
2024/0353

Mr G Jones

Demolition of existing garage and erection of single storey side extension comprising of garage and office

Crossways, Hood Green Road, Hood Green, Barnsley, S75 3EU

Site Location & Description

The rendered detached, hipped roof dwelling is located within a modest plot within the village of Hood Green, which is characterised by a mixed of housing styles. The dwelling is situated within a row of properties along the northern side of Hood Green Road which is characterised by individually designed detached properties. The dwelling is enclosed to the front by a stone boundary wall with a privet hedge beyond. Open agricultural land allocated as Green Belt is located beyond the rear boundary.

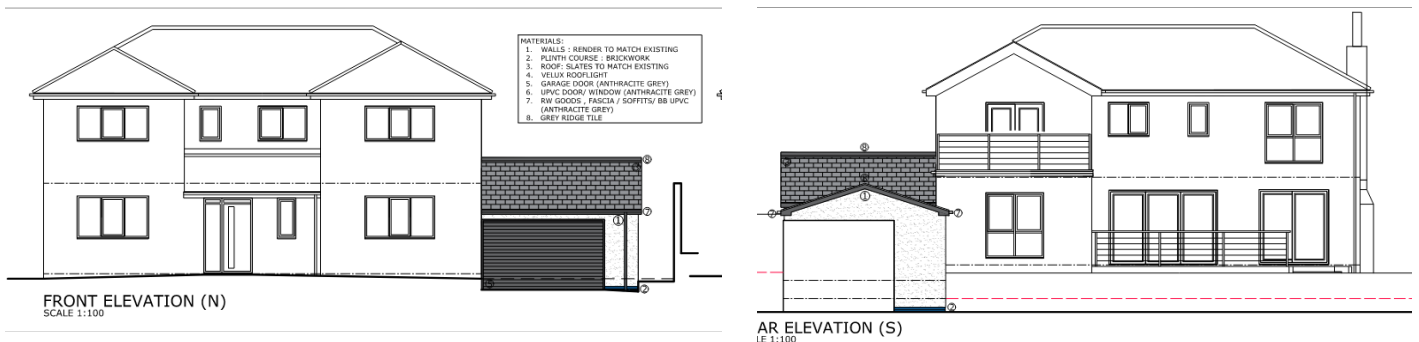
Planning History

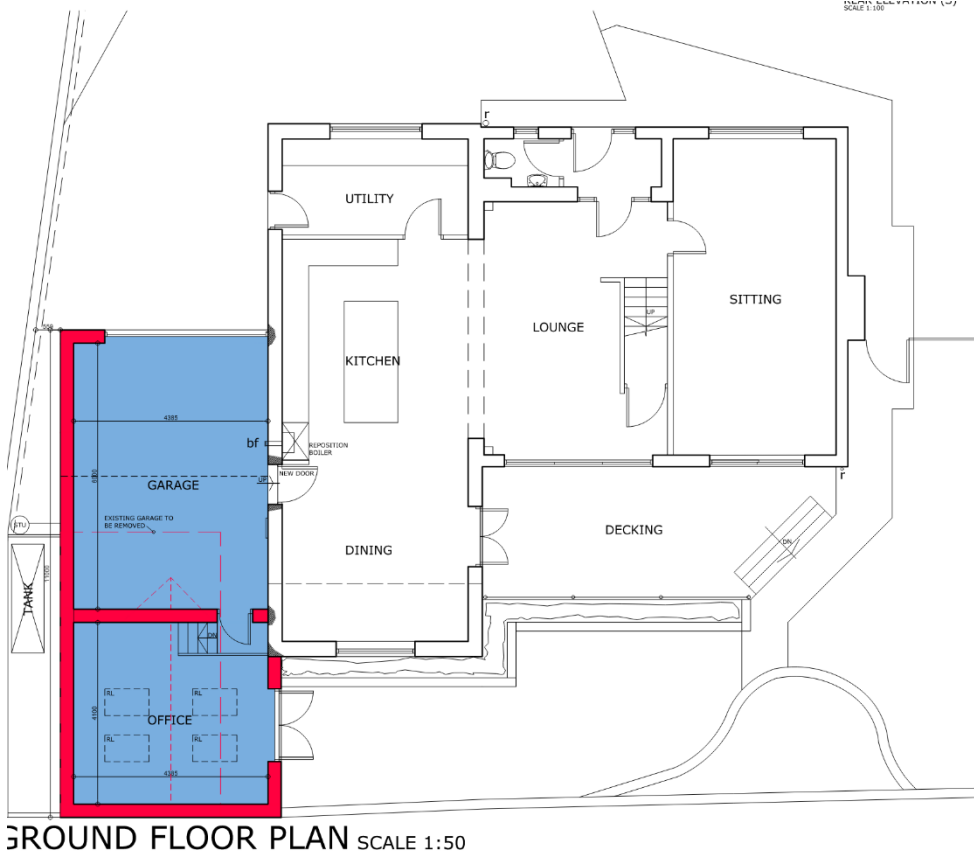
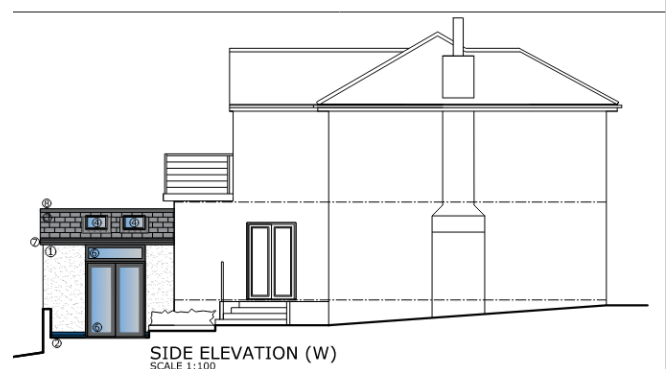
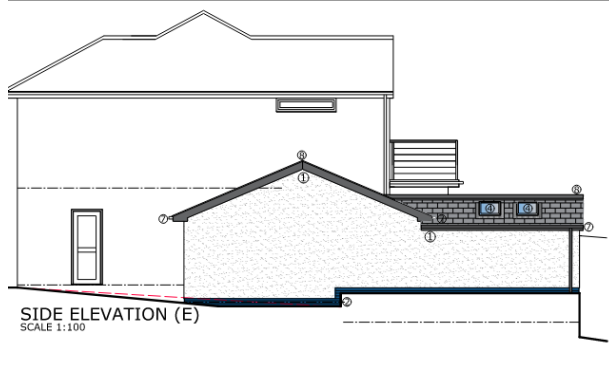
2019/0393 - Erection of two storey extension to side/front and rear of the dwelling including provision of balcony at first floor level – Approved July 2019

