
Application number: 2024/0691

Description: Single storey side and rear extension to 2 storey semi-detached dwelling.

Location: 5 Swallow Close, Kexbrough, Barnsley, S75 5RH

1. Site Location & Description

- 1.1.** The site is located at 5 Swallow Close, Kexbrough, Barnsley, S75 5RH. The surrounding area is predominantly residential with the dwellings consisting of semi-detached and detached properties..

2. Proposed Development

- 2.1.** The applicant is proposing to construct a single storey side and rear extension to the current 2 storey semi-detached dwelling. The extension would project approximately 1.6m from the side elevation and 3.5m from the rear elevation of the dwelling. The extension would also measure approximately 5.921m in length. The extension will feature a shallow lean roof with a ridge height of 3.79m and an eaves height of 2.4m. The materials used would match the existing building.

3. Planning History

- 3.1.** There is no recent or relevant planning history.

4.0. Policy Context

- 4.1.** 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.

- 4.2.** 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.

4.3. Local Plan Allocation – Urban Fabric

- 4.4.** To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

4.5. In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy 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. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy 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.

Supplementary Planning Document: House extensions and Other Domestic Alterations

This document establishes the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations. The general principles are that proposals should;

- Be of a scale and design which harmonises with the existing building;
- Not adversely affect the amenity of neighbouring properties;
- Maintain the character of the street scene; and
- Not interfere with highway safety

4.6. The above principles are to reflect the revised principles in the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

National Planning Policy Framework

4.7. 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:

4.8. **Section 12: Achieving well designed places** – The Government attaches great importance to the design of the built environment. 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. It is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes.

4.9. Within section 12, paragraph 139 states that "*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”.

5.0. Consultations

- 5.1.** Highways – No objections.

6.0. Representations

- 6.1.** Neighbour notification letters were sent to surrounding properties, no comments were received.

7.0. Assessment

Principle of Development

- 7.1.** 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 or development of garages and outbuildings to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety.

Visual Amenity

- 7.2.** The SPD states that ‘*materials should normally be of the same type, colour and texture to the existing house or as close a match as possible*’. In this case, the applicant has stated that the materials would match the existing dwellinghouse.
- 7.3.** The proposed extension conforms to the SPD in terms of its external materials and roof type, therefore it will have little impact upon the character of the street scene due to the harmony with the existing dwelling and being set to the rear of the property. The applicant has stated that the external materials used would match the existing dwelling, as such a condition would be attached to ensure that this is undertaken if an approval is granted.
- 7.4.** The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Residential Amenity

- 7.5.** The SPD states that the design of a single storey side extension should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling).
- 7.6.** The proposed extensions will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing and the scheme would comply with the 45-degree code. There would be no detrimental impact on neighbouring properties in regard to overlooking and as such is acceptable.
- 7.7.** The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Highway Safety

- 7.8.** The Council's Highway Officer has assessed the scheme and has concluded that the proposal is set away from the highway and would not be impacting upon the parking accommodation at the site, as such would have little to no detrimental impact on highway safety. As such they have no objections to the scheme and the Planning Officer concurs with this judgement.

8.0. Conclusion

- 8.1.** The proposal is unlikely to have a detrimental impact on the occupiers of the current dwellinghouse and the dwellings in the vicinity. The development is therefore considered to be acceptable.

Recommendation

Approve subject to conditions