
2024/0139

Applicant: C. Mercer

Address: 31 Howard Street, Darfield, Barnsley, S73 9JD

Description: 2 storey side extension to semi-detached dwelling.

Site & Location Description:

The dwelling is located on side street leading off Balkley Lane, close to the junction with the A633 Doncaster Road in Darfield. The dwelling itself is similar to other dwellings on the street, being a semidetached dwelling, constructed of red brick with grey tiled, hipped roof. There is hard surface parking provision within the front garden, whilst there is further garden area to the side and rear of the dwelling, with the rear garden extending beyond 20m from the rear elevation.



Planning History: None

Proposed:

The proposal is for a two-storey side extension, constructed of matching materials and featuring a complementary styled roof. The proposal has been amended to meet local policy requirements of a set back and set down of for two-storey side extensions. At the rear of the ground floor aspect is what is described as a bay window, although it may be more akin to a small single-story extension or porch.

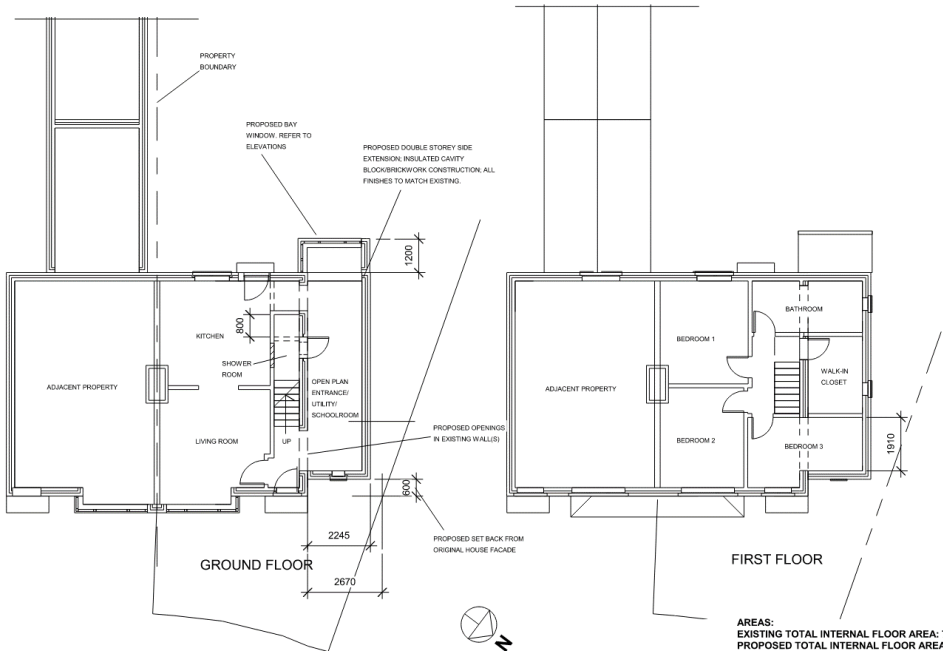
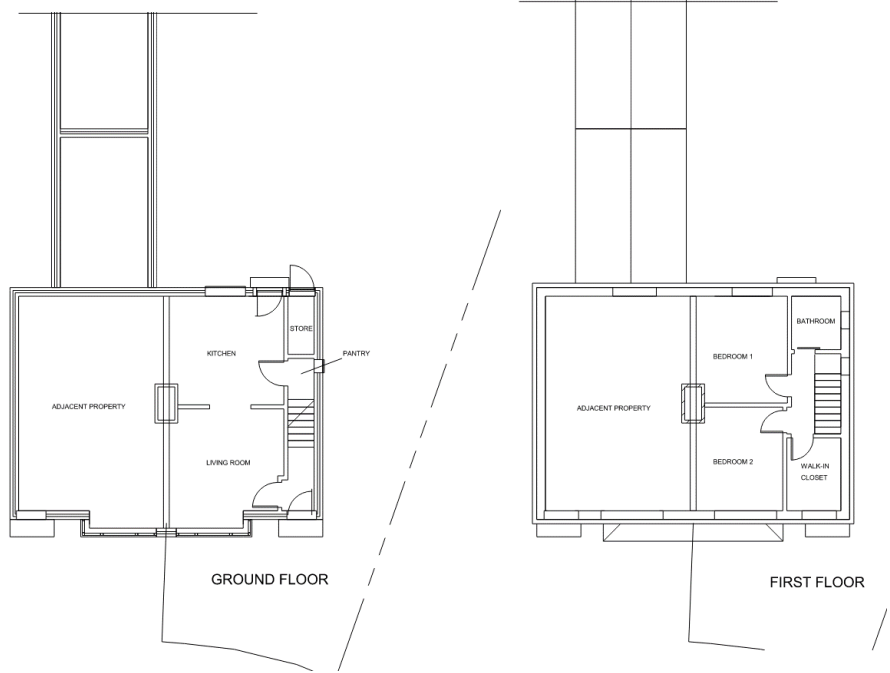
Measurements:

All existing roof and eaves heights have been checked on the existing plans and remain unaltered on the proposed plans.

