
2024/0212

Miss Ellen Quinn

46 Rockley Avenue, Birdwell, Barnsley, S70 5QY

Wrap around extension comprising two storey side extension and single storey rear extension and associated re-surfacing works to form additional car parking space at the front.

Site Description

The application relates to a plot located on the west side of Rockley Avenue, to the east of Castle View, and in an area that is principally residential characterised by similar dwelling types of a similar scale and appearance.

The property in question is a two-storey semi-detached property constructed of brick with a hipped roof with red coloured roof tiles. The property is fronted by some soft landscaping with a driveway to the north side. To the rear is a modest sized garden accommodating patio spaces and an existing detached outbuilding. The site is bounded by timber panelled fencing and the topography of the area descends east-to-west.



Planning History

There are no previous applications associated with this site.

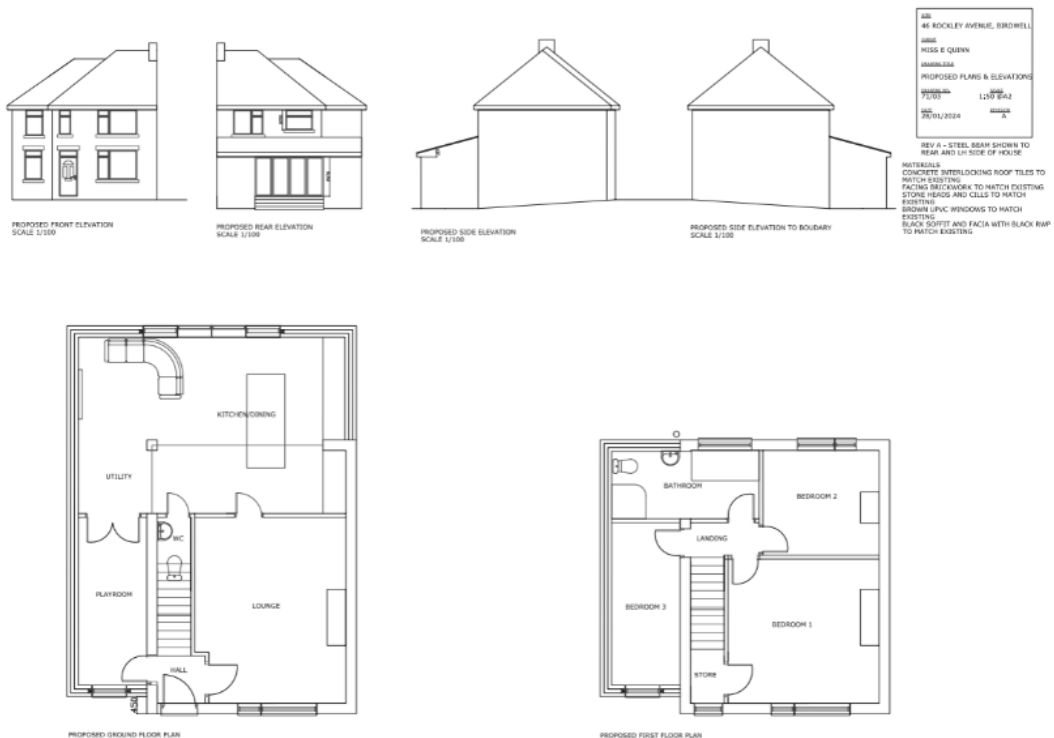
Proposed Development

The applicant is seeking permission for the erection of a two-storey side and a single storey rear wrap around extension with associated re-surfacing works to form an additional car parking space to the front of the property.

The proposed side extension would project from the south facing elevation of the application dwelling by approximately 2.1 metres and would have a total depth of approximately 9.8 metres. The extension would adopt a hipped roof with an approximate eaves and ridge height of 5.1 metres and 7.4 metres respectively.

The proposed rear extension would project from the west facing elevation of the application dwelling by approximately 3 metres and would have a total width of approximately 7.6 metres. The extension would adopt a mono pitched roof with an approximate eaves and ridge height of 3 metres and 3.8 metres respectively.

Both extensions would adopt external materials that would match or be similar in appearance to the external materials used in the exterior construction of the existing dwelling.



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

No consultees were consulted on this application.

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 side extension would be located to the north of adjacent 44 Rockley Avenue and the proposed rear extension would be located to the south-east of adjoining 48 Rockley Avenue. Extensions located to the south-east of neighbouring properties are generally considered to have a greater impact regarding overshadowing than those located to the north. As such, it is acknowledged that some overshadowing could occur, especially as the proposed rear extension would exceed the 45-degree rule (which is applied to assess and limit the extent of overshadowing). However, the proposed rear extension would adopt a modest scale, including its height and a rearwards projection that would be in accordance with the House Extensions and Other Domestic Alterations SPD. Moreover, if the rear extension were to be detached from the proposed side extension, it could be erected under permitted development (therefore not requiring planning permission) and would result in a similar level of impact. Any potential overshadowing of 44 Rockley Avenue would likely be limited to secondary windows on its north facing side elevation. Secondary windows located on the side elevations of neighbouring properties are not afforded the same protections as those afforded to habitable room windows located on the front and rear elevations.

A sufficient separation distance (21 metres or more) would be maintained between the front and rear facing first-floor windows of the proposed side extension and the neighbouring properties opposite. No windows would be located on any side elevations and the glazed doors to the rear elevation of the proposed rear extension would be screened by an existing detached outbuilding and boundary treatments therefore lessening the extent of any potential impact.

The proposed side extension would be erected adjacent to the north side elevation of 44 Rockley Avenue. It is acknowledged that the extension could impact outlook. However, any potential impact would likely be limited to secondary windows which are not afforded the same protections as those afforded to habitable room windows located on the front and rear elevations.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and is 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 proposed side extension would be visible from the public realm of Rockley Avenue to the east and Castle View to the west and would be a prominent feature within the street scene of Rockley Avenue. The proposed rear extension would be visible from the public realm of Castle View.

The proposed side extension would be set back from the main front wall of the application dwelling, set below the ridge of the existing roof, and 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. A set back from the rear elevation of the application dwelling has not been provided. However, the side extension would not form a prominent feature within the street scene of Castle View and would appear subservient. A terracing affect would also be avoided, and the side extension would adopt a sympathetic roof type and would be constructed of materials that would closely match those used in the exterior construction of the existing building.

The proposed rear extension would adopt a sympathetic form and features, including a mono pitched roof and materials that closely match those used in the exterior construction of the existing building. An existing detached outbuilding may also offer some screening.

The proposal is therefore not considered to significantly alter or detract from the character of the street scene and is considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

The application site is served by an existing driveway to the south side of the application dwelling, The proposals would result in the loss of at least one existing parking space. However, it is proposed that an additional space would be created to the front of the application dwelling. The proposals show two sufficiently sized parking spaces, in accordance with the parking SPD.

A condition will be attached to any forthcoming decision to ensure suitable surfacing materials and an informative will be included regarding dropped kerbs. Rockley Avenue is not a classified road and therefore a new dropped kerb does not require planning permission. However, a dropped kerb licence will be required.

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**