

2024/0701

Mr William Staniforth

7 Gill Street, Hoyland, Barnsley, S74 9LR

Removal of conservatory and replacing with a single storey rear extension and associated external works including reduction and alterations to existing raised terrace

Site Description

The application relates to a semi-detached dwelling located on residential street, Gill Street within the Hoyland area. The property is constructed from stone to the principal elevation with red brick to the side and rear with a tiled pitched roof. A conservatory is to the rear (west elevation) of the property with an approximate width and projection of 3 and 4 metres respectively. The conservatory has a ridge height of approximately 3.4 metres from the raised terraced area. The terrace is approximately 0.7 metres in height and projects approximately 5.4 metres along with an approximate width of 5.4 metres. The conservatory is constructed from white UPVC. A total height of the conservatory and raised terrace is approximately 4.2 metres.



Planning History

1. B/86/0085/HN - Residential development – Decision Unknown
2. B/90/1169/HN - Erection of 4 dwellings – Refused
3. B/91/1148/HN - Erection of one pair of semi-detached dwellings and one detached dwelling – Decision Unknown

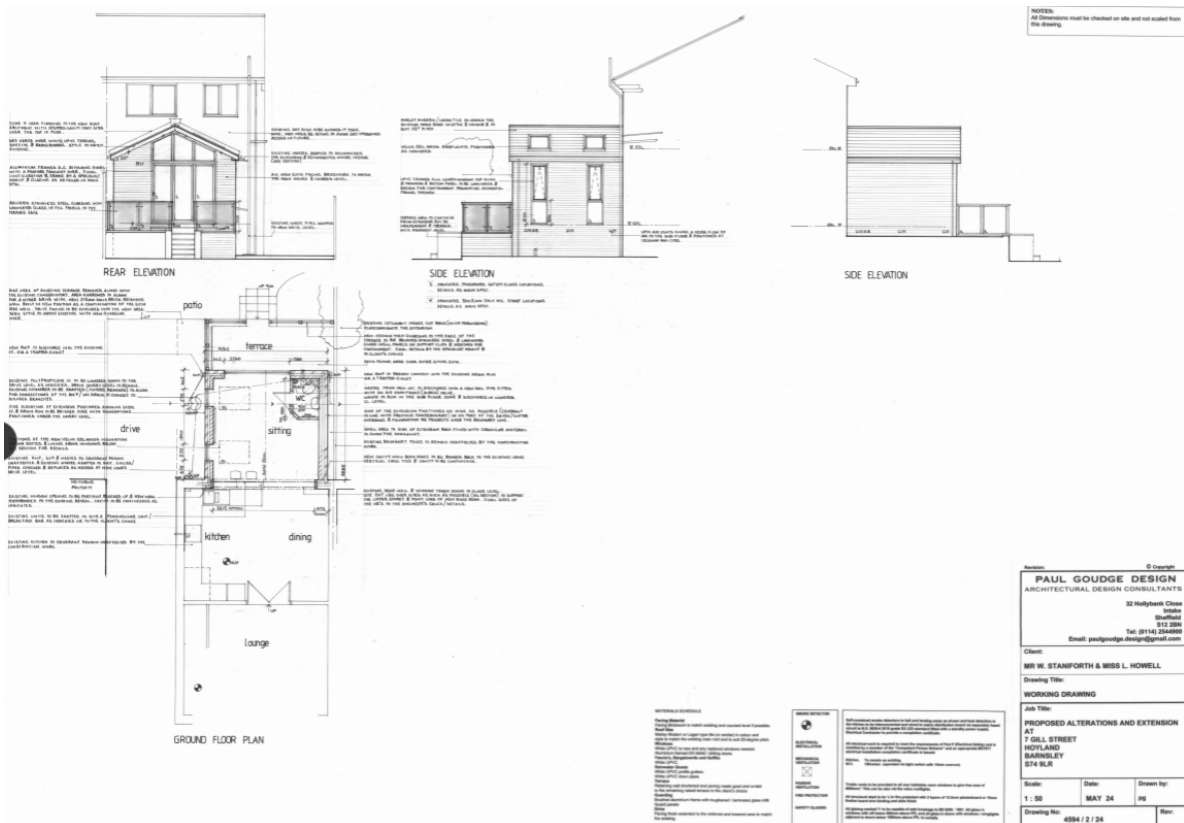
Proposed development

The applicant is seeking permission to replace the existing rear conservatory with a rear single storey, pitched roof extension along with the altering of the existing rear raised terrace.

The proposed raised terrace will utilise the existing terrace and therefore have the same rearward projection as the existing terrace at approximately 5.4 metres. The proposed raised terrace will be narrower at approximately 4.5 metres due to the partial removal of the terrace. The terrace will be raised to the same approximate height of 0.7 metres. Rear access to the terrace will be maintained from the existing rear steps. The partial removal of the terrace will remove the existing side access steps. A brushed stainless-steel guarding rail with laminated glass in fill panels is detailed to the rear and sides of the terrace for safety.

The proposed extension will project rearwards by approximately 3.8 metres with an approximate width of 4.3 metres. The total height of the proposed extension is approximately 4.5 metres with an eaves height of approximately 3.3 metres. A pitched gable roof has been proposed with matching roof tiles to the property. The extension is proposed to be built from matching brickwork. Bi-fold doors are proposed to the rear extension elevation spanning approximately 2.1 metres along with glazing above the door to the upper of the gable elevation at the ridge.

Elongated glazing is proposed to the south side elevation in the form of two windows approximately 0.5 metres in width along with two Velux windows symmetrically positioned above the side windows.



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 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 the north of neighbouring property 9 Gill Street so will not provide any overshadowing issues. There is potential for overlooking from the proposed glazing to the south side elevation, however there will be no increase in overlooking in comparison to the existing conservatory. Given the window details of the proposed extension, overlooking will be reduced to the south.

The proposal is to the south of adjoining property 5 Gill Street which will cause some levels of overshadowing. The existing conservatory has not raised any previous overshadowing issues. The 45-degree rule has been met as the nearest opening is in the form of a door and not a window servicing a habitable room. The proposal does not exceed the 4 metres rear projection when considering levels of outlook and is a slight reduction in projection compared to the existing conservatory. Existing boundary treatment also provides substantial screening between the properties. Although the proposal will provide low levels of outlook and overshadowing, the proposal is not considered to cause a detrimental reduction in these levels in comparison to the existing conservatory and boundary treatment.

The proposal would provide acceptable outlook levels to the rear properties over the minimum 21 metres.

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 rear extension proposes a similar design in terms of shape and scale to the existing rear conservatory this proposal replaces. Although the eaves would be within the preferable 2.5 metres height from the height of the raised terrace; the eaves are approximately 3.2 metres from floor level. No issues have been raised previously with regards to the existing rear conservatory erected on the rear terrace. The proposal is to the rear of the property and so does not cause any detrimental visual amenity issues to the character of the street scene.

Matching materials have been detailed which prevents any detrimental effect to the character of the street scene.

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 does not result in the loss of any parking space or the increase in bedrooms and so will not require any increased parking facilities. The part removal of the raised terrace provides an increase to the parking facility at the rear of the property.

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