
2024/0967

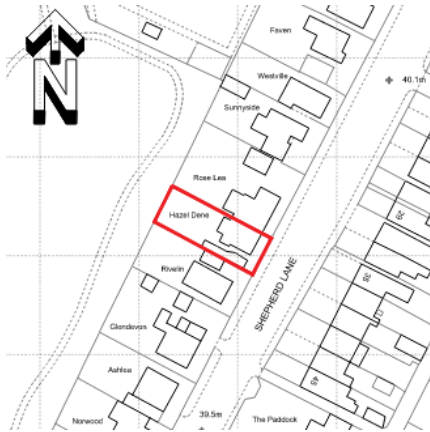
Applicant: Mr J Towey

Address: Hazledene, 16 Shepherd Lane, Thurnscoe, Rotherham, S63 0JS

Description: Erection of single storey rear extension to dwelling

Site & Location Description:

Located on Shepherd Lane, the primary main route between the villages of Goldthorpe and Thurnscoe; the dwelling is red brick, semi-detached house, with a hipped roof, rear, white rendered, lean-to and small garage with an attached lean-to extending from the small front garden through to the rear garden. The rear garden backs onto the local playing fields, with some trees provided a natural strong border. The street scene is varied both in the immediate vicinity and broader street scene, with a mixture of terraced, semi-detached and detached houses, along with bungalows and shops and a library



Planning History: None

Proposed:

The proposal is for the replacement of the rear lean-to, which is unclear if it was an original feature or later addition, with a larger ground floor extension. Additional works include the addition of new steps and a small patio area to compensate for the land level difference which declines leading from the front garden into the rear garden. The materials are proposed to match the existing dwelling, with the extension being rendered in white, the same as the existing rear lean-to.

Approximate Measurements:

All existing roof and eaves heights have been checked on the existing plans and remain unaltered on the proposed plans.

Rear Extension (Original Lean-to)

- **Rear Projection: 4.35m** (1.84m)
- **Width: 4.88m** (4.88m)
- **Maximum Eaves Height: 3.35m** (2.68m)
- **Eaves Adjacent to Rear Elevation: 2.64m** (2.68m)
- **Maximum Roof height: 4.23m** (3.63m)
- **Roof Height Adjacent to Rear Elevation: 3.42m** (3.49m)

Existing and Proposed Floor Plans and Elevations



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



PROPOSED FRONT ELEVATION



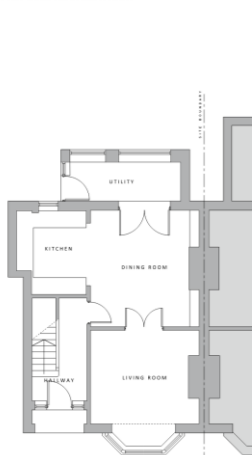
PROPOSED SIDE ELEVATION



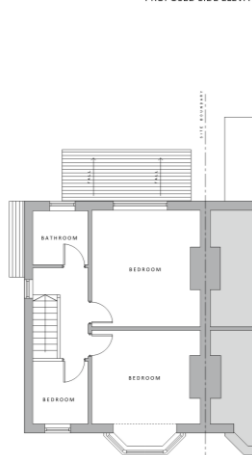
PROPOSED REAR ELEVATION



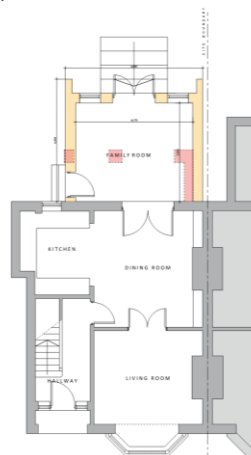
PROPOSED SIDE ELEVATION



EXISTING GROUND FLOOR



EXISTING FIRST FLOOR



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR

Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; No comments were received.

Consultees: None

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 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.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Section 12: Achieving well-designed places -

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Within section 12, paragraph 139 is the most relevant which indicates:-

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. Conversely, significant weight should be given to:

a) development which reflects 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; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

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.

SD1 - Presumption in favour of Sustainable Development: When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

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.

T4 - New Development & Highway Safety: New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Supplementary Planning Documents (SPD)

House Extensions and Other Domestic Extensions

Principle of development

The site is located within land designated as Urban Fabric. 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.

Residential Amenity

In comparison to the original lean-to this proposal replaces, the increase in size is relatively modest and would not be expected to have more than a minimal impact on the amenity of the attached neighbouring dwelling, especially as the attached neighbour also has a single storey rear extension of a similar projection. Furthermore, the rear elevation of the proposed extension is set back within the extended side elevations, presumably to aid in privacy for the applicants and the neighbouring dwelling.

With the adjacent unattached neighbour being located further away, and with outbuildings in both gardens in between, there would be no impact on their amenity. With over 12m between the proposed rear extension and the rear garden boundary with the park, where trees provide a boundary, there would be no negative impact upon the playing fields or equally impact from users of the playing fields on the current or future residents of the dwelling.

There is a very small, raised patio area proposed immediately outside of the extension with new steps leading down to the garden. In contrast to the much larger raised patio at the attached neighbouring dwelling, the proposed patio is very modest and would have no significant negative impact on any neighbouring dwelling.

Visual Amenity

Overall, the proposal would likely be a visual improvement on the current lean-to located on the rear elevation. Render is proposed for much of the extension but where brickwork is used, it would match the original house. In addition to the existing lean-to, which is rendered in white, the bay windows feature sections of render on the front elevation. Furthermore, there are rendered houses within the broader street scene, along with brick. Stone and what appears to be stone cladding upon the attached neighbouring dwelling are also evident within the immediate area. With such a varied street scene and very limited public view of the proposal, It would not have a detrimental effect on any neighbouring dwellings or the street scene.

Highway Safety

There are no proposed changes to access or parking arrangements, which consequently means there is no impact upon Highway Safety.

Recommendation: Approve with conditions