

2025/0040

Mr Alan Bower

43 Devonshire Drive, Barnsley, S75 1ED

Removal of existing conservatory and replace with a single storey side extension to dwelling

Site Description

The application relates to a detached bungalow on Devonshire Drive. The property is characterised by a pitched tiled roof with a gable frontage and is constructed from stone. A conservatory is located to the west of the dwelling and a detached garage is located in the eastern corner of the site. Substantial boundary treatment is evident to the front boundary in a combination of a stone wall and large bushes. A tree which is protected by a Tree Preservation Order is located to the front of the dwelling within the southern corner of the site. The surrounding area is characterised by a mixture of detached properties and dormer bungalows. Various materials are used including both red brick and stone with pitched and gable roofs



Relevant Planning History

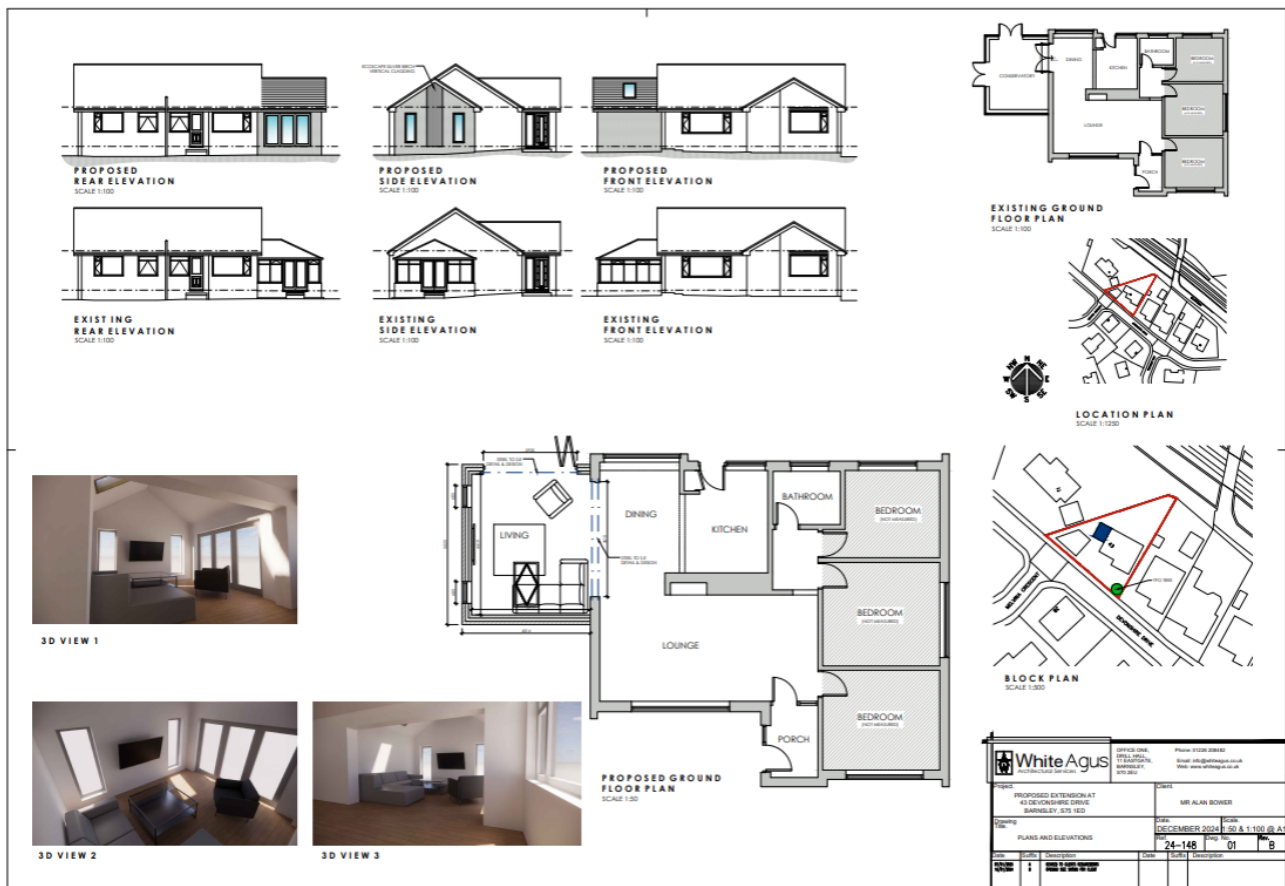
B/82/0828/TF/BA - Raising of tree crown and crown thinning of Tree T4 – Historic Decision

B/04/1712/BA - Erection of detached double garage – Approve with Conditions

2020/0499 - Acer T4 - remove limb protruding over boundary to 45 Devonshire Drive. Pruning to remove less than 40% of the total tree. – Refuse

Proposed development

The applicant is seeking permission to remove an existing conservatory and to replace it with a single storey extension. The extension is proposed to be located on the same footprint as the existing conservatory. A sideways projection of approximately 4 metres is proposed with an approximate length of 5 metres. The proposal would be setback from the front elevation by approximately 3 metres. A pitched roof is proposed with an approximate ridge height of 4.8 metres and an approximate eaves height of 2.7 metres. Glazing is proposed to the north elevation in the form of bifold doors spanning approximately 2.9 metres. Two elongated windows to the west elevation are proposed either side of a centralised silver birch vertical cladding feature. Matching materials are proposed to the development.



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 which has no specific land allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy D1: High Quality Design and Place Making.***
- ***Policy GD1: General Development.***
- ***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 places.***

Consultations

No consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties. No representations were received.

Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable

- Significant
- Moderate
- Modest
- Limited
- Little or no

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 in replacement of an existing conservatory and to the southeast of neighbouring 11 Willow Bank. Although the proposal is to the south, the proposal will have little impact on loss of sunlight given the direction of sunlight is screened by the existing host dwelling. The use of a gable roof as opposed to the existing hipped conservatory roof is acknowledged however is considered not to increase dominance to a detrimental level. The proposal will be screened to the north by a neighbouring detached garage as well as substantial boundary treatment preventing any overlooking concerns directly to the north. Some levels of overlooking can be made to the garden space of 11 Willow Bank, however given the proposal replaces an existing conservatory and results in a reduction of glazing, no increase in overlooking will be achieved.

As such, this weights considerably in favour of the proposal.

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 a side extension should reflect the design of the existing dwelling in terms of roof style, pitch, materials and detailing and should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling).

The proposal benefits from a pitched roof design which matches the existing dwelling. The significant setback from the front elevation assists in allowing the proposal to remain subordinate to the dwelling. Substantial boundary treatment between the proposal and the highway prevents much of the extension from being seen and therefore reduces any impact the proposal has on the street scene. The use of matching materials allows the proposal to remain in keeping with the dwelling and maintains the character of the street scene. Overall, the proposed extension is more in keeping with the character of the area and has an improved visual impact over the existing conservatory.

This therefore significantly weighs in favour of the proposal.

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 would not result in an increase in the number of bedrooms or the loss of any onsite parking facility. The proposal will therefore have no impact on highway safety. This weighs considerably in favour of the proposed development.

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

Planning Balance and Conclusion

In considering the above assessment, the proposed development is acceptable regarding residential and visual amenity and highway safety. No concerns are apparent with regards to the application and if anything, the proposal is an improvement on the existing conservatory which the proposal seeks to replace. On balance, this application is therefore recommended for approval.

Recommendation

Approve with Conditions