
2024/0707

Mr Peter Grant

714 Doncaster Road, Ardsley, Barnsley, S71 5EF

Alterations to existing roof and erection of two storey side extension and single storey rear extension to dwelling and conversion of existing front garage into habitable space (Amended Description and Plans).

Site Description

The application relates to a plot located on the north side of Doncaster Road and in an area that is principally residential characterised by a varied street scene comprising a mix of dwelling types of varying scale and appearance.

The property in question is a relatively small, detached bungalow constructed of artificial stone with a pitched roof with grey/ brown coloured roof tiles. The property benefits from an existing integral garage fronted by an extensive area of paving. The driveway is served by an existing dropped kerb access of Doncaster Road. The property also benefits from an existing single storey side and rear projection which appears to form part of the building's original footprint. The application property is set within a generous plot which has significantly varying topography. The topography of the site significantly slopes north-to-south with a more moderate slope east-to-west. The varying topography extends beyond the application curtilage to the wider locality. The site is bounded by a mix of vegetation and fencing with the removal of some trees adjacent to the eastern boundary seen during a site visit.



Planning History

There are four previous applications associated with this site.

1. B/05/0635/BA – Residential Development (Outline). – Approved.
2. 2013/0187 – Erection of two pairs of semi-detached houses (Outline). – Withdrawn.
3. 2013/1173 – Erection of two pairs of semi-detached houses (Outline) (Resubmission). – Refused.
4. 2016/0343 – Outline planning application for demolition of existing dwelling and erection of 2 no. detached dwellings and 1 no. bungalow with associated works including details of access and layout. – Refused.

Proposed Development

The application is seeking permission for alterations to the existing roof of the dwelling, the erection of a two-storey side extension and a single storey rear extension, and the conversion of an existing integral garage into habitable space.

The proposed alterations to the existing roof of the dwelling would involve an increased pitch to 30 degrees which would result in an increased ridge height of approximately one metre to a ridge height of approximately six metres.

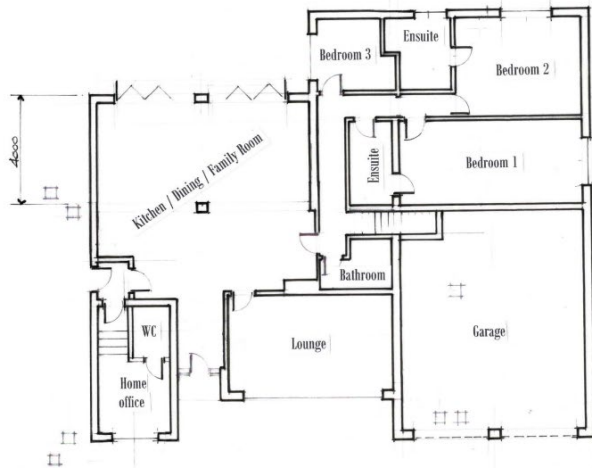
The proposed two-storey side extension would have a forward projection beyond the south elevation of the application property of approximately 1.5 metres, a sideways projection from the east elevation of the of the application property of approximately 7.5 metres and a total depth of approximately 15.9 metres. The extension would adopt a gable pitched roof with an approximate eaves and ridge height of 4.7 metres and 6.8 metres respectively.

The proposed single storey rear extension would have a rearward projection from the north elevation of the application property of approximately 4 metres with a width of approximately 8.2 metres. The extension would adopt a flat roof with a total height of approximately 2.9 metres.

The conversion of the existing integral garage to habitable space would involve some minor internal alterations and the replacement of an existing garage door with a window.

