
2023/0960

Applicant: Mr & Mrs Obarisiagbon

Address: 34 Kingsway, Grimethorpe, Barnsley, S72 7FJ

Description: Single storey rear extension and side extension to garage, to existing 2 storey dwelling

Site & Location Description:

The dwelling is situated on early twenty first century development in the former mining village of Grimethorpe, located approximately 7km northeast of Barnsley town centre. Kingsway is the principal road running through the development, leading off High Street, just before the acorn centre and exiting on St. Lukes Road, opposite St. Lukes Church. Predominantly the development features detached and semi-detached houses with front and rear gardens, many with attached garages.

The application dwelling is a semi-detached house with a single attached garage to the side elevation. In common with dwellings on the estate, it is constructed of red brick with a red tiled roof. Both this dwelling and the attached neighbour's front elevation south facing roof slopes are completely covered in solar panels. The garage roof is dual pitched, also tiled. The front garden consists of a single parking space in front of the garage, whilst a small front garden features a very low fence, with some planters, a very short pathway to the front door and some shrubs on the opposite side of the path.



Planning History:

- **2023/0610** -Single storey rear extension and part garage conversion including raising roof of garage to extend over new rear extension – approved 10th August 2023
- **03/1638/HR** - Residential Development of 226 dwellings with associated roads, footpaths and sewers (amendment following previous approval) – approved 11th November 2003
- **02/1849/HR** – Residential Development of 226 dwellings with associated roads, footpaths and sewers – Approve 15th April 2013

Proposed:

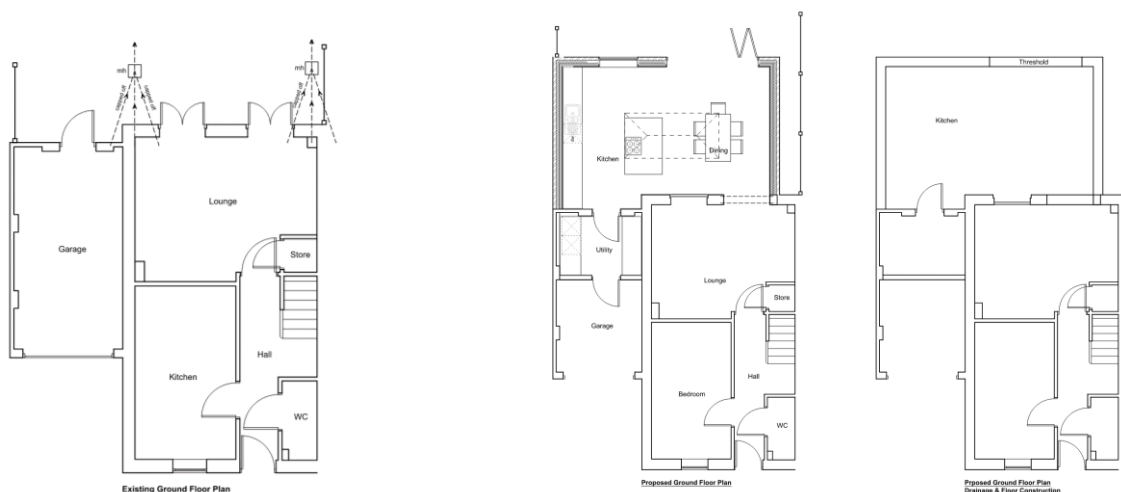
The proposal is an amended version of a recent (July 2023) planning application which gained approval in August 2023. Whilst the footprint of the extension appears to be identical, the greatest difference is the removal of the proposed pitched roof, to be replaced with a flat roof with a roof lantern in replacement of three rooflights.

In more detail, the proposal would be for a side elevation extension, extending the original attached garage beyond the side rear elevation and across the rear elevation to create a wraparound extension. Internally, the rear aspect of the extension would be an extended kitchen/diner featuring a single rear window and bifold doors leading to the garden. The side aspect of the garage and extension would have no windows and internally would include a new utility room and an internally reduced size garage space. External materials are proposed to match the existing materials of the dwelling except for the existing dual pitched garage roof as the proposal would feature a flat roof with roof lantern on the rear elevation.

Measurements:

	Roof Height	Eaves Height	Width	Projection Side/Rear
Original House (unchanged)	8.3m	5.13m	4.07m 7.7m inc. Garage	n/a
Original Garage	3.64m	2.56m	5.39m (Length)	2.83m
Proposed Extension Side Aspect	2.88m	2.45m	10.21m (Total extension length)	2.83m
Proposed Extension Rear Aspect	2.88m 3.05m to roof lantern	2.45m	7.21m	4.82m From rear elevation

Existing and Proposed Floor Plans and Elevations





Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; no comments or objections were received.

Consultees: None

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the 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 also 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 and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 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.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in

the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Section 12: Achieving well-designed places - The Government attaches significant importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces, and wider area development schemes.

Within section 12, paragraph 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

GD1 - General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

SD1: Presumption in favour of Sustainable Development: When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

D1 - High Quality Design and Place Making: Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

T4 – New Development & Highway Safety: New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Supplementary Planning Documents (SPD)

House Extensions and Other Domestic Extensions

Assessment

Principle of development

The site is located within land designated as Urban Fabric. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety.

Residential Amenity

As was highlighted in the previous approved planning application (2023/0610), the proposal would be likely to have some impact on the residential amenity of the adjacent neighbouring dwellings, which would include a limited amount of overshadowing and potential impact on sunlight levels during the early morning and early evening period, as the garden and the neighbouring gardens are north/northeast facing. Due to the large projection of the proposed extension, at 4.58m, the proposal would intersect a 45-degree angle from the closest habitable window of the neighbouring dwelling, however in this instance the intersection only relates to a small corner section of the proposed extension and a reduction in size of the extension would be unlikely to provide a noticeable improvement to the residential amenity of the neighbour dwelling.

Despite the issues mentioned above, it is a belief that the impact on residential amenity would be modest at worst and insignificant at best. This is supported by multiple mitigating factors such as a strong wooden boundary fence between the dwellings, the removal of the pitched roof from this amended proposal, compared to the originally approved application, and the fact that if the proposed rear extension aspect of the extension was not attached to the garage, a similar sized extension could be constructed under permitted development rights, or if no objections were received from neighbours, an identical sized extension under prior notification approval.

Visual Amenity

As most of the proposal would be unseen from the public highway of Kingsway or other public roads on the estate, there would be limited impact to the visual amenity of the area, especially for the principal front elevation, as the existing dual pitched garage roof would be retained. Whilst the proposed flat roof for the extension may assist in reducing the impact on residential amenity, equally it is not as beneficial to the character of the dwelling as pitched roof would be. In mitigation of this, the Household Extensions and Other Domestic Alterations SPD allows for flat roofs on ground floor extensions and as mentioned the public view of the roof, beyond neighbouring dwellings is very limited.

Highway Safety

Parking provision is altered by the reduction of the internal size of the garage, but by current standards, the original garage would not be considered large enough to be considered as a formal parking space. The original single parking space outside of the garage is retained and due to limited off-road parking within dwelling's curtilages on the estate, with many dwellings such as the applicant's only have one practical parking space., on road parking is frequently utilized. As such the proposal would not have a significant detrimental impact upon highway safety.

Summary

With a small amount of harm to residential amenity, which is largely reduced by mitigating factors, an insignificant impact on the visual amenity of the area, and with no impact on highway safety; together with the requirements of local policies GD1, SD1, D1 and T4 having been met, whilst broadly meeting the requirements set out in the SPD House Extensions and Other Domestic Alterations, a recommendation for approval would be appropriate

Recommendation: Approve with conditions