
2024/0750

Mrs Marie Scott

52 Garden House Close, Monk Bretton, Barnsley, S71 2ED

Erection of single storey rear and side extension with flat roof (Retrospective).

Site Description

The application relates to a plot located to the western end of a cul-de-sac, Garden House Close. The application site is located within an area that is a mix of greenspace and residential properties, comprising two-storey semi-detached properties of a similar scale and appearance. Immediately west of the application property is a relatively modern stone-built pair of semi-detached properties and to the south is an area of land that previously accommodated the former Belmont Centre and now has planning approval for the erection of 72 no. dwellings and associated works.

The property in question is a two-storey semi-detached house constructed of brickwork, featuring a pitched roof with interlocking roof tiles that appear grey in colour. The property features an existing single storey front and side extension that is constructed of brickwork with facing stone to its front elevation. The extension has a pitched roof with red coloured interlocking roof tiles. The host dwelling is fronted by a driveway and bounded by low-built brick walls. To the rear is a modest garden with an existing pergola and partially completed extension bounded by high timber fencing and conifer trees.



Planning History

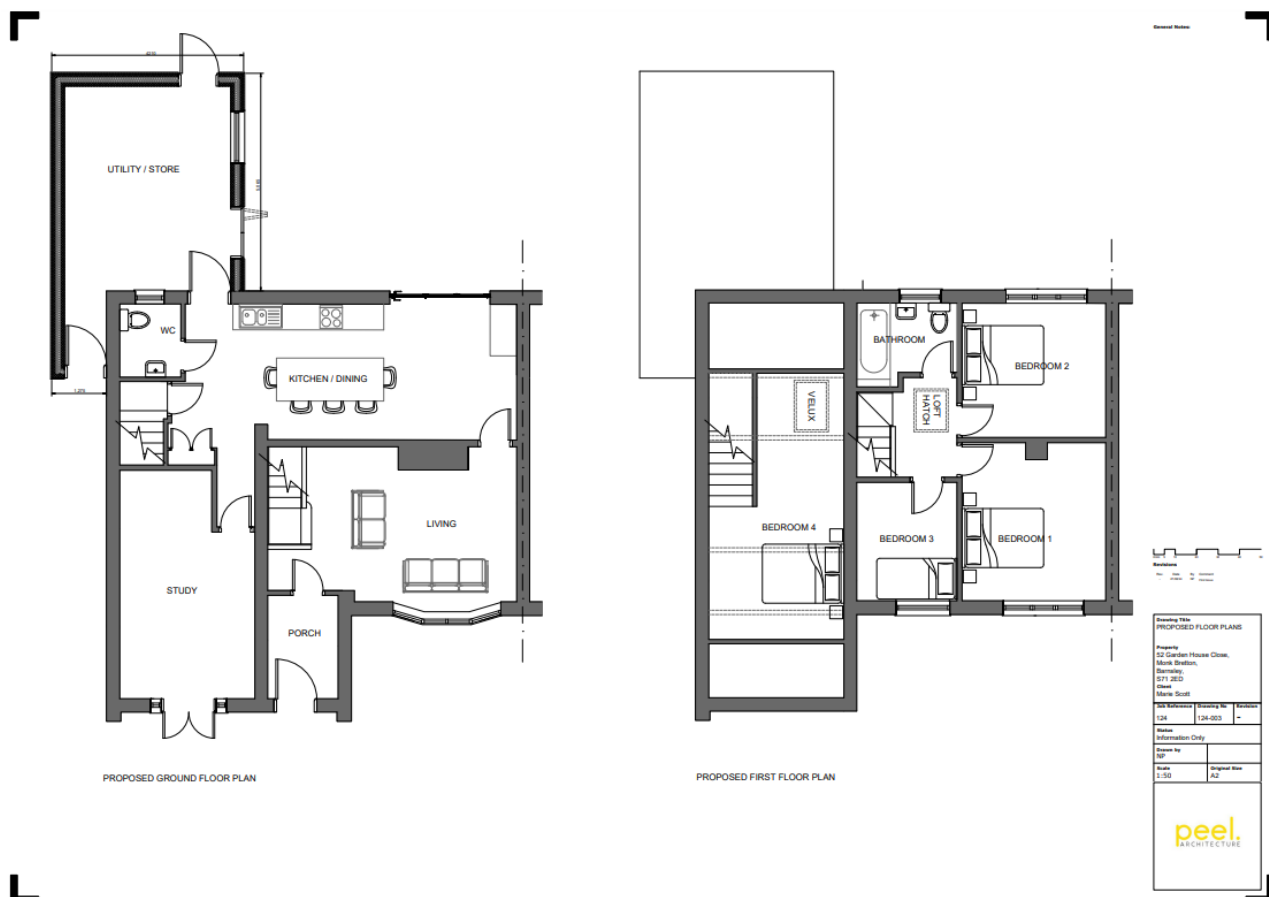
There are three previous applications associated with this site.