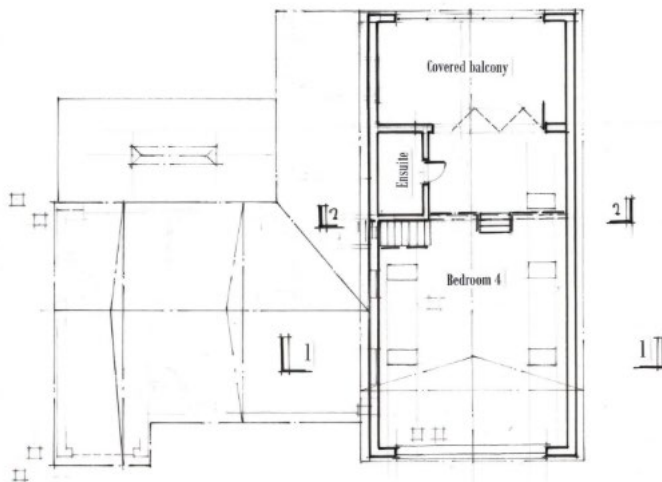
All proposed development works would adopt the use of closely matching external materials.

During the application process, the proposal was amended to address the LPA's visual amenity concerns, specifically in relation to the proposed two-storey side extension, in that the originally proposed extension would have appeared as an overtly dominant feature, significantly altering and detracting from the character of the existing building.



Proposed Ground Floor Layout
1:100 @ A5

PG / 02



Proposed First Floor Layout.
1:100 @ A5

Rev A 1st FLOOR MADE SPILT
LEVEL TO SUIT NEW
ROOF LINES.

PG / 03 ^A



Front Elevation



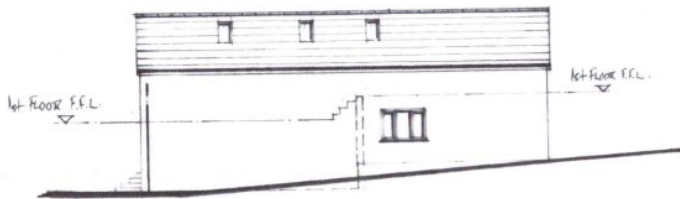
Rear Elevation

REV B. EXISTING ROOF SLOPE
INCREASED TO 30°

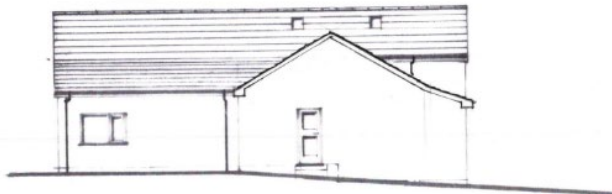
Proposed Elevations Sheet 1
1:100 @ A3

KEY A. NEW ROOF HEIGHT REDUCED
TO SUIT PLANNING COMMENTS.

PG / 07 ^{B.}



Side Elevation On A



Side Elevation On B

REV B. EXISTING ROOF SLOPE
INCREASED TO 30°

Proposed Elevations Sheet 2
1:100 @ A3

KEY A. ROOF HEIGHT REDUCED TO
SUIT PLANNING COMMENTS.
1st FLOOR NOW SPLIT LEVEL.

PG / 08 ^{B.}

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 in 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 Consideration

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

Consultations

No consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties. A 14-day re-consultation was carried out due to amended plans and an amended description, expiring 3rd October 2024. One representation was received from one address on both occasions with concerns in relation to the loss of views due to the height of the two-storey side extension raised.

Assessment

Principle of Development

Extensions and alterations to a domestic property are acceptable in principle if they would remain subsidiary and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

Residential Amenity

Extensions and alterations to a domestic property are considered acceptable if they would not adversely affect the amenity of neighbouring properties.

The application property is set within a generous plot with significantly varying topography which descends north-to-south and east-to-west. The application property is situated on the lowest ground level to the south of the plot. Due to the varying topography, which extends beyond the curtilage of the application site, the application property is situated lower than 716 Doncaster Road to the east and higher than 1 Hillside to the west.

Due to the varying topography of the application site and the wider locality, the orientation of the application property within its plot, and the existing boundary treatments which comprise a variety of vegetation and fencing, any potential overshadowing impacts would likely be contained within the application site. While it is acknowledged that some overshadowing impact could be experienced by adjacent neighbouring properties to the east and west, any potential impact would likely occur and be limited to the early morning or late evening and is therefore not considered to be significantly detrimental to the amenity of the occupant(s) of those properties.

