
2024/0685

Applicant: Mr M Leggett

Address: 11 Belle Green Gardens, Cudworth, Barnsley, S72 8EN

Description: First floor side and rear extension to 2 storey detached dwelling

Site & Location Description:

Located within an early 1990's housing estate leading off Bell Green Lane in Cudworth, the dwelling is a redbrick detached house featuring a red tiled side gable roof and a first-floor bay window on the front elevation. A room identified as a study is located at side of the house, which has been previously converted from the original garage and with the attached porch projects forward of the main front elevation of the house. The study appears to feature the garages' original and complementary styled roof, whilst attached to the rear of the garage is a flat roofed circa 2003 ground floor, rear extension, now described as a utility room. There is a side window located within the study, and an external door located within the utility room. Although permission appears to have been obtained in 2005 for a two-story side extension. There is no evidence of this being constructed.



Planning History:

- 2005/16965 - Erection of single and first floor extensions to dwelling (Amendment to approved planning consent B/05/1219/CU/HH) Approved with conditions 16th November 2005
- B/05/1219/CU5 - Erection of side first floor and rear single storey extensions to dwelling - Approved with conditions 18th august 2005
- B/89/1512/CU5 - Residential development (reserved matters) - Approved 15th March 1990
- B/88/1678/CU5 - Outline for residential development - Approved 29th March 1988

Proposed: The proposal is for a first-floor extension, including a new bay window, to be created on top of the study, which was originally a garage, and the attached rear ground floor extension. The original roof will be extended, and a dormer style extension including a bay window would project forward to match the projection of the existing first floor bay window. Matching materials are also proposed to be used.

Approximate Measurements:

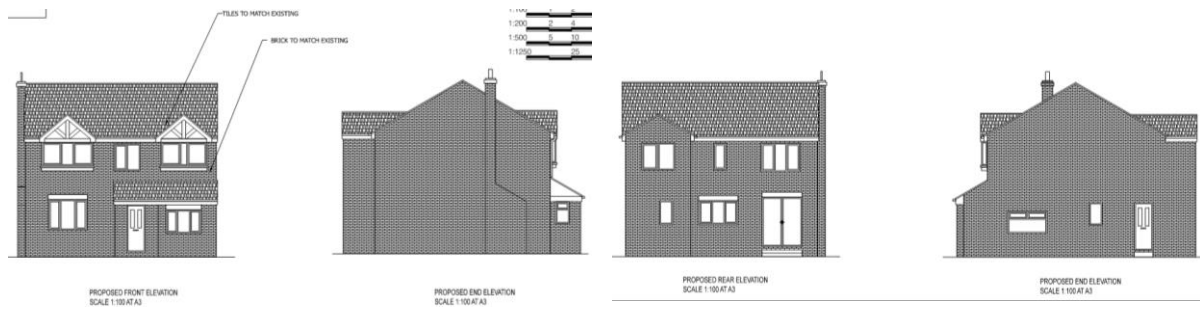
All existing roof and eaves heights have been checked on the existing plans and excluding the study (garage) roof and ground floor rear extension remain unaltered on the proposed plans.

New Two-Story Extension

- **Ground Floor Side Projection: 2.59m** (unchanged)
- **Ground Floor Length: 10.27m** (unchanged)
- **First Floor Side Projection: 2.59m**
- **First Floor Length: 9.21m** (excluding bay window, which matches original)
- **Maximum Eaves Height (dormer): 6.3m**
- **Maximum Roof height (dormer): 5.32m**

Existing and Proposed Floor Plans and Elevations





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 and beautiful 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

Due to the positioning of the dwellings within the street scene and no additional side windows proposed, there would be a limited impact on the amenity of neighbours. There may be a slight increase in overshadowing of adjacent neighbour No.15 but in mitigation the existing house and study, with its high roof would already cause some overshadowing.

Furthermore, No15, whilst retaining a garage appears to have undertaken a very similar two-story extension. With no neighbours to the rear of the dwelling, and as the dwelling and proposed extension does not directly overlook other dwellings, there would be no concern over the proposed front and rear first-floor windows of the extension.

Visual Amenity

The proposed extension would be similar to the adjacent dwelling at No. 15, although not with a garage at the ground level. The other neighbouring dwelling at No.9 has been more substantially extended, although there are some similarities with this proposal.

Ordinarily, a first floor set back and set down of the roof are required to show subordination to the original dwelling. On this occasion whilst a setback on the first floor has been partially achieved by including a matching bay window dormer, there is no set down of the roof. With no set down of the roof at either adjacent dwelling, it would not be prudent to request a set down of the roof, as this may impose a detrimental effect to the character of the dwelling and street scene, when the context of the three dwellings is considered together.

Apart from this deviation from standard policy, overall, the character of the original dwelling is maintained, and along with the immediate street scene, the broader street scene would not be harmed by this proposal.

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