
2024/0090

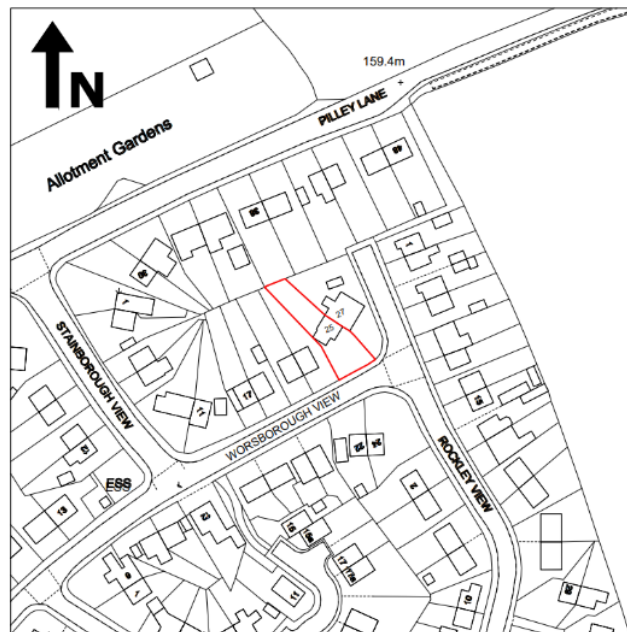
25 Worsbrough View, Pilley, Barnsley, S75 3AH

Proposed two storey side extension and single storey front and rear extensions and loft conversion with rear dormer (Amended Description).

Site Description

The application relates to a plot located on the north side of Worsbrough View and in an area that is a mix of residential uses, greenspace and Green Belt land. The surrounding area has a relatively consistent character comprising other two-storey semi-detached dwellings of a brick construction with hipped and pitched roofs and grey coloured tiling.

The property in question is a two-storey semi-detached dwelling of a brick construction with a hipped roof and grey coloured tiling. The property features an existing single storey lean-to side extension, a single storey flat roof rear projection and a single storey flat roof rear extension. The property is fronted by a mix of hardstanding and soft landscaping bounded by brick walls topped with metal railing. To the rear is a garden that is slightly raised from the ground level of the dwelling. Existing boundary treatments to the rear are poor in places and comprise low timber fencing.



Planning History

There are no previous applications associated with this site.

Proposed Development

The applicant is seeking permission for the erection of single storey front and rear extensions, two-storey side extension incorporating roof extension to change from hipped roof to gable end, and the installation of a flat roof rear dormer to facilitate a loft conversion and provide additional living accommodation. All extensions will be joining and will wrap around the original dwelling.

The proposed front extension would project from the south-east elevation of the application dwelling by approximately 1.9 metres and would have a total width of approximately 8.3 metres. The extension would adopt a mono pitched roof with an approximate eaves and ridge height of 2.6 metres and 3.4 metres respectively.

The proposed rear extension would project from the north-west elevation of the application dwelling by approximately 3 metres and would have a total width of approximately 6.7 metres. The extension would adopt a mono pitched roof with an approximate eaves and ridge height of 2.7 metres and 3.5 metres respectively.

The proposed side extension would project from the south-west elevation of the application dwelling by approximately 3.1 metres and would have a total depth of approximately 8.6 metres. The extension would adopt a staggered form reducing in width to the rear of the property. The extension would adopt a pitched roof with an approximate eaves and ridge height of 5.1 metres and 8 metres respectively.

The proposed rear dormer would be set back from the eaves by approximately 0.2 metres and set below the ridge by approximately 0.1 metres. The dormer would have a width of approximately 6.9 metres and a height of approximately 2.6 metres with a rearward projection of approximately 3.1 metres.

The proposal would adopt matching external materials, including brickwork and tiling.

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. 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 Considerations

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

Consultations

Tankersley Parish Council – No comments.