In relation to overlooking and loss of privacy, new first-floor windows and a fully recessed balcony would be limited to the front or rear elevations of the proposed two-storey extension and would face into the application site or towards Dob Hill Wood opposite and away from adjacent neighbouring properties. A limited number of new ground floor windows would be included with some existing windows retained. The new or retained east and west-facing ground floor windows would generally maintain the proportions and placement of existing windows in similar locations, and the north and south-facing windows would face into the application site or towards Dob Hill Wood opposite and away from adjacent neighbouring properties. Existing varying topography and boundary treatments could offer a degree of mitigation as to lessen the extent of any potential impact. While roof lights are proposed, these would be located at such a height and angle that they would unlikely contribute to any significantly increased overlooking or loss of privacy.

During the application process, concerns were raised in relation to the loss of views due to the height of the proposed two-storey side extension. While these concerns are acknowledged, there is no legal right to a view. Nevertheless, an assessment has been made in relation to reduced levels of outlook. It was noted during a site visit undertaken on 3rd September 2024 that some trees within the application site and adjacent to the eastern boundary line were removed. The stumps of the removed trees remained in situ with their locations suggesting that the outlook from the west-facing habitable room windows of 716 Doncaster Road was previously limited. The trees are visible in situ prior to removal on Google Street View imagery from August 2024. The removal of the trees appears to have improved outlook for the occupant(s) of the neighbouring property to some extent with part of the existing hedging also lower in this area. While it is acknowledged that the height of the proposed two-storey side extension could result in reduced levels of outlook as less than 12 metres would be maintained between the habitable room windows of the neighbouring property and the blank wall of the east-facing side elevation of the proposed extension, contrary to the House Extensions and Other Domestic Alterations SPD. However, the proposed extension would likely have a lesser impact upon outlook compared with that which may have existed and may have been experienced previously because of the trees (which have since been removed). In addition, the

height of the extension was reduced by approximately one metre during the application process which could lessen the extent of any potential impact. Moreover, if the hedge forming the boundary eastern treatment is allowed to grow, this could have greater implications in relation to outlook. On balance, it is therefore considered that the amenity of the occupant(s) of 716 Doncaster Road would not be significantly detrimentally impacted with reasonable levels of outlook maintained.

The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Visual Amenity

Extensions and alterations to a domestic property are considered acceptable if they would not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling.

During the application process, the proposal was amended to address the LPA's visual amenity concerns, specifically in relation to the proposed two-storey side extension, in that the originally proposed extension would have appeared as an overtly dominant feature, significantly altering and detracting from the character of the existing building.

The amended scheme proposes a much more balanced, considerate and sympathetic design that would lead to the appearance of a uniquely designed detached dwelling rather than the appearance of a small, detached bungalow that is dominated by an extension. The agent and the applicant(s) alike have worked positively with the LPA throughout the application process to achieve acceptable design amendments. The submitted amendments are welcome.

The proposed two-storey side extension would adopt a minimal projection beyond the front elevation of the application property and would adopt a greater eaves and ridge height than the existing roof. While an extension should not normally be as large as, or larger than the existing dwelling, it is considered that, in this instance, an overtly dominant appearance would be avoided. The roof height of the extension has been reduced with the pitch of the existing roof increased. This is considered to provide an acceptable balance between the proportions of the existing building and the proposed extension.

The proposed two-storey 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 extension would also adopt a sympathetic form and features such as a gable pitched roof and closely matching external materials.

The first-floor windows to the front of the proposed extension were also amended to reflect the style and proportions of the existing windows located on the front elevation of the existing building. This is considered to maintain a reasonable degree of the existing character of the existing building and would provide some cohesiveness between existing and proposed elements.

The proposed integral garages at ground level would not appear as an overtly prominent or dominant feature and would be largely screened from views from the surrounding public realm by an existing hedge along the southern boundary of the application site.

The proposed single storey rear extension would adopt a flat roof. While this is not preferred, the extension is located to the rear of the application property and would not be visible from the surrounding public realm. The extension would also be constructed of closely matching external materials. The proposed balcony would also be located to the rear of the application property and would be fully recessed within the building form of the proposed two-storey extension.

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 proposal would not be prejudicial to highway safety with the existing site access and sufficient off-street parking arrangements maintained.

The proposal is 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**