- B/00/0692/BA – Erection of single-storey side extension. – Approved.
- 2020/0154 – Erection of first floor side and front extensions to dwelling. – Refused.
- 2023/0894 – First floor front and side extensions, front balcony and loft conversion with front and rear dormers to two storey dwelling. – Refused and dismissed at appeal APP/R4408/D/24/3340594.

Proposed Development

The applicant is seeking retrospective permission for the erection of a single storey side and rear extension with a flat roof.

The retrospective extension projects from the rear and side elevations of an existing single storey side extension approved under application B/00/0692/BA by approximately 5 metres and 1.3 metres respectively. The retrospective extension has a width of approximately 4.5 metres and a total depth of approximately 7 metres. The retrospective extension has a flat roof with an approximate height of 2.6 metres. The retrospective extension has been constructed from blockwork and has yet to be finished in render which is proposed to be white.

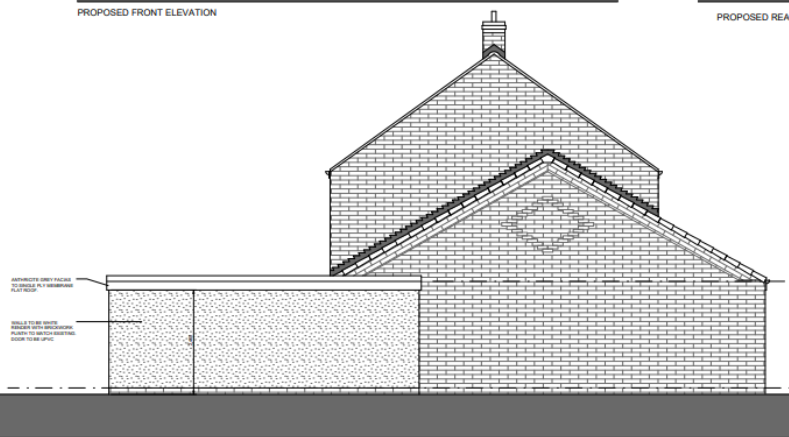




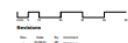
PROPOSED FRONT ELEVATION



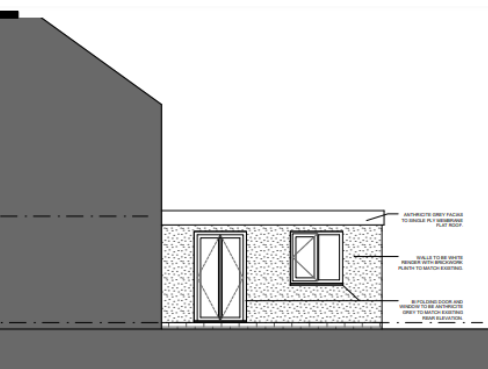
PROPOSED REAR ELEVATION



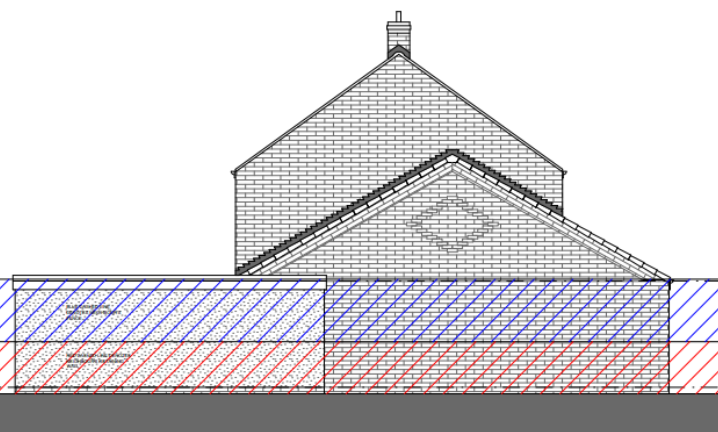
PROPOSED LEFT SIDE ELEVATION



Drawing Title PROPOSED ELEVATIONS (SHEET 1)			
Property 12 Garden House Close, Mare Street, Barnsley, S71 2SD			
Client Marie Scott			
Plot Reference 124	Drawing No. 124-004	Revision -	
Status Information Only			
Drawn by GP			
Scale 1:50	Original Size A2		



