**2023/0215**

Mr S Sherwood

Removal of existing single storey rear extension and conservatory and erection of replacement single storey extension to rear of dwelling (Revised roof design compared with application 2022/0655)

36 Station Road, Lundwood, Barnsley, S71 5LD

**Site Location & Description**

Station Road is located off Pontefract Road (A628), one of the main arterial routes linking the town centre with the north of the borough. The area is predominantly residential and is a mix of single and two-storey, detached and semi-detached properties in a mix of housing designs.

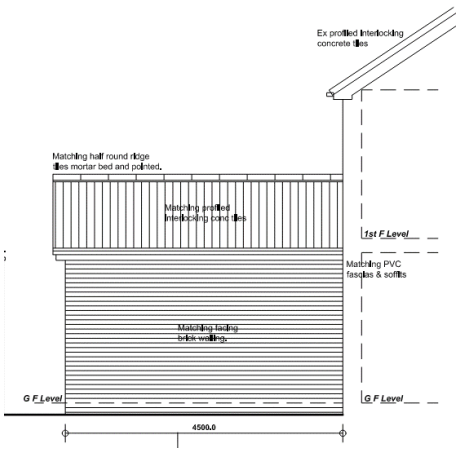
The application relates to a two-storey, semi-detached brick-built, dwelling located on the southern side of Station Road, at the head of the cul-de-sac, opposite the junction with Caythorpe Close.
The dwelling is set back from the highway with a small garden to the front and driveway to the side leading to a garage. The property currently benefits from a single storey rear extension with conservatory extension beyond.

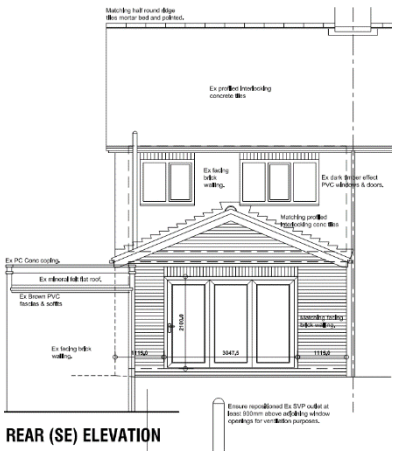
**Planning History**

2022/0655 – Removal of existing single storey rear extension and conservatory and erection of replacement single storey extension to rear of dwelling – Approved August 2022

**Proposed Development**

The applicant seeks permission for the erection of a single-storey rear extension. The extension is to project 4.5m from the rear elevation extending the full width of the property, with a height of 2.7m to the eaves and 3.8m to the ridge; it is to replace an existing extension of slightly larger projection, with a slight increase in ridge height from 3.15m to 3.8m



REAR (SE) ELEVATION

**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 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

The site is allocated as Urban Fabric within the Adopted Local Plan, which has no specific land allocation and therefore the following policies are relevant:

Policy GD1 General Development
Policy D1 High Quality Design and Place Making
Policy SD1 Presumption in favour of Sustainable Development

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

**Consultations**

None

**Representations**

Neighbour notification letters were sent to surrounding properties; no representations have been received.

**Assessment**

Principle of Development

The site falls within urban fabric which has no specific land allocation; however, the site and surrounding area is made up principally of housing. 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

Supplementary Planning Document – House Extensions and other Domestic Alterations states that single storey extensions to the rear of semi-detached dwellings should not project more than 4m and that the eaves height should not exceed 2.5m where the extension would project beyond 3m.

The proposed extension is contrary to the principles set out in the SPD; however, it does fall within the parameters of the Larger Home Extension development as set out in the Town and Country Planning (General Permitted Development Order) 2015 (as amended). This allows homeowners to erect single storey rear extensions up to 6m on semi-detached properties without the need for planning permission where no neighbouring properties object. The proposal is to replace the existing kitchen and conservatory extensions within a smaller footprint. It is acknowledged that the proposal is to increase in height by approximately 0.7m, however it does fall within the parameters of the larger home extension. The neighbours have not objected to the proposal, and as the impact to the adjoining neighbour will be less than that already experienced and tolerated, it is considered acceptable in this instance.
The proposed extension does not include windows along either side elevation and those located in the south-eastern elevation are located a sufficient distance from the rear boundary with that the proposal would not increase levels of overlooking.

In light of the above, it is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook of neighbouring properties to a detrimental level and is in compliance with Local Plan Policy GD1.

Visual Amenity

The proposed development is to be located on the rear elevation and would not be visible from public vantage points. Nevertheless, the proposed extension is designed to reflect the original dwelling in terms of roof style and pitch and is to be constructed from materials which match the original dwelling. It is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan Policy D1: High Quality Design and Place Making.

Highway Safety

The proposal does not result in the requirement for additional parking provision, nor does it see the loss of existing parking provision and as such the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4.

Conclusion

Based on the assessment above it is considered that the proposed development would not have a significant adverse impact on the amenity of neighbouring residents by means of overshadowing, overlooking or loss of outlook, nor would it have a detrimental impact on the character of the street scene or upon highway safety and as such is in compliance with Local Plan Policies GD1, D1 and T4 and is acceptable.

**Recommendation**

**Approve** with conditions