
2024/0202

Ms S Goddard

26 St Pauls Way, Pilley, Barnsley, S75 3FH

Front extension of dwelling to form snug and external store.

Site Description

The application relates to a plot located on the south side of St Pauls Way that forms part of a larger residential estate to the south side of Lidgett Lane. The surrounding area is principally residential alongside Green Belt land and green space and is characterised by detached dwellings of a similar scale and appearance, particularly those forming the more modern estate.

The property in question is a two-storey detached property constructed of red brick with a pitched roof and street-facing front gable element with grey coloured roof tiles. The property features a ground level bay window and existing single storey flat roof projection. The property also benefits from an existing integral garage and is fronted by areas of hardstanding and soft landscaping.



Planning History

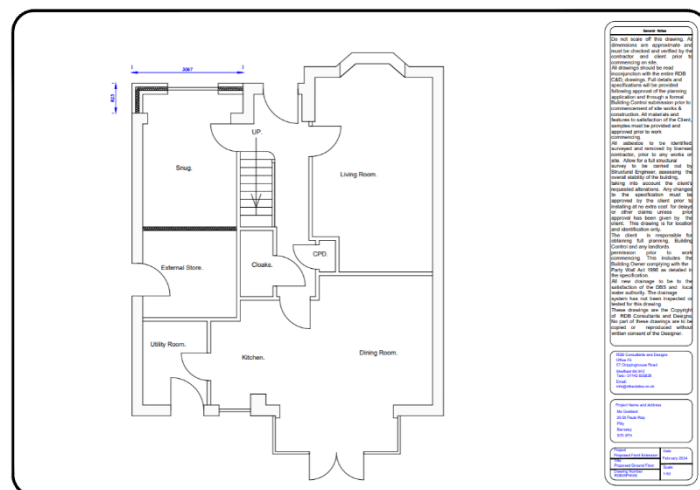
There are several previous applications associated with this site. However, the most relevant and recent application is as follows:

1. 2017/1113 – Reserved Matters application of 2016/0952 - Residential development of 56 dwellinghouses and access (Amended Plans). – Approved.

Proposed Development

The applicant is seeking permission for the erection of a single storey extension to the front of the dwelling which would facilitate the conversion of an existing integral garage to form new snug and external store areas.

The proposed extension would project from the front elevation of the dwelling by approximately 0.8 metres with a width of approximately 3.1 metres. The extension would adopt a flat roof with a total height of approximately 3 metres, and would be constructed of materials that would match or closely match those used in the exterior construction of the existing dwelling. A new internal wall would be erected to form separate snug and external store areas.



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

Tannersley Parish Council – No response.

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.

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 front elevation of a building is generally considered to be the most important for its contribution to the street scene. Therefore, such extensions need to be of a high standard of design. Modest single storey front extensions, which are in keeping with the style of the existing house, and which form a small porch or provide additional space in the front living room, may be allowed. In this instance, the proposed extension would facilitate the conversion of an existing integral garage to form new snug and external store areas. The extension would be of a single storey and would adopt a sympathetic form and features, including a flat roof and external materials that would match or closely match those used in the exterior construction of the existing dwelling and existing front projection.

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.

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 extension would adjoin an existing flat roof projection to the front of the application dwelling and would maintain its projection and height. Moreover, the application dwelling is set back from 24 St Pauls Way in the building line and the extension would be erected adjacent to the garage door of this neighbouring property. A new window would be incorporated into the extension and would face towards the blank south side elevation of 1 Knoll Cottages with existing hedges either side of the highway (Lidgett Lane) likely to provide further mitigation and screening.

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.

Highway Safety

The proposal would result in the loss of an existing integral garage with 2no. parking spaces retained to the front of the dwelling. It is acknowledged that the retained parking spaces could fall outside of the curtilage of the application dwelling. However, existing parking arrangements show one vehicle parked to the front of an existing front projection that is likely to contribute to a similar level of existing impact. Moreover, the retained parking spaces are unlikely to project beyond the outermost point of existing landscaping to the front of the application dwelling. As such, it is not considered that the shared private drive area and traffic flow would be detrimentally impacted, and highway safety would be maintained to a reasonable degree.

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**