PROPOSED RIGHT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION
SHOWING NEIGHBOUR VISIBILITY



Drawing Title PROPOSED ELEVATIONS (SHEET 2)			
Property 12 Garden House Close, Mare Street, Barnsley, S71 2SD			
Client Marie Scott			
Plot Reference 124	Drawing No. 124-005	Revision -	
Status Information Only			
Drawn by GP			
Scale 1:50	Original Size A2		

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 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

- Building Control – The retrospective extension will require Building Regulations Approval.
- Planning Enforcement – No response but a search has found no registered complaints or enforcement proceedings.

Representations

Neighbour notification letters were sent to surrounding properties. One objection was received from one address.

The following concerns which are material planning considerations were raised:

- Invasion of privacy into rear garden and house.

The following concerns which are not material planning considerations were raised:

- The height of the existing conifer trees has made the bottom of my garden a bog as the sun never gets there.
- I understand that the householder breeds dogs, and that they are housed where the proposed extension will be. If so, I can only assume that they will now be housed at the bottom of the garden by my fence.

While all concerns raised are acknowledged, only those which are material planning consideration can be taken into account. The height of the conifer trees could be addressed as a high hedge dispute with information available on the Council website.

Assessment

Principle of Development

This application has come forward following a change in Architect and advice identifying that the retrospective works did require planning permission.

Extensions and alterations to a domestic property and the erection of detached garages in domestic curtilages are acceptable in principle if they would remain subsidiary 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 and the erection of detached garages in domestic curtilages are considered acceptable if they would not adversely affect the amenity of neighbouring properties.

During the application process, one objection was received citing the loss of privacy and referencing a velux window to the rear that could affect properties on Butter Cross Park.

The retrospective extension has a flat roof and is built below the height of the surrounding boundary fencing. The extension is also located several metres from the northern (rear) boundary shared with neighbouring properties on Butter Cross Park and comprises high conifer trees and fencing which provide significant screening. It is therefore not considered that the amenity of the occupant(s) of neighbouring properties on Butter Cross Park would be significantly detrimentally impacted by the retrospective extension.

The velux window that was referenced appears to relate to an existing velux roof window located on the rear roof plane of the existing and previously approved single storey side extension which is not under consideration under this current application. Moreover, the velux roof light could have been implemented as permitted development therefore not requiring planning permission.

A single window is located on the east facing side elevation of the retrospective extension which faces towards the rear curtilage of 50 Garden House close. This window is located at ground level with existing boundary treatments likely to offer some screening. In addition, the occupant(s) of 50 Garden House Close were notified of this application and no objections were received.

While it is acknowledged that the retrospective extension has not been designed in accordance with all the design guidance included in the House Extensions and Other Domestic Alterations SPD, the extension has a flat roof with a restrained roof height that is set below the height of surrounding boundary fencing. The extension is also set away from the north and east party boundaries. The extension is therefore not considered to contribute to significantly increased levels of overshadowing or reduced levels of outlook.

Considering the above, the retrospective extension is not considered to contribute to significantly increased levels of overshadowing, overlooking and loss of privacy or reduced levels of outlook, and is not considered to have an overbearing impact. The amenity of the occupant(s) of surrounding neighbouring properties would be maintained to a reasonable degree.

Notwithstanding the above, and to avoid further additions to and within the curtilage of the application property, that could disproportionately affect the available amenity space, permitted development rights will be removed.

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 and the erection of detached garages in domestic curtilages 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 cumulative width of the existing and approved side extension and the retrospective extension does exceed two thirds the width of the original dwelling, contrary to the House Extensions and Other Domestic Alterations SPD. The retrospective extension would also be rendered white. However, while the proposed finishing materials would not necessarily be in keeping with the street scene material pallet, the rear elevation of the application property is rendered. The retrospective extension has also been set significantly back from the main front wall of the application property and has a flat roof with a restrained roof height set below the height of existing boundary fencing and adjacent neighbouring properties. Consequently, there are significantly limited views of the retrospective extension from the surrounding public realm with an existing access gate screening most of the front of the extension. The extension is therefore not considered to significantly alter or detract from the character of the street scene.

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

The retrospective extension is not considered to be prejudicial to highway safety as the existing site access and off-street parking arrangements would be maintained.

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**