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2024/0041

Mr Alex Ball and Ms Lindsay Armitage

88 Intake Lane, Pogmoor, Barnsley, S75 2HY

Two and a half storey side extension, loft conversion with flat roof box dormer extension on rear roof plane and new roof lights to front, single storey and one a half storey front extensions and conversion of 3 out of 4 bays of existing detached garage into a linked annex. (Resubmission) (Different proposal compared with application 2023/0214).

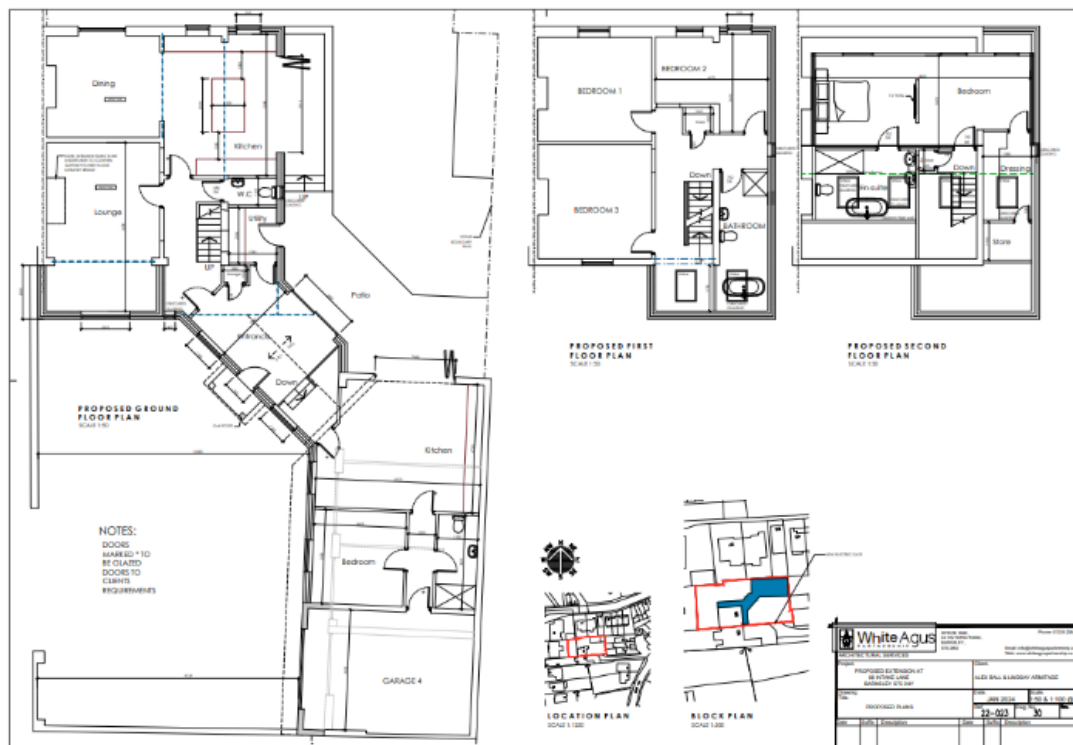
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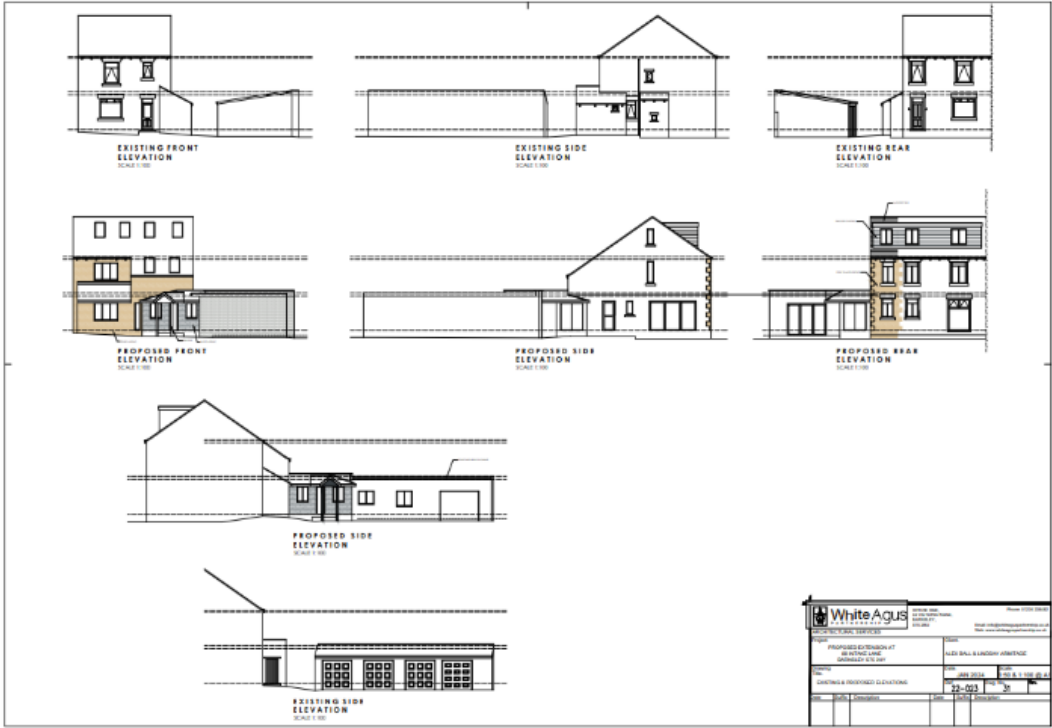
### Site Description