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 rear extension would be located to the south-east of adjoining property, 27 Worsbrough View. It is acknowledged that some overshadowing could occur, especially as the proposal would exceed the 45-degree rule (which is applied to assess and limit the extent of overshadowing) by approximately 0.5 metres. However, the scale of the extension is relatively modest, and the rearward projection would comply with the house extensions SPD. Moreover, an existing rear projection and rear conservatory to the neighbouring property are likely to contribute to any existing level of impact to a ground floor rear habitable room window located between the two structures. It is not considered that the proposal would result in significant additional levels of overshadowing beyond the existing level of impact that is likely to be experienced and tolerated.

The proposed rear extension would exceed the 45-degree rule to a greater extent in relation to adjacent property, 23 Worsbrough View. However, the extension would be located to the north of this neighbouring property. Extensions to the north of neighbouring properties are considered to have a lesser impact regarding overshadowing.

The proposed side extension could contribute to additional overshadowing. However, any potential impact is likely to be limited to secondary windows located on the east side elevation of 23 Worsborough View. Secondary windows located on the side elevations of neighbouring properties are not afforded the same protection as front and rear-facing windows serving habitable rooms. Moreover, the extension would be located to the north. Extensions to the north of neighbouring properties are considered to have a lesser impact regarding overshadowing.

The proposed front extension is unlikely to contribute to additional overshadowing as it would be set in from the boundary and would be located to the north of 23 Worsbrough View, and would adopt a similar scale, including forward projection, to that of an existing extension to the front of adjoining property, 27 Worsbrough View.

The proposal would incorporate new ground floor windows on the south-west side elevation. All other new windows would be limited to the front and rear elevations of the application dwelling and proposed extensions. The proposed side-facing windows would serve non-habitable rooms that are unlikely to be in constant use through out the day. Similarly, the windows on the east side elevation of the adjacent property are secondary. A sufficient separation distance would be maintained between the new first-floor front-facing and rear-facing windows and the habitable room windows of neighbouring properties opposite (21-metres or more).

The proposal includes various extensions to the application dwelling that would not directly obstruct any habitable room windows of neighbouring properties and would therefore be unlikely to result in reduced levels of outlook.

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 application dwelling is prominently located to the corner of the junction of Worsbrough View with the Rockley Avenue. The surrounding area has a relatively consistent character comprising other two-storey semi-detached dwellings of a brick construction with hipped roofs and grey coloured tiling. Two pairs of semi-detached dwellings forming part of a larger residential development (2012/1109) and located on the south side of Worsbrough View adopt a modern design comprising a brick construction and pitched roofs with grey coloured tiling. The property adjoining the application dwelling (27 Worsbrough View) has been extensively developed, including a single storey front extension and a two-storey side extension with a pitched roof, approved under planning application 2016/1309.

The proposal would increase the width and change the roof of the application dwelling fundamentally altering the existing character of the property. However, the proposed development under consideration is similar to that which was approved and implemented by adjoining property, 27 Worsbrough View. As such, the proposal, if approved and developed, would not be out of character for the area and would not contrast significantly with the adjoining property. The proposal would also adopt sympathetic forms and features, including pitched roof types and matching external materials that would further harmonise the application dwelling with its surroundings.

The proposed front and rear extensions would adopt a modest scale and would provide additional space to existing ground floor living areas. The extensions would adopt a sympathetic form and features, including a mono pitched roof and matching external materials, including brickwork and tiling.

The proposed 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 SPD. The front part of the extension would be set back from the main front wall of the application dwelling at first-floor level and would incorporate a set down from the main ridge line. The extension would adopt a staggered form to address the constraints of the site and would incorporate sympathetic features, including a pitched roof and matching external materials, including brickwork and tiling.

The proposed rear dormer is relatively large but is not dissimilar to what could be allowed under permitted development. The dormer would be set back from the eaves and would be set below the ridge. Windows would be aligned vertically and matching external materials would be adopted.

The proposal is therefore not considered to significantly detract from or alter 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 could impede existing parking arrangements to the front of the application dwelling and could reduce the amount of hardstanding available to use for parking. However, a suitable area of hardstanding would be retained that could sufficiently accommodate a minimum of two parking spaces, in accordance with the parking SPD.

The proposal is therefore considered acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

**Recommendation -
Approve with Conditions**