

2024/1024

Mr and Mrs Bamber

6 Camborne Way, Monk Bretton, Barnsley, S71 2NR

Erection of two storey and single storey side and rear extensions to dwelling

Site Description

The application relates to a semi-detached dwelling on Camborne Way within the Monk Bretton area. The property features a pitched tiled roof and is formed from buffed brick. The property provides a modest rear and front garden with a driveway. The surrounding properties are a mixture of detached and semidetached dwellings and bungalows. Surrounding properties are constructed from similar materials to the site dwelling. Trees are located to the rear which screen the site from public open space.



Relevant Planning History

B/79/1637/BA - Erection of 23 dwellings and garages with associated sewers for remaining area of estate – Historic Decision

B/80/0141/BA - Erection of 35 dwellings and private garages with construction of associated roads and sewers and amenity space – Historic Decision

B/80/1094/BA - Residential development – Historic Decision

The applicant is seeking permission for a two storey and single storey side extension and a two storey and single storey rear extension.

The proposed side extension would provide a sideways projection of approximately 1.7 metres. A set back of approximately 0.8 metres is detailed at single storey level with an approximate set back of 2.8 metres at second storey level. A single storey eaves height of approximately 2.3 metres is provided with an approximate ridge height of 3.7 metres at single storey. An eaves height of approximately 5.1 metres is provided at second storey level with an approximate total ridge height of 6.6 metres. A pitched roof is detailed matching the existing roof form. The proposal would be set in from the boundary by approximately 0.75 metres. Both a door and a window is detailed to the side elevation servicing a utility room. A window is detailed to the front elevation servicing a W/C and window at second storey to the front elevation servicing a bathroom.

Matching brickwork and roof tiles are proposed.



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 two storey side and rear extension would be erected to the east of 4 Camborne Way. The proposal is a two-storey extension to the east and will therefore have some levels of impact on sunlight, however this will be restricted to the mornings. Overlooking to the rear garden space is acknowledged from the rear Juliet balcony, however, this would provide no greater levels of overlooking than a standard rear window. Existing boundary treatment goes some way to reduce levels of overlooking at ground level. No side windows have been detailed which overlook neighbouring garden space. One window is detailed to the ground floor of the side elevation; however, this services a utility room and faces a blank elevation of the neighbouring extension. This is therefore not considered to have any effect on residential amenity.

Evidence of an existing rear extension at 8 Camborne Way reduces any impact from the proposal. A similar rearward projection to the neighbouring property is proposed and so levels of overshadowing are greatly reduced. Furthermore, the projection nearest to 8 Camborne Way is at single storey level. An extension at single storey level with a similar projection adjacent to this neighbour could be erected under permitted development and so it would not be prudent to restrict this part of the development in any way.

The glazing proposed to the new front elevation of the side extension services both a bathroom and a W/C. This will therefore be conditioned to be obscured glazing in order to protect the residential amenity of both the owner and the public.

As such, this weights 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), and that all two-storey side extensions should have a pitched roof following the form of the existing roof. In addition, to prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 0.5 metres from the main front wall of the dwelling, and where practicable, a side extension should also be set in by one metre from the side boundary with an adjacent property to further avoid the terracing effect and to give the benefit of external access to the rear of the property.

The proposed side extension is set in from the boundary by approximately 0.75 metres. Although ideally a set in of 1 metre is required as outlined within the House Extensions and Other Domestic Alterations SPD, the set in of 0.75 metres is considered sufficient to prevent a terracing effect. This also maintains access to the rear of the property. A set back from the principal elevation at single storey level and a substantial set back at second storey level is to the proposals benefit and allows the side extension to be subservient to the existing dwelling. This also reduces any possible terracing effect from a two-storey side extension. A set down is also provided which reduces this affect. The use of pitched roofs is welcomed and matches the existing roof form of the property.

Glazing is detailed centrally to the front elevation of the side extension and matches the style of the existing glazing. Using elongated windows to the rear and roof lanterns allows increased levels of daylight within the dwelling and provides a modern feel.

Matching materials have been detailed which 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 increases the existing bedroom facility to three bedrooms. The existing two parking facilities would be maintained. Given the site facilitates two parking spaces the proposal is considered to provide sufficient parking for a 3-bedroom property. This weighs substantially 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 impact of the side extension on residential amenity, these concerns are not considered to have a detrimental effect and are therefore considered acceptable. On balance, this application is therefore recommended for approval.

Recommendation **Approve with Conditions**