Proposed Development

The applicant seeks permission for the erection of a single storey side and rear extension to the dwelling.

The single storey side and rear extension is set back 4.6m from the front elevation of the dwelling and is to project 4.7m from the side elevation of the dwelling, extending 7.3m along the side elevation of the property and 3.6m beyond the rear elevation.





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 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

The site is allocated as Urban Fabric within the Adopted Local Plan, which has no specific land allocation and therefore the following policies are relevant:

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

Policy SD1 Presumption in favour of Sustainable Development

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

Consultations

Stainborough Parish Council – No comments to make.

Representations

Neighbour notification letters were sent to surrounding properties; no comments have been received.

Assessment

Principle of development

The site falls within urban fabric which has no specific land allocation; however, the site and surrounding area is made up principally of housing. 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.

Visual Amenity

The Supplementary Planning Document for House Extensions states that any extension should be designed to be in keeping with the host property and that the roof, style pitch and detailing should match those of the existing dwelling, particularly where the extension will be prominent

within the street scene or extend on parallel lines at a smaller scale. In this instance the proposed extension is to be located on the eastern side elevation of the dwelling, as extended, and designed with gable roof with the roof slope facing the highway.

Whilst the proposed side extension is located on the side elevation of the two-storey side extension approved in 2019, this extension created symmetry to the dwelling and the side extension appears to form part of the original dwelling and as such the inclusion of the single storey extension would not appear out of character and would remain subordinate to the main dwelling. It is acknowledged that the roof type and style of the roof would differ to that of the original dwelling, however, the extension is set back from the front elevation of the dwelling, would not appear overly dominant within the street scene and would be screened for the majority by the existing boundary treatment and the neighbouring dwelling to the east.

The extension is to be constructed from materials which match the original dwelling, and it is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making.

Residential Amenity

The proposed single storey extension is to be located on the north-eastern side elevation of the dwelling, to the south-west of Leaside, Hood Green Road, which could result in some increase in overshadowing due to the extensions relationship to the path of the sun. However, the proposed extension is to be located predominantly within the building of Leaside, therefore limiting increasing levels of overshadowing. In addition, the neighbouring property is also set at a slightly higher level.

There are no windows proposed on the side elevation facing Leaside and those located on the western side elevation facing the property to the west, are located a sufficient distance from the boundary for the boundary treatment to provide adequate screening.

In light of the above, it is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1

Highway safety

The proposal does not result in the loss of off-street parking or the requirement for additional provision and as such is considered acceptable in terms of its impact on highway safety

Conclusion

Based on the assessment above it is considered that the proposed development would not have a significant adverse impact on the amenity of neighbouring residents by means of overshadowing, overlooking or loss of outlook, nor would it have a detrimental impact on the character of the street scene or upon highway safety and as such is in compliance with Local Plan Policies GD1, D1 and T4 and is acceptable.

Recommendation Approve with conditions