
2023/1103

Mrs Jean Chappell

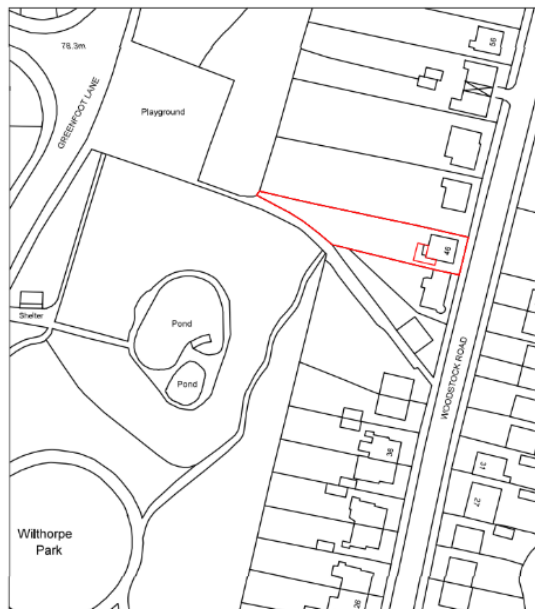
46 Woodstock Road, Barnsley, S75 1DX

Single storey rear/side extension.

Site Description

The application relates to a plot located on the western side of Woodstock Road and in an area that is principally residential, comprising other two-storey detached and semi-detached properties of various scale and appearance. The topography of the area descends south-to-north and east-to-west resulting in staggered building heights and underbuilds.

The property in question is a two/three-storey detached, hipped roof dwelling constructed of red brick with render at first-floor level. The property is two storeys to the front with an element of an under build to the rear and is fronted by hard surfacing and some soft landscaping. Hard surfacing extends to the side and rear of the property with an existing small conservatory to the rear. The site is bounded by a mix of boundary treatments.



Planning History

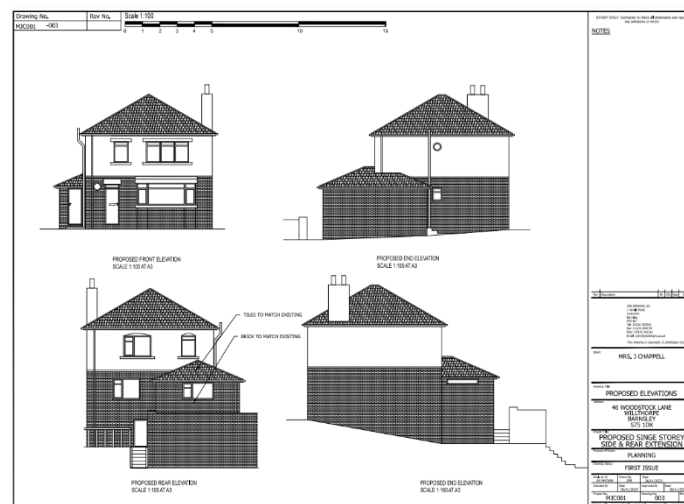
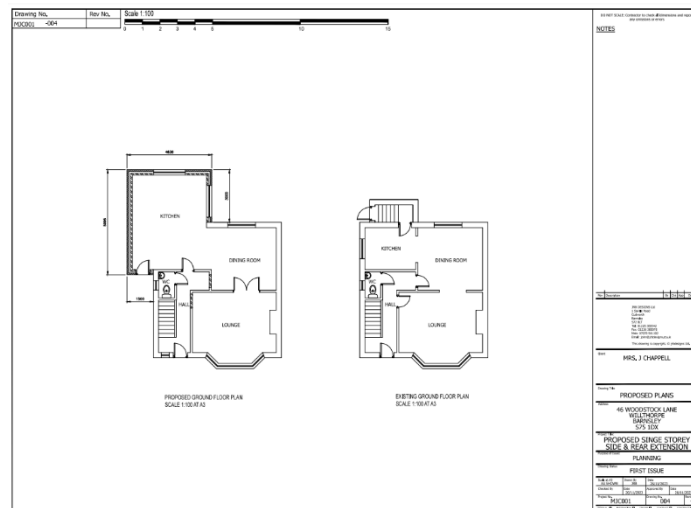
There are two previous planning applications associated with the application site:

1. B/79/0152/BA – Extension to dwelling. – Historic.
2. 2021/0471 – Erection of two storey rear extension to dwelling. – Approved.

Proposed Development

The applicant is seeking approval for the erection of a single storey extension to the side and rear of the dwelling that would wrap around the south-east corner of the dwelling.

The proposed extension would have a rearwards projection of approximately 3 metres and a sideways projection of approximately 1.5 metres. The extension would have an approximate total width and depth of 4.8 metres and 6 metres respectively. The extension would adopt a hipped roof with an approximate total eaves and ridge height of 3.9 metres and 5 metres respectively (including under-build). External materials would match or have a similar appearance to the existing dwelling.



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 application site is allocated as urban fabric within 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 GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy T4: New Development and Transport Safety.***

Supplementary Planning Document: House Extensions and Other Domestic Alterations

This document establishes the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations; reflecting the principles of the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Supplementary Planning Document: Parking

This document establishes parking standards in relation to development size and type.

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

No consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties and 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 extension would be located directly to the south of 48 Wood Stock Road and would be built at a higher level. However, the neighbouring property is positioned further back within its plot and has been extended to the rear. As such, the proposal is unlikely to result in significantly increased levels of overshadowing, especially as the extension would be set in from the northern boundary line and would adopt a modest rearwards projection, in accordance with the SPD.

The proposed extension would be located directly to the north of 44 Woodstock Road, it would be built at a lower level and would be set in from the southern boundary line, in accordance with the SPD therefore lessening any potential impact upon the neighbouring property.

The proposed extension would feature a minimal amount of glazing with new windows located on the rear and north side elevations. The rear-facing window would face into the plot and away from surrounding properties and the side-facing window would be a small window positioned high within the wall. Existing boundary treatments may offer additional screening and a sufficient separation distance between the rear-facing window of the extension and the rear boundary would be maintained, in accordance with the SPD. As such, it is not considered that the proposal would result in significantly increased levels of overshadowing, overlooking or reduced outlook.

The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Visual Amenity

The proposed extension would be partially visible from the public realm of Woodstock Road. However, the extension would be significantly set back from the highway and would be set lower than street level due to existing topography differences. As such, the extension would not be a prominent feature within the street scene.

The proposed extension would adopt a form and features that would be sympathetic to the host dwelling, including roof type, pitch, and external materials, and would not adopt an excessive sideways projection more than two thirds the width of the original dwelling, in accordance with the SPD. As such, the extension would remain subordinate to the host dwelling and is considered to be a sympathetic addition.

The proposal is therefore considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

Three-bedroom properties or larger are expected to provide a minimum of two off-street parking spaces within the curtilage of the dwelling. The existing driveway located to the south of the host dwelling is suitably sized to accommodate one vehicle, contrary to the SPD. However, the proposal would not result in a requirement to provide additional parking spaces and would not interfere with existing arrangements which have sufficiently served the property without issue. As such, it is not considered that the proposal would detrimentally affect highway safety, especially as on-street parking is commonplace on Woodstock Road: a residential street where vehicular movements are generally expected to be relatively slow moving.

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**