
2024/0141

Mr Barry Willans

8 Chapel Street, Ardsley, Barnsley, S71 5AY

Single storey front extension to dwelling.

Site Description

The application relates to a plot located on the north side of Chapel Street and in an area that is a mix of residential uses, greenspace, and Green Belt land. The surrounding character is somewhat varied comprising two-storey terraced and semi-detached properties of a similar scale and varying appearance, including external materials consisting of brickwork, stonework, and pebble dash render, and various additions, including front extensions, canopies, and front dormer windows.

The property in question is a two-storey semi-detached property constructed of red brick with pebble dash render to the first floor. The property has a hipped roof with grey coloured tiling and is fronted by an area of hardstanding bounded by low level timber panelled fencing.



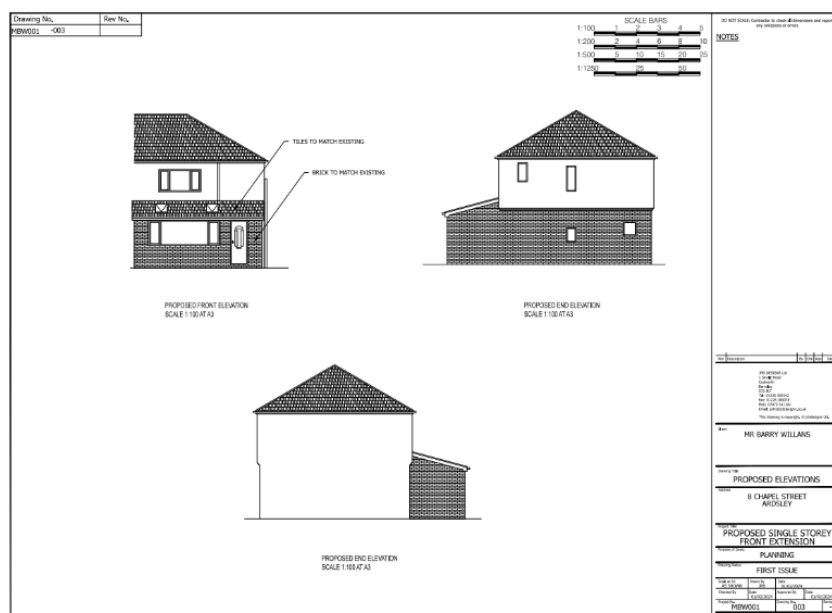
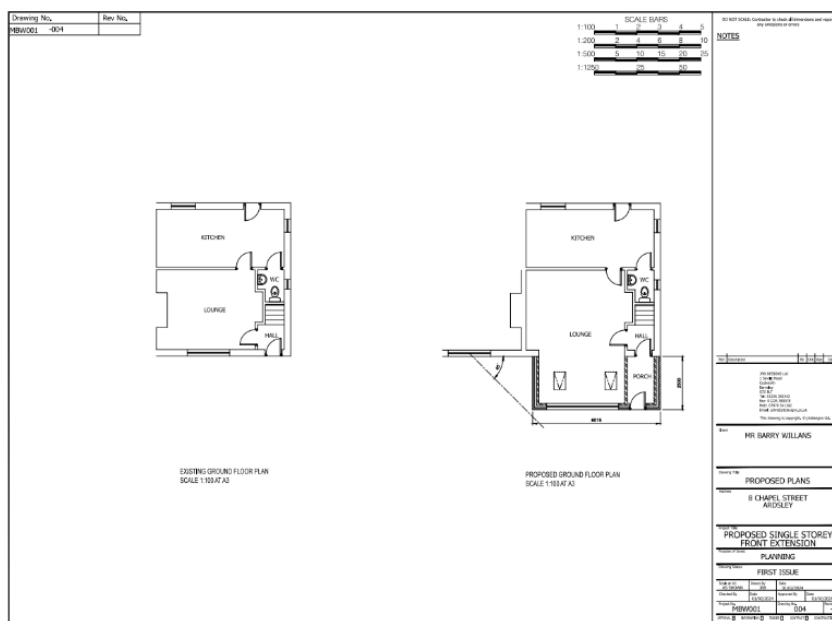
Planning History

There are no previous applications associated with this site.

Proposed Development

The applicant is seeking permission for the erection of a single storey extension to the front of the dwelling.

The proposed extension would project from the front elevation of the dwelling by approximately 2.5 metres with a width of approximately 6 metres. The extension would adopt a monopitched roof with an approximate eaves and ridge height of 2.4 metres and 3.2 metres respectively. The extension would be constructed of matching external materials, including brickwork and tiling.



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 within the adopted Local Plan which has no specific 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

Highways DC – No objection.

Representations

Neighbour notification letters were sent to surrounding properties. 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 to the north-west of adjacent property, 6 Chapel Street, and to the south-east of adjoining property, 10 Chapel Street. Extensions located to the south, south-east and south-west of neighbouring properties are generally considered to have a greater impact regarding overshadowing. Therefore, it is acknowledged that some overshadowing could occur. However, any potential impact is not considered to be significantly detrimental, especially as the extension would adopt a modest scale that would not exceed the 45-degree rule (which is applied to assess and limit the extent of overshadowing).

New windows would be limited to the front elevation of the extension and would face neighbouring properties opposite. As a general guide, windows to habitable rooms on an extended property should not be less than 21 metres from any other properties with habitable room windows. In this instance, the distance between ground floor habitable room windows would be reduced from approximately 21.7 metres to approximately 19.2 metres. As such, it is acknowledged that the proposal could result in increased loss of privacy. However, as the majority of the existing distance would be maintained, any potential impact is not considered to be significantly detrimental.

The proposal is considered to be unlikely to result in reduced levels of outlook.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and is considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Visual Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they do 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 front elevation of a building is generally considered to be the most important for its contribution to the street scene. Therefore, such extensions need to be of a high standard of design. Modest single storey front extensions, which are in keeping with the style of the existing house, and which form a small porch or provide additional space in the front living room, may be allowed.

In this instance, the proposed extension would provide additional space to a front living room with an integral porch to the front door. The extension would be of a single storey and would adopt a sympathetic form and features, including a pitched roof type and matching external materials. Similar forms of development can be seen in 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 would increase the living space of the dwelling but would not increase the number of bedrooms. It is acknowledged that existing parking arrangements to the front of the dwelling could be impeded slightly. However, sufficient space would be retained to accommodate a minimum of two off-street parking spaces, in compliance with the parking SPD.

The proposal is therefore considered acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

**Recommendation -
Approve with Conditions**