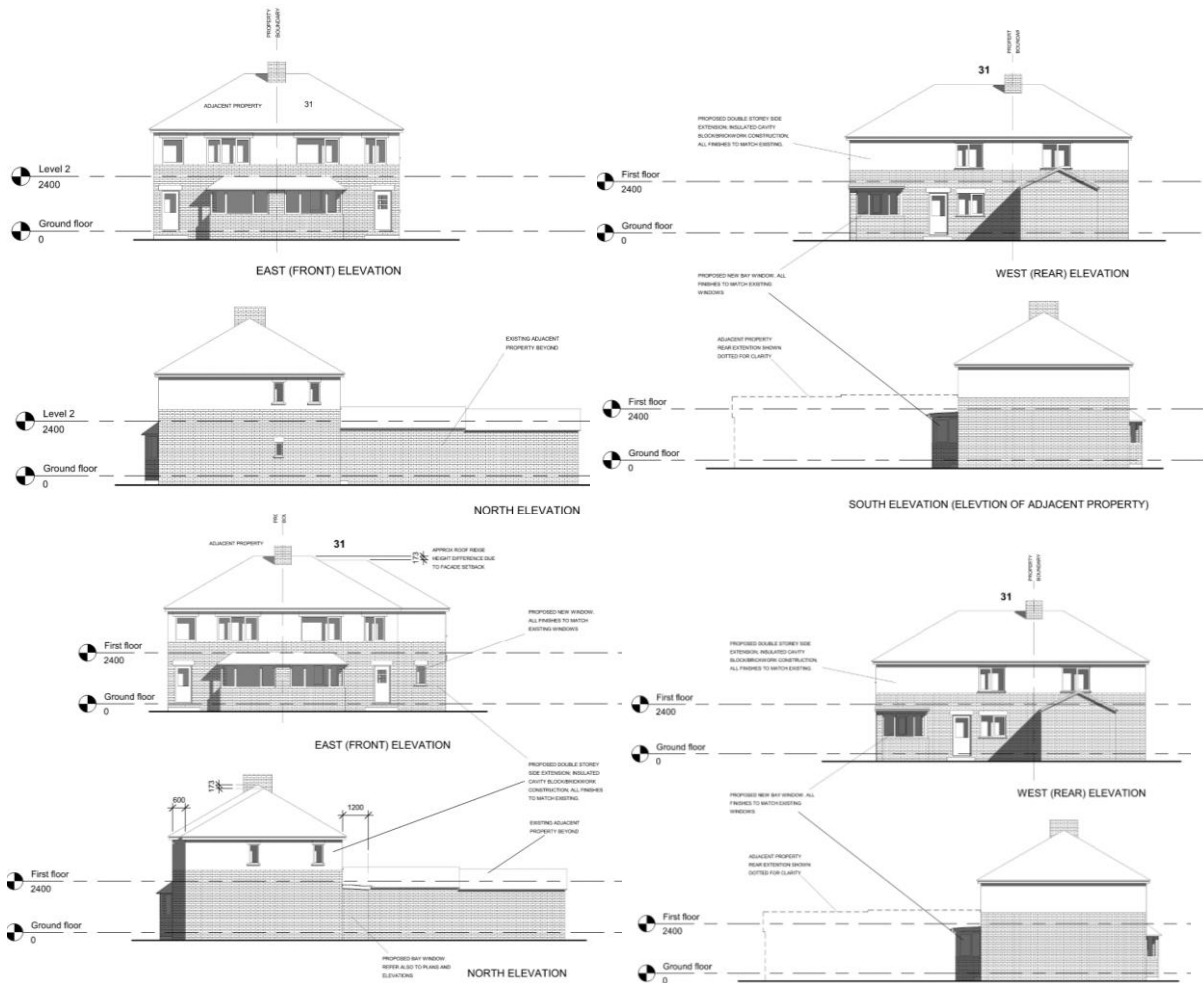
Two-storey Extension (existing house)

- **Side Projection: 2.24m**
- **Rear Projection (beyond rear wall): 1.2m**
- **Ground Floor Length (Inc. rear projection): 8.61m (7.99m)**
- **Maximum Eaves Height: 4.74m (4.74m)**
- **Maximum roof height: 7.11m (7.32m)**
- **Front Set Back: 0.6m**

Existing and Proposed Floor Plans and Elevations



AREAS:
 EXISTING TOTAL INTERNAL FLOOR AREA:
 PROPOSED TOTAL INTERNAL FLOOR AREA:



Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; No comments 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 and beautiful places -

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Within section 12, paragraph 139 is the most relevant which indicates:-

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

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

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

The proposal would be unlikely to have any impact on the residential amenity of the neighbouring dwellings or on other dwellings on the street. There is a reasonable distance between the application dwelling and the unattached neighbouring dwelling, with the houses angled away from each other, as the road curves around. There are two first story windows on the proposed extension, but both windows are small and are for non-habitable rooms of a bathroom, and a walk-in closet, with the closet being too small to be utilized as a bedroom. There are no windows on the ground floor side elevation, and the proposed bay window would have a minimum distance of 21m to the rear boundary.

Visual Amenity

With the required set back and set down of the proposed extension, combined with the use of matching materials and a complementary roof, the proposal would not significantly alter the character of the dwelling. With some similar, and arguably less aesthetically complementary to the street scene, the proposal would not be out of character and would do no harm to the visual amenity of the street scene.

Highway Safety

There are no proposed changes to access or parking arrangements, which consequently means there is no impact upon Highway Safety.

Recommendation: Approve with conditions