

2024/0880

Mr and Mrs Graham

6 Byrne Close, Barugh Green, Barnsley, S75 1NS

Removal of pergola/decking and replace with a brick and glazed conservatory extension

Site Description

The application relates to a detached bungalow on Byrne Close. Access leads from Longley Street. The property is formed from brown brick with a tiled pitched roof. The surrounding area is characterised by predominantly semi-detached and detached bungalows.



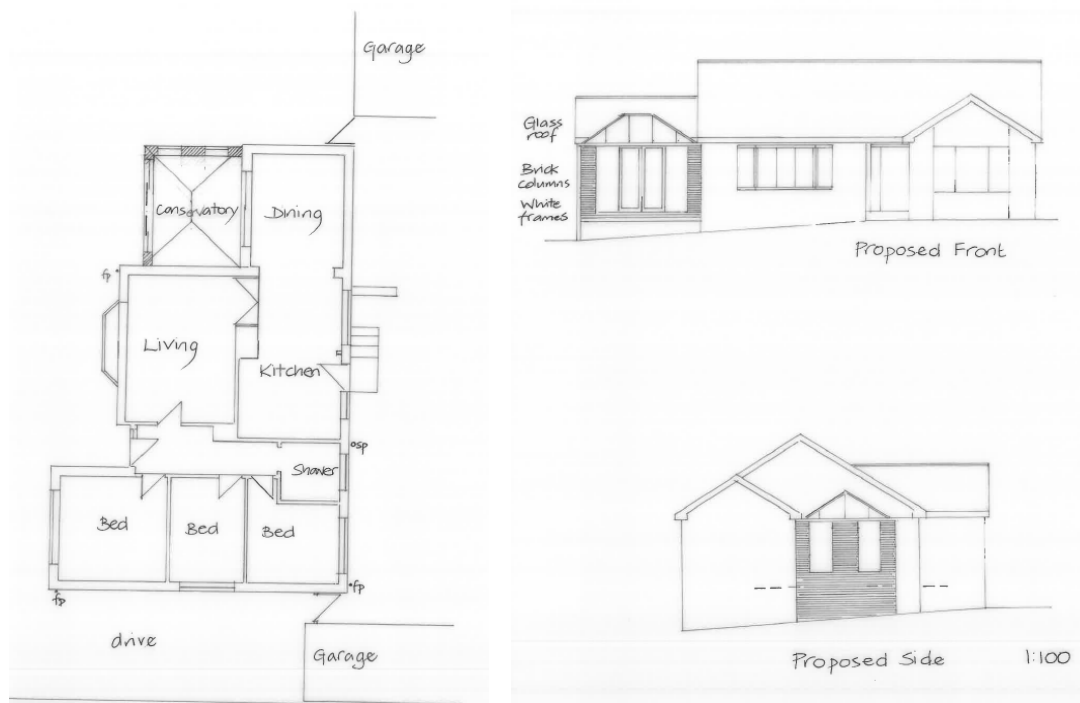
Relevant Planning History

B/88/0451/DT - Erection of extension to dwelling – Permission Granted

Proposed development

The applicant is seeking permission for a conservatory extension to the side of the property and the front of an existing side extension.

The proposed extension would have an approximate sideways projection of 3.9 metres and an approximate length of 2.1 metres. The site falls down to the rear of the site. Due to this the proposal has a maximum roof height of approximately 4.3 metres and a maximum eaves height of approximately 3.3 metres. A glass gable roof is proposed. Two white UPVC windows are proposed to the north side elevation along with a set of French doors to the front elevation. The extension is proposed to be formed from brickwork.



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 in 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.***

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

Extensions and alterations to a domestic property are considered acceptable if the proposal would not adversely affect the amenity of neighbouring properties.

The proposed extension would be erected to the north, side elevation of the existing property and to the front of an existing side extension. The proposal poses no issues in terms of directly overlooking or overshadowing. There is a distance of at least approximately 24 metres from the side windows detailed and the principal elevation of neighbouring properties. French doors detailed to the front

elevation of the proposal provide no greater overlooking issues than existing glazing to the principal elevation. Existing boundary treatment further reduces any possible impact.

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

Proposals for extensions and alterations to a domestic property are considered acceptable if 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 and 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 building, and which form a small porch or provide additional space in the front living room, may be allowed.

The proposal creates a new front elevation, however because this is to the front of an existing side extension it is not considered to be forward of the principal elevation and is not considered to form a new principal elevation. The roof form is a hipped roof which is preferred to a flat roof given the upper of the proposal can be seen from the street scene. The proposal is smaller than the existing side extension allowing the conservatory to be subservient to the dwelling and existing side extension.

Generally, conservatories are found to the rear of dwellings in non-prominent positions. There are no other front/side conservatories within the immediate area. Given the corner position of the dwelling, and the position of the proposed extension, the applicants were asked if it was possible to replace the proposed conservatory extension with a more 'traditional' extension with a tiled roof, to be more in keeping with the host property and the immediate area. However, due to the applicants needing the glazed roof to maintain light levels to existing rooms they declined the request for amendments and asked for the proposal to be assessed as is.

On balance, the proposed extension is not a traditional conservatory in that it does not have a dwarf wall with a uPVC frame above. Instead, the side elevation is predominantly brick with relatively modest windows in it and the front elevation has brick pillars with French doors between. Although the French doors are not entirely in line with front elevations or the character of the immediate area, they could be inserted in the existing building without planning permission.

In terms of the roof, although it is glazed/polycarb and preferably it would have been tiled to match the host dwelling, it is a modest hipped roof with a low pitch. As such, it would not be highly visible from street level and would not be reason enough to refuse the application.

Although the extension is to the front/side of the dwelling, and the dwelling is located on a corner plot in an elevated position, the property is on a cul-de-sac with limited passing foot/vehicular traffic. As such, any visual impact would be relatively localised and limited to the immediate area. Furthermore, existing boundary treatments would limit views into the site from the streetscene.

As a result of the comments above, although a more 'traditional' extension would have been preferable within this location, the proposed 'conservatory' style extension in this case would not, on balance, be significantly detrimental in order to warrant a refusal.

Highway Safety

The proposal does not result in the increase of bedroom facility or the loss of parking facility.

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