
2024/0042

Ms Sylvia Chambers

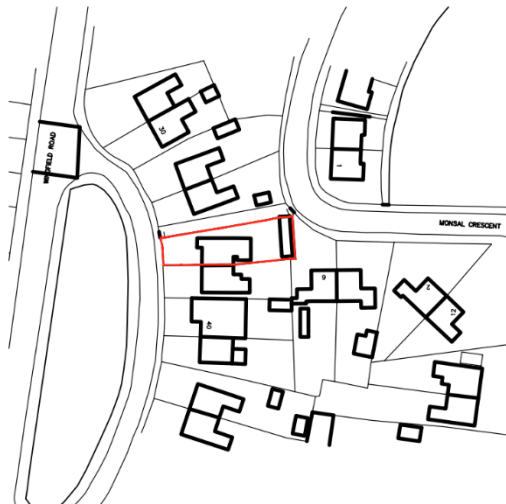
36 Wingfield Road, Athersley South, Barnsley, S71 3PR

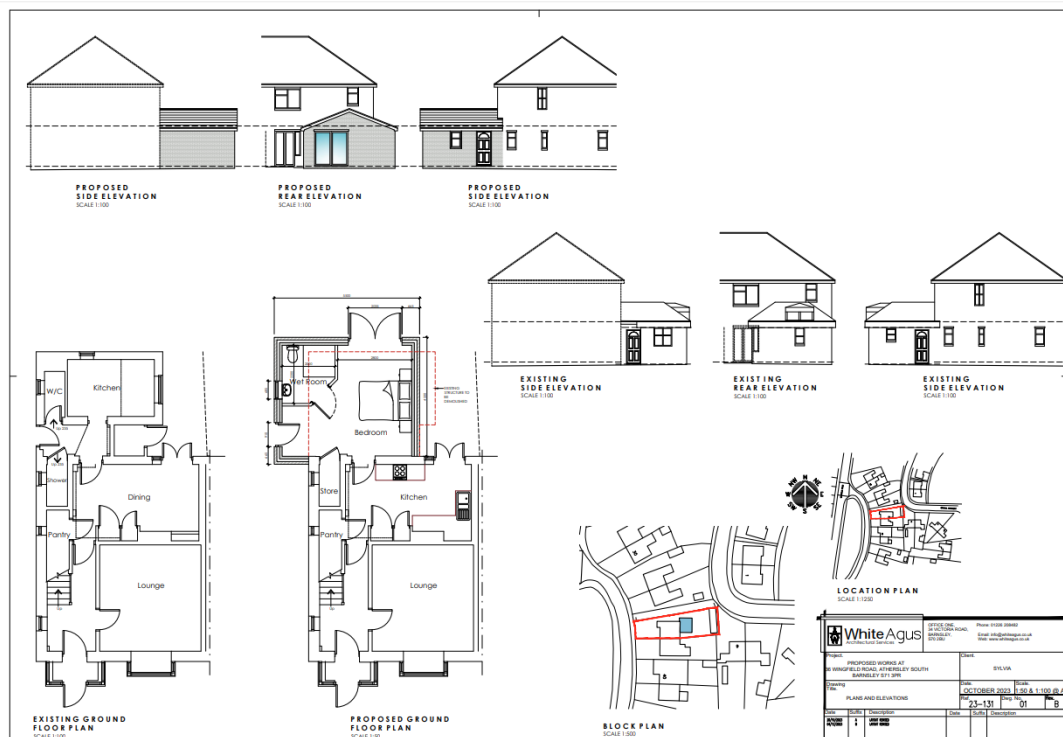
Single storey side and rear extension.

Site Description

The application relates to a plot located to the south of a public right of way that links Wingfield Road in the east to Monsal Crescent in the west, and in an area that is principally residential comprising other two-storey semi-detached properties of a similar scale and appearance.

The property in question is a two-storey semi-detached dwelling constructed of brick with a hipped roof with red coloured roof tiles. The property is fronted by a driveway and some hard and soft landscaping, and to the rear is a garden accommodating an existing detached outbuilding abutting the rear boundary. The property also features an existing front porch and rear extension. The site is bounded by blue metal railing to the front and side resulting in clear visibility of the rear garden from the public right of way.





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.***

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 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 replace an existing extension of a similar scale, albeit with a slightly greater rearwards projection (approximately 0.5 metres) and width. The proposed extension would maintain a similar eaves and ridge height and would follow the footprint of the existing extension, maintaining an existing separation distance to the southern boundary. The proposal would exceed the 45-degree rule (which is applied to assess and limit the extent of overshadowing). However, this would be to the same extent of the existing extension which also exceeds the rule. Additionally, it is acknowledged that the rearwards projection of the extension exceeds 4 metres, contrary to the SPD. However, an extension like that proposed could be erected as a larger home extension 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 6 metres on semi-detached properties without the need for planning permission where no neighbouring properties object. The neighbours have not objected to the proposal and the impact to the adjoining and adjacent neighbouring properties would be similar to that which is likely already experienced and tolerated.

The proposed extension would feature limited glazing on its rear (east) and side (north) elevations. The rear-facing doors would face into the application site and away from neighbouring properties and would face an existing outbuilding within the curtilage of the application dwelling abutting the rear (eastern) boundary. The side-facing window would face the public right of way where the existing boundary treatment comprising metal railing is unlikely to provide sufficient screening. Therefore, to ensure that the privacy of the occupant(s) of the application dwelling is maintained, a condition will be attached to any forthcoming decision to ensure that the window is always obscure glazed. The proposal is therefore 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.

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 proposed extension would be visible from the public realm of a public right of way immediately north of the application site. The proposed extension would adopt a modest scale (which would largely maintain the proportions of the existing rear extension) and a sympathetic form and features including, roof type and matching external materials, and is considered to be an improvement upon the existing rear extension with a hipped roof and rear dormer which would be replaced. Moreover, the sideways projection of the proposed extension would not exceed two thirds the width of the original dwelling, in accordance with the SPD,

The proposal is therefore 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 not interfere with existing parking arrangements nor result in a requirement to provide additional spaces.

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

**Recommendation -
Approve with Conditions**