The application relates to a well-screened plot located to the west of the principal highway (Intake Lane) and in an area that is principally residential comprising a mix of dwelling types of varying scale and appearance. Access to the site is gained by an extensive private drive shared with an adjoining property from Intake Lane.

The property in question is a two-storey semi-detached dwelling with a red brick construction and a pitched roof with grey coloured roof tiles. The property features facing stonework to its west-facing (rear) elevation and an existing front projection with a mono pitched roof to its east-facing (front) elevation. The property is fronted by a large, detached quadruple garage to the north-east corner of the plot and an extensive area of hardstanding. To the rear is a modest sized garden.







<b>White Agus</b>		Project: 2020-0001	
Architectural Services		Client: [Redacted]	
Proposed Extension of [Redacted] at [Redacted] [Redacted] [Redacted]		Site: [Redacted]	
Drawings & Proposed Elevations		Date: 2020-01-10	
Scale: 1/8"=1'-0"		Sheet: 20-001	

## 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 land allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy GD1: General Development.***
- ***Policy T4: New Development and Transport Safety.***

### Supplementary Planning Document(s)

- ***House Extensions and Other Domestic Alterations.***
- ***Parking.***

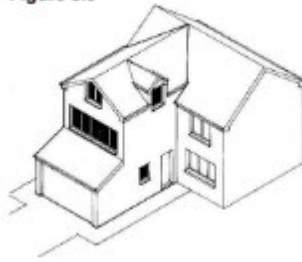
The *Supplementary Planning Document: House Extensions and Other Domestic Alterations* establishes the design principles that specifically apply to the consideration of planning applications for domestic extensions, outbuildings, roof, and other domestic alterations. The document reflects the principles of the National Planning Policy Framework (NPPF) which promotes high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

The *Supplementary Planning Document: House Extensions and Other Domestic Alterations* also provides guidance in relation to specific types of development. Front extensions are outlined in paragraphs 8.6, 8.7, 8.8, 8.9 and 8.10.

**8.6:** *The front elevation of a building is the most important for its contribution to the street scene. Generally, therefore, such extensions need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character of the street scene or cause overshadowing to neighbouring dwellings. Large extensions and conservatories are likely to appear particularly intrusive and will not normally be acceptable.*

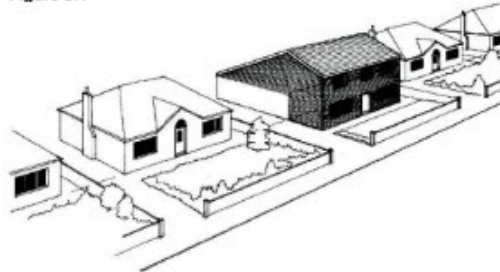
**8.7:** *The front extension in Figure 8.3 would not be acceptable. It alters the character of the original by overwhelming it in an unsympathetic manner. For example, the front door has been removed from the main elevation, and the garage door given excessive prominence.*

Figure 8.3



**8.8:** In Figure 8.4, the forward extension, which changes a hipped-roof bungalow into a gable roofed two storey dwelling, has broken the common roof ridge line and clumsily interrupted the harmonious pattern and continuity of the street scene, to its detriment. Again, this is unacceptable.

Figure 8.4



**8.9:** Extensions at the front of individually designed, detached houses, which are set back from the highway or set on staggered building lines, may, in certain circumstances, be acceptable. However, the extension must complement the original house and not adversely affect any adjacent property or the street scene.

**8.10:** Modest single storey front extensions, which are in keeping with the style of the existing house, may be allowed. For example, the left-hand semi shown in Figure 8.5 with a small extension to form a porch and provide some extra space in the front living room, would be acceptable because it is sufficiently discreet and adopts the form and features of the original. But the right-hand semi in Figure 8.5, with a larger extension, made more prominent by the alien form of the flat roof and conservatory-like front, is unacceptable.

Figure 8.5



## 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.***

The Government attaches great importance to the design of the built environment. 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, it creates better places in which to live and work and helps to make development acceptable to communities.

Section 12, paragraph 139 of the NPPF is particularly relevant as it states that 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.

## Other Material Consideration(s)

- ***South Yorkshire Residential Design Guide 2011.***

## **Consultations**

No consultees were consulted on this application.

