
2024/0491

Mr Daniel Sinclair

97 Hawshaw Lane, Hoyland, Barnsley, S74 9ES

Replacement of existing conservatory with single storey extension and associated internal modifications to dwelling

Site Description

The application relates to detached residential dwelling 97 Hawshaw Lane within the Hoyland area. The surrounding street scene consists of solely detached dwellings with large front and rear gardens substantially set back from the street. The northwest end of the street consists of detached bungalows as opposed to two-storey detached houses. Located on the northern side of the street is St Peters Church alongside Woodlands Lodge nursing home.

The property is a two-storey red brick detached dwelling sitting between a two-storey detached dwelling to the southwest and a detached bungalow to the northeast. The property sits back from the highway with a substantial front garden and driveway. To the northeast of the property is a side extension and attached carport leading to a setback detached garage. The rear of the property finds a single storey extension to the north side of the rear elevation and a conservatory to the south side of the rear elevation.



Planning History

No previous planning history

Proposed Development

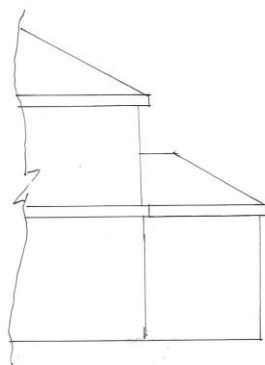
The applicant is seeking approval for the replacement of an existing conservatory and extension and the erection of a single storey flat roofed rear extension. The proposed extension will extend by approximately 3m with a width of approximately 7m; the width of the rear elevation. The proposal will feature a flat roof incorporating a roof lantern of approximately 3 by 1 metre. Black bi-fold doors have been detailed centrally facing the rear northwest boundary approximately 3 metres in width. The proposal will use matching materials to the existing property and the roof will be of rubberoid finish.



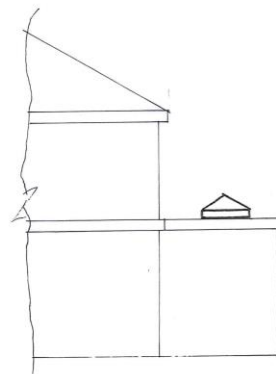
EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



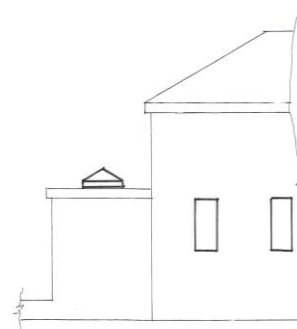
EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION

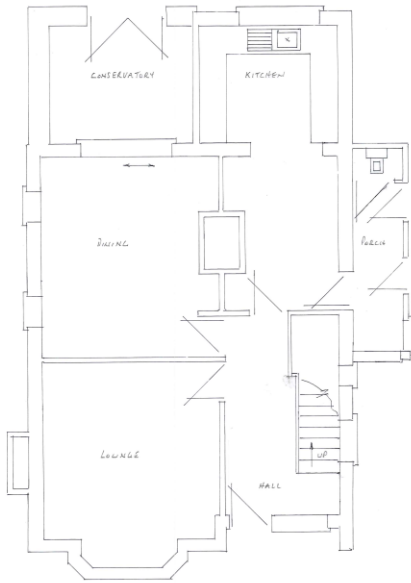


EXISTING SIDE ELEVATION

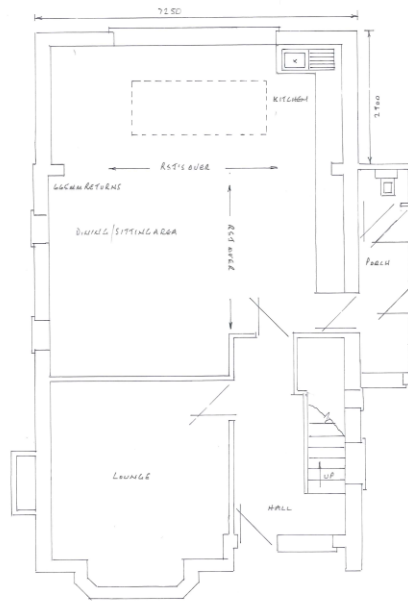


PROPOSED SIDE ELEVATION

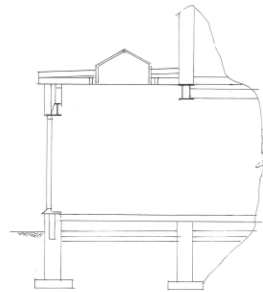
ELEVATIONS SCALE 1:100



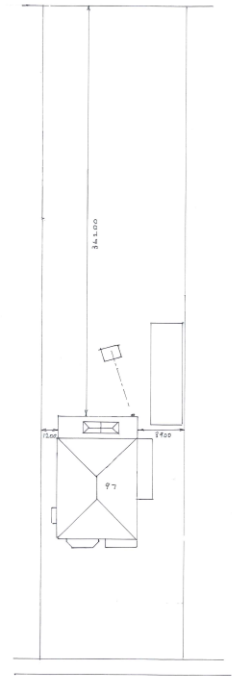
EXISTING GROUND FLOOR PLAN SCALE 1:50



PROPOSED GROUND FLOOR PLAN SCALE 1:50



SECTION THRU' A-A SCALE 1:50



HALLSHAW LANE
SIDE ELEVATION SCALE 1:200

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.***

Consultations

No Consultations

Representations

Neighbour notification letters were sent to surrounding properties and a site notice was used. No representations were received.

Assessment

Principle of Development

Extensions and alterations to a domestic property and the erection of detached outbuildings in a domestic curtilage are acceptable in principle if they would remain subservient 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 the proposal would not adversely affect the amenity of neighbouring properties.

The proposed extension would be erected to the northwest rear elevation of 97 Hawshaw Lane. The extension would mostly cover the same footprint as the existing rear extension and conservatory. The proposal would incorporate new glazed bi-fold doors to the rear. The rear boundary is approximately 36 metres away with no rear neighbouring properties. Existing rear garden landscaping provides any necessary screening. To the northeast of the site are existing outbuildings and a detached garage which totally screens the proposal from the neighbouring property as well as the neighbouring detached garage. To the southwest of the site there is the possibility of some overlooking, however given the scale of the proposed extension in comparison to the existing conservatory this would not have an increased impact. Additionally, no side windows have been detailed preventing any overlooking from the proposal. Overshadowing could be impactful, but again, this will not be a detrimental increase on the existing conservatory and extension which has raised no previous issues.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and would not have an overbearing impact. 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,

The House Extensions and Other Domestic Alterations SPD states that the total size of the proposed and previous extension should not exceed the size of the original dwelling and the original dwelling must form the dominant visual feature of the dwelling as extended.

The proposed extension would form a flat roofed extension. Although this does not reflect the design of the existing dwelling, it does fit in line with the onsite existing outbuilding and garage. There is also a precedent set for flat roofed extensions in the surrounding area with rear flat roof extensions at 4 neighbouring properties. A flat roof has also been proposed in order to provide a roof lantern. Materials have been detailed to match the existing dwelling which would also be sympathetic to the surrounding outbuildings. The proposal is not dominant over the existing dwelling and would be of a similar size to the existing extension and conservatory which this proposal replaces.

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 proposal will not in any way affect highway safety or require the addition of any parking.

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

