.6 sqm). The garden room would adopt a flat roof with an overhang with a total height of approximately 2.3 metres. The garden room would also feature a raised patio area that would be approximately 0.1 metres above ground level.

The front and side extensions will be constructed of brickwork to match or to be similar in appearance to the materials used in the external construction of the existing dwelling. The rear extension and the detached garden room would be finished in white render.





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 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 Consideration

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

Consultations

Local Ward Councillors – No response.

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 extensions would be erected to the west of 20 Arundell Drive. It is acknowledged that some additional overshadowing could occur. However, any potential impact is likely to occur and be limited to the evening and to the west facing side elevation of the neighbouring property which features two windows. Plans submitted to support a previous planning application (2017/1106) at 20 Arundell Drive show the windows serving a bathroom. Secondary windows located on the side elevations of adjacent neighbouring properties that serve non-habitable rooms are not afforded the same protections as those afforded to principal habitable room windows located on the front and rear elevations. Moreover, the proposals would comply with the 45-degree rule (which is applied to assess and limit the extent of overshadowing).

The proposed rear extension would be erected to the east of 24 Arundell Drive. It is acknowledged that some additional overshadowing could occur. However, any potential impact is likely to occur and be limited to the morning and to the blank east facing elevation of an existing attached garage to 24 Arundell Drive. The existing garage projects beyond the rear elevation of the neighbouring property and is therefore likely to contribute to any existing level of impact and could lessen the extent of any potential impact of the proposals. Moreover, the proposed extension would comply with the 45-degree rule (which is applied to assess and limit the extent of overshadowing) and if it was detached from the side and front extensions, it could be erected under permitted development (therefore not requiring planning permission) which would likely result in a similar level of impact.

The proposed extensions would be erected to the south of the rear curtilage of 2 Arundell Drive and 18 Arundell Drive. It is acknowledged that some additional overshadowing could occur. However, any potential impact is likely to be limited to a relatively small part of the neighbouring curtilages that accommodate existing detached outbuildings, and existing high level and good quality boundary treatments could further lessen the extent of any potential impact of the proposals.

Regarding overlooking and loss of privacy, new glazing would be incorporated on the front, west facing side and rear elevations of the proposed extensions. Sufficient separation distances would be maintained between the front and rear-facing glazing and the neighbouring properties opposite. The proposed window to the west facing side elevation of the proposed extension would face the existing side facing windows of 20 Arundell Drive. To maintain the privacy of the occupant(s) of the neighbouring property and the application dwelling, a condition will be attached to any forthcoming decision to provide obscure glazing in this location.

The proposed window to the west facing side elevation of the proposed extension could experience limited outlook due to its proximity to the adjacent neighbouring property. The window would serve a study which is considered to be a habitable room. However, the room is likely to serve a secondary purpose compared with that of principal habitable rooms such as a lounge or kitchen and therefore any potential impact is not considered to be significantly detrimental to the amenity of the occupant(s) of the application dwelling. The side facing windows of 20 Arundell Drive could also experience limited outlook. However, the windows serve a non-habitable room, and any potential impact is likely

to be similar to that which could exist because of an existing attached side garage to the side of the application dwelling.

The proposed detached garden room would be erected to the north within the application site and would be located to the south of the rear curtilage of 2 Arundell Drive and to the west of the rear curtilage of 18 Arundell Drive. It is acknowledged that the garden room could contribute to additional overshadowing. However, the garden room would adopt a scale in accordance with the House Extensions and Other Domestic Alterations SPD and that could be erected under permitted development (therefore not requiring planning permission). The proposed garden room would incorporate glazed bi-folding doors on its south facing elevation that would face into the application site and away from surrounding neighbouring properties, and it would not be erected in immediate proximity of the application dwelling and surrounding neighbouring properties and is therefore unlikely to contribute to reduced levels of outlook.

The proposals would result in a modest reduction to the size of the rear garden. However, to avoid further reductions and to safeguard an adequate private amenity space for the current and any future occupant(s) of the application dwelling, a condition will be attached to any forthcoming decision to remove permitted development rights.

The proposed detached garden room will also be conditioned for domestic use only.

The proposals are therefore not considered to contribute to significantly increased levels of overshadowing, overlooking, or reduced levels of outlook and are 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 existing dwelling.

The proposals would be partially visible from the public realm of Arundell Drive and could therefore have some impact upon the character of the street scene. The proposed front and side extensions would adopt a sympathetic form and features, including scale, pitched roof types, and matching external materials and the design of the front extension would mirror that of an existing front gable projection to the west side of the application dwelling. Generally, side extensions should be set below the ridge of the roof of the original dwelling to ensure that they would appear subservient and to retain and not overly detract from the existing character of the property. However, in this instance, a set down would not be provided but the proposed design would reflect the design of similar existing development seen within the street scene, specifically at 20 and 30 Arundell Drive. Moreover, the proposed side extension would not adopt an excessive sideways projection (more than two thirds the width of the original dwelling) in accordance with the House Extensions and Other Domestic Alterations SPD. The proposed front and side extensions would be constructed of brickwork to match or to be similar in appearance to the materials used in the external construction of the existing dwelling.

The proposed rear extension would adopt a flat roof with a roof lantern. A flat roof is not preferred. However, the extension would not be visible from the public realm of Arundell Drive and would therefore not impact the character of the street scene.

The proposed detached garden room would adopt a flat roof with an overhang and would incorporate a raised patio. The garden room would be located to the rear of the application dwelling and would adopt a scale and appearance that is common for development of this type. The garden room would not be visible from the public realm of Arundell Drive and would therefore not impact the character of the street scene. The proposed rear extension and detached garden room would be finished in white render. This is considered acceptable as the extension and garden room would be located to

the rear of the application dwelling and would not be seen from the public realm nor contribute to the character of the street scene.

The proposals are therefore not considered to significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling and are considered to comply with Local Plan Policy D1: High Quality Design and Placemaking and would be acceptable regarding visual amenity.

Highway Safety

The proposals would result in the loss of an existing attached garage and a reduction to the length of the existing driveway. However, the driveway would be enlarged, and once complete, would be sufficiently sized to accommodate a minimum of two off-street parking spaces, in accordance with the parking SPD.

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

**Recommendation -
Approve with Conditions**