

2024/1082

Mr David Corral

Brooklyn, 3 Chapel Lane, Carlton, Barnsley, S71 3LE

Single storey side extension

Site Description

The application relates to a detached dwelling on Chapel Lane within the Carlton area of Barnsley. The dwelling is constructed from red brick and features a hipped roof. A two-storey flat roofed extension is evident to the rear of the property along with a single storey conservatory to the southwest side elevation. The property is surrounded by a modest garden and provides a driveway and a detached single storey flat roofed garage to the rear. The surrounding area is characterised by a range of properties, including detached welling and bungalows, semidetached properties and terraced properties. Various materials have been used including red brick, render and stone.



Relevant Planning History

B/78/1280/BA - To erect two storey bedroom extension and porch – Decision Historic

B/03/0864/BA - Erection of conservatory extension to dwelling. – Decision Historic

Proposed development

The applicant is seeking permission to erect a single storey extension to the northwest elevation. The extension would have a sideways projection of approximately 4 metres and a length of

approximately 5.8 metres. The extension would be set back from the front elevation by approximately 1.7 metres. A hipped roof is detailed providing an approximate eaves height of 2.2 metres and an approximate ridge height of 3.3 metres. A window is detailed to both the front and rear elevation along with a roof lantern to the rear roof plane. The front window would service a shower room. Materials have been detailed to match the dwelling.



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 places.***

Consultations

No consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties. No representations were received.

Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

Extensions and alterations to a domestic property and the erection of detached outbuildings in a domestic curtilage are acceptable in principle if they would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be 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 southwest of 5 Chapel Lane. Given the proposal is a single storey extension little overbearing impact will be caused. Furthermore, the use of a hipped roof allows for the dominance of the proposal to be reduced nearest to the boundary. The proposal will in no way reduce the existing levels of sunlight reaching 5 Chapel Lane as the existing dwelling shadows the proposed extension. The window on the proposed northeast elevation of the extension services a bedroom and would look towards 5 Chapel Lane. Although minimal boundary treatment is evident, the proposal would look towards a blank garage elevation and not result in levels of overlooking which have a detrimental impact on neighbouring residential amenity. The proposed front elevation window will be conditioned to be obscured glazing in order to protect the residential amenity of both the applicant and members of the public.

As such, this weighs significantly in favour of the proposal.

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

Extensions and alterations to a domestic property are considered acceptable if they would 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 House Extensions and Other Domestic Alterations SPD states that a side extension should reflect the design of the existing dwelling in terms of roof style, pitch, materials and detailing and should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling).

The proposed extension provides a roof form replicant of the existing dwelling. This allows the proposal to remain in keeping with the site. The significant set back allows the proposal to remain subordinate to the dwelling. The proposed 4 metre sideways projection is less than the two thirds projection outlined within the House Extension and Other Domestic Alterations SPD. Matching materials are proposed which allows the proposal to remain in keeping with the dwelling and prevents any detrimental effect to the character of the street scene.

This therefore considerably weighs in favour of the proposal.

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 result in the addition of 1 bedroom. The site already provides enough parking facility for 2 cars and the proposal will not reduce the number of parking spaces available. No increase in parking facility is therefore required. This weighs significantly in favour of the proposed development.

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

Planning Balance and Conclusion

In considering the above assessment, the proposed development is acceptable regarding residential and visual amenity and highway safety. Although some concerns are present with regards to the residential amenity of the proposal in terms of overlooking towards 5 Chapel Lane, the proposal is not considered to detrimentally overlook as the proposal looks towards a blank elevation of a garage. On balance, this application is therefore recommended for approval.

Recommendation

Approve with Conditions