

2024/0495

Mr and Mrs Lewis

41 Pilley Green, Pilley, Barnsley, S75 3AB

**Two-storey and single storey rear extension and re-roofing of existing conservatory.
Conversion of garage to habitable living space.**

Site Description

The application relates to a detached dwelling located on a minor driveway servicing multiple residential properties. Access leads from the main street, Pilley Green to the east. The property is constructed of brown brick with a tiled pitched roof. The property provides a generous driveway. To the rear north side elevation is a single storey attached conservatory extension with a rearward projection of approximately 3 metres. The surrounding area is characterised by some detached but predominantly semi-detached dwellings. There has been a mixture of materials used in the surrounding area including, red brick, stone and rendering.



Planning History

- B/78/2131/WO - Outline for erection of two semi-detached dwellings – Historic Decision
- B/84/0189/WO - Erection of two houses with garages - Historic Decision
- B/00/0629/WO - Erection of first floor side extension over existing garage - Historic Decision

Proposed development

The applicant is seeking permission to erect a two-storey rear extension along with a single storey rear extension to adjoin the existing rear conservatory. The conservatory is to be re-roofed in order to match the existing property and proposed extension. The garage is to be converted to a habitable room.

The proposed extension would project from the north side rear elevation at ground floor level by approximately 3 metres with an approximate width of 4.7 metres adjoining to the existing conservatory extension with a lean to pitched roof. At first floor level the two-storey extension will have a width of approximately 2.6 metres with a pitched roof. The extension provides a set in from the east side elevation of 0.3 metres. Rear patio doors have been detailed east of the existing conservatory facing rearwards. Rear glazing has been provided along with a Velux window to the proposed ground floor extension roof. Materials have been detailed as buff brick to match the existing property along with brown concrete tiles for the proposed re-roof of the existing conservatory. No east side elevation windows have been detailed. There is a proposed garage conversion to a habitable room. This proposes a change from the existing garage door to a principal elevation window. A side door providing access to the dwelling has been proposed to the east side elevation.



LEFT ELEVATION - EXISTING



FRONT ELEVATION - EXISTING



REAR ELEVATION - EXISTING



RIGHT ELEVATION - EXISTING



GROUND FLOOR - EXISTING



FIRST FLOOR - EXISTING



LEFT ELEVATION - PROPOSED



FRONT ELEVATION - PROPOSED



REAR ELEVATION - PROPOSED



RIGHT ELEVATION - PROPOSED



GROUND FLOOR - PROPOSED



FIRST FLOOR - PROPOSED

EXISTING 1/100

PROPOSED 1/100

ORIGINAL PAPER SIZE A1

GENERAL NOTES

THESE PLANS MUST NOT BE ACTED UPON UNTIL THEY HAVE BEEN APPROVED BOTH UNDER THE TOWN & COUNTRY PLANNING ACT 1990 AND IN ACCORDANCE WITH LOCAL AUTHORITY AND 11 (2) (3) OF THE BUILDING REGULATIONS 2010 AND ANY SUBSEQUENT AMENDMENTS. SHOULD THE OWNER AND/OR CONTRACTOR COMMENCE WORK WITHOUT THE ABOVE APPROVALS THEY DO SO AT THEIR OWN RISK.

CONTRACTOR OR PERSON UNDERTAKING THE CONSTRUCTION TO CHECK ALL DIMENSIONS AND SITE BEFORE COMMENCEMENT OF ANY WORKS. ANY AMBIGUITY MUST BE REQUESTED.

DO NOT SCALE FROM DIMENSIONS, MEASURE DIMENSIONS ONLY TO BE USED.

NOTE: This drawing may not be copied, used by a third party or reproduced without the prior written permission of Anthony T Hall Architects Limited.

PARTY WALL ACT 1996: It is the responsibility of the owner to make arrangements with the neighbour.

DIMENSIONS: All dimensions are shown in millimetres except where stated otherwise.

MATERIALS: All materials to match existing materials as closely as possible.

PRECEDENCE: If in doubt, the text takes precedence over the drawing.

Rev	Date	Notes	By
1	10/01/2024	471 Pines Green, Tisbury, Wiltshire, SN12 6AD	Anthony T Hall
2	10/01/2024	DOUBLE STOREY REAR EXTENSION CONVERSION OF GARAGE TO HABITABLE SPACE RE-ROOFING OF EXISTING CONSERVATORY - SITE PLAN	Anthony T Hall
3	10/01/2024	471 Pines Green, Tisbury, Wiltshire, SN12 6AD	Anthony T Hall
4	10/01/2024	471 Pines Green, Tisbury, Wiltshire, SN12 6AD	Anthony T Hall
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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 property is within urban fabric in the adopted Local Plan which has no specific land allocation, but the majority of the rear garden falls within the Green Belt. 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.***
- ***Policy GB1: Protection of Green Belt***
- ***Policy GB2: Replacement, Extension and Alteration of Existing Buildings in the Green Belt***

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

The Tankersley Parish Council was consulted on this application; however, no response was received.

