

2024/0743

Ms Fiona Erskine

267 Dodworth Road, Barnsley, S70 6PF

Erection of single storey rear and side extension

Site Description

The application related to a semi-detached dwelling located on Dodworth Road. The property is constructed from red brick with a tiled pitched roof. The surrounding area is characterised by predominantly detached and semi-detached red brick property's with pitched tiled roofs.



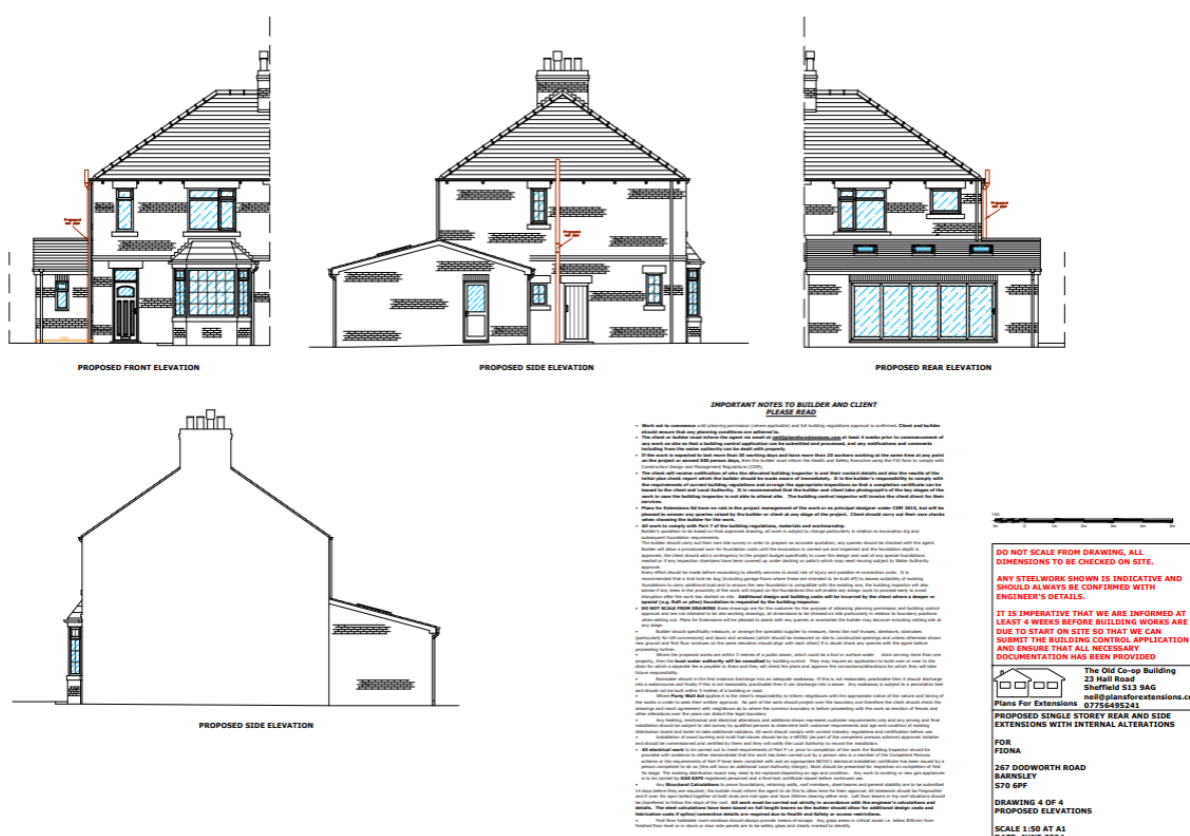
No planning history

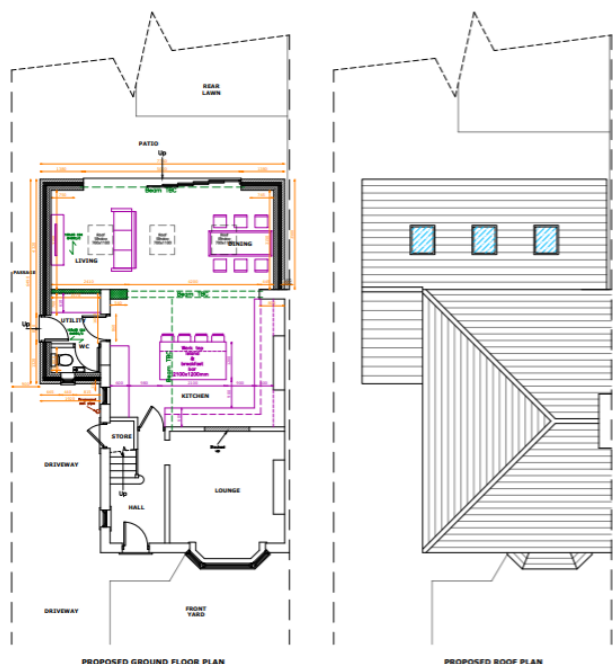
The applicant is seeking permission for a single storey rear and side extension 'wrap around' extension.

The proposed extension will have a rear projection of approximately 3.5 metres and an approximate width of 7.8 metres. A lean to pitched roof is proposed with total height of approximately 3.5 metres and approximate ridge height of 2.5 metres. Rear north facing bifold doors have been detailed spanning approximately 5 metres along with 3 Velux windows proposed symmetrically with the proposed rear bi-fold doors.

The proposed side extension will have an approximate width of 1.9 metres and a total length of approximately 6.5 metres. A gable pitched roof is detailed with a total ridge height of approximately 3.5 metres and an approximate principal elevation eaves height of 2.3 metres. A west side elevation door is proposed servicing a utility room along with a principal elevation window servicing a WC.

Matching materials have been proposed.





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.***

Consultations

No consultees were consulted on this application.

Representations

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

Assessment

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 side extension would be erected approximately 0.9 metres from the boundary with 269 Dodworth Road to the west. A door is detailed to the west elevation servicing a utility room. This room is not a habitable room and so would not result in any detrimental residential amenity issues. Due to the existing proximity between the properties the proposed side extension will not cause any increase in overshadowing. The side proposal is not considered overbearing as it only spans a small section of the existing property side elevation.

The rear extension is proposed to the west of 265 Dodworth Road. The proposal could therefore restrict some sunlight to the neighbouring property however this will be restricted to the evening. Existing on site boundary treatment also reduces the impact of the proposal.

There is little to no impact on overlooking from the rear due to the approximate distance of 40 metres to the habitable rooms of rear neighbours as well as substantial boundary treatment in the form of trees and rear garages.

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). A side extension should also be set in by one metre from the side boundary with an adjacent property to further avoid the terracing effect and to give the benefit of external access to the rear of the property.

Although not identical to the host dwellings hipped roof form a gable roof has been proposed to the side extension. This roof form is considered acceptable and preferred to a flat roof. The side projection is acceptable at a projection of 1.92 metres, well below the required two thirds width. Although the side projection is within 1 metre of the boundary; the 0.9 metre distance to the boundary is considered acceptable.

The proposed rearward projection is below the preferred 4 metre and provides eaves of approximately 2.4 metres, below the required 2.5 metres. A lean-to roof is detailed which provides a higher level of design quality.

Matching materials have been detailed throughout which prevents any detrimental effect to the character of the street scene.

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 does not result in the increase of any bedroom facility. Some parking facility is reduced; however, the site still has the facility for two parking spaces.

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