## **Representations**

Neighbour notification letters were sent to surrounding properties and three representations were received outlining the following concerns:

- Increased overshadowing
- Loss of privacy

## Assessment

### Principle of Development

This application relates only to a new link connection with a relocated front entrance door with canopy between the dwelling and annex. All other aspects remain unchanged as approved under planning application 2023/0214 which could act as a fallback position for the applicant and could be implemented irrespective of the outcome of this application.

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.

### Visual Amenity

The *Supplementary Planning Document: House Extensions and Other Domestic Alterations* sets out guidance in relation to design principles, outlining the importance of any extension or alteration to a domestic property to be designed to be in keeping with the original property and to maintain the character of the neighbourhood. Proposals for extensions are considered acceptable where they do not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the original dwelling.

The application site is significantly set back from the principal highway (Intake Lane) and is largely screened by properties forward of its location. It is acknowledged that the application dwelling therefore has a limited contribution to the character of the main street scene and the wider visual amenity of the surrounding area. Nevertheless, the primary concern with this proposal (subject to consideration) relates to the potential impact upon the character of the original dwelling.

It is acknowledged that the scheme approved under planning application 2023/0214 would, to some extent, alter the character of the original dwelling by introducing larger extensions and new external finishes. However, the approved scheme was considered to be harmonious and complimentary to the original dwelling. Moreover, any potential impact of the approved scheme upon the character of the original dwelling, if developed, would likely be to a much lesser extent than that of the proposed scheme which is under consideration.

The main issue(s) in relation the proposed scheme (under consideration) lies with the fact that the proposed link would likely appear unnecessarily prominent and dominant, especially as the proposal would involve the relocation of the front door from the principal elevation of the main dwelling and the adoption of different external materials (slate cladding) that could bestow further emphasis on the proposed link. Moreover, the scale of the proposed link is considered to be excessive. The depth of the link (approximately 3.2 metres internally) is almost as large as the width of the largest ground floor rooms to the main dwelling (approximately 4.2 metres), and the width of the link, approximately 6.8 metres (measured at its longest point) would also be almost as wide as the entire internal width of the main dwelling (approximately 8.6 metres) as approved under planning application 2023/0214). The proposed link would therefore be tantamount to a large front extension. As such, the proposed link is not considered to be a modest nor sympathetic addition and could significantly alter and detract from the character and significance of the original dwelling and the approved scheme by significantly altering the principal elevation of the dwelling and in turn offering greater significance to the proposed link and approved annex, contrary to the House Extensions and Other Domestic Alterations SPD.

Whilst there is no general objection the principle of a link, it is considered that such development should not significantly alter or detract from the character of the original dwelling, should appear subservient to the main dwelling and approved annex, and should act as a modest walkable connection or corridor between the two spaces rather than providing any substantive additional

useable floorspace. As such, amendments were suggested. A revised scheme was received on 11th April 2024 that seemingly addressed the concerns raised. However, it was stated that the revised scheme appeared contrived and would create a narrow tunnel between the dwelling and garage conversion and was not a type of design that the applicant wished to pursue. The applicant therefore chose to proceed with the initial proposal of a larger link.

The proposal is therefore not considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and is contrary to the *Supplementary Planning Document: House Extensions and Other Domestic Alterations* and would be unacceptable regarding visual amenity.

### 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.

Concerns were raised regarding additional overshadowing and loss of privacy in relation to aspects of the scheme that were approved under planning application 2023/0214, including a loft conversion, dormer window and front extensions. However, the scheme approved under planning application 2023/0214 could be implemented irrespective of the outcome of this application.

The proposed link would be located centrally within the plot of the application dwelling and would not be erected in immediate proximity of surrounding properties. The proposed link would adopt a relatively restrained roof height that would be similar to the height of an existing front projection and that would not exceed the height of the roof of the existing garages, or the approved annex conversion. The proposed link would incorporate new glazing on its south-east (front) facing and north-west (rear) facing elevations that would face towards the rear elevations of some surrounding properties, including those located to the east fronting Intake Lane and those to the north fronting Church Street. However, the proposed link would comprise a single storey and existing high level and good quality boundary treatments could offer a sufficient level of screening and mitigation that could lessen the extent of any potential impact. As such, the proposal is not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook.

The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity. Nonetheless, a proposal that is considered acceptable regarding residential amenity does not warrant the approval of a scheme that is considered unacceptable in terms of its impact on visual amenity.

### Highway Safety

The proposal would unlikely significantly interfere with existing parking arrangements to the front of the application dwelling and a minimum of two off-street parking spaces could be accommodated, in accordance with the parking SPD.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety. Nonetheless, a proposal that is considered acceptable regarding highway safety does not warrant the approval of a scheme that is considered unacceptable in terms of its impact on visual amenity.

**Recommendation -  
Refuse.**