Representations

Neighbour notification letters were sent to surrounding properties. A comment has been received in relation to non-material planning considerations requesting any damage to the shared access lane of the property be repaired by the applicant. Additionally, no parking of contracting vehicles be parked in an obstructive manner preventing access for neighbouring residents. These are not

material planning considerations. As such these comments, whilst noted, cannot be considered in the determination of the application.

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

Representations

The representation relates to a request for any damage to the shared access lane of the property be repaired by the applicant and for there to be no parking of contracting vehicles in an obstructive manner preventing access for neighbouring residents. This would be a civil matter between the applicant and the neighbours and is not a planning matter.

It is acknowledged that there would be some disturbance during the construction period, and the concerns of the representation are noted, however the works involved in the construction of the proposed extension would not be significantly greater than what would occur during the construction of an extension which falls fully within the parameters of permitted development and therefore it is not considered sufficient to warrant refusal of the application nor the imposition of a condition limiting construction hours.

Green Belt

It has been noted although the proposal is not within the green belt, the majority of the site is within the green belt. Consideration has therefore been given towards the visual amenity of the proposal due to its proximity to the green belt boundary. To prevent any further encroachment into the greenbelt the Permitted Development rights will be removed for any future developments.

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 west of 43 Pilley Green. It is acknowledged that some overshadowing could occur. However, given the location of the site in relation to the neighbouring property, overshadowing would only take any effect during the evenings and not be detrimental to neighbouring residential amenity. The neighbouring property has a single storey extension which projects approximately 4 metres and so would have a rear elevation projection similar to the that of the proposal. This would therefore prevent overshadowing to the neighbouring single storey elevation. There are two Velux windows within the single storey neighbouring extension which may be overshadowed by the proposal however, again, this will be restricted to the evenings. It is acknowledged some overshadowing would therefore take effect in the evenings to the first-floor habitable room of the neighbouring property; 43 Pilley Green. The impact would therefore be limited and there has been no objection received regarding this.

No side windows have been detailed to the extension, as such no overlooking issues are present. There is no increase in size or shape to the conservatory, as such there is no detrimental overbearing or overlooking effect to the residential amenity of 39 Pilley Green.

The proposed glazing to the first-floor rear extension will serve a bathroom. Conditions will therefore be implemented to ensure obscured glass will be incorporated. This will ensure that no harmful overlooking of the neighbouring garden space would be introduced and will also ensure residential amenity is upheld for both the neighbour and the applicant.

First floor glazing has been proposed to the east side elevation overlooking a neighbouring blank elevation and servicing a non-main habitable room. As this is not an inhabitable room no residential amenity concerns are likely to be raised. The proposed ground floor east elevation side window services the dining/kitchen room. Although this window is not strictly necessary, understanding has been considered of the intention to provide light into a room which no longer has any external windows due to the proposed ground floor extension. The proposed ground floor side elevation door allows access to a study room. Given the close proximity to the neighbouring property and the lack of other access of light to these rooms, standard glazing would therefore be acceptable. It is noted no objections have been received relating to this.

The proposed principal elevation garage door replacement to glazing will be a sufficient distance (21 metres) from any neighbouring properties with habitable rooms. As such no detrimental effect to neighbouring residential amenity from the front elevation will be caused.

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 Two-storey rear extensions will be considered on the basis of the extent of overshadowing, loss of privacy and outlook. Extensions to the rear of detached houses will be considered on their design merits and where no adjacent properties are affected.

The proposed extension would reflect the design of the existing dwelling in terms of roof style, pitch, external materials and detailing. The extension has been designed with a sympathetic roof style similar to that of the existing dwelling and roof styles in the surrounding area. Although a detached dwelling it is noted the close proximity to neighbouring dwelling 43 Pilley Green. The SPD outlines semi-detached dwellings require a rear projection of less than 3.5 metres. Given the proposal has a projection of approximately 3 metres; the rearward projection is considered acceptable.

The rear windows proposed are of a similar proportion and style to the existing property. The SPD outlines under materials the following: glazing on windows on the side elevation must be obscure. Given this, details will be conditioned to ensure the side elevation windows and door glazing will be of obscured glass.

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 loss of an existing attached garage. However, existing off-street parking to the front of the application property would be maintained and is sufficient to meet parking

requirements for the property. The existing spaces have served a 4-bedroom property without concerns being raised and the proposal would not result in a requirement to provide additional spaces.

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