

2024/0626

Applicant: Mr J Featherstone

Address: 7 Hickleton Court, Thurnscoe. Rotherham, S63 0QF

Description: Removal of rear conservatory and replace with single storey rear extension, and erection of detached garage to rear of single storey detached dwelling.

Site & Location Description:

The application dwelling is located on a quiet residential street of bungalows, located south of the B64111 Houghton Road, the principal road running through the village of Thurnscoe. The dwelling is a red brick detached bungalow with a grey tiled roof. In common with numbers 3 and 5, the bungalow features a small front protrusion and white boarding on the front gable. The whole front garden and side driveway has been block-paved, although lawn remains in the rear garden. The dwelling currently features a predominantly glazed, with low brick wall conservatory. Attached to the rear elevation.



Planning History: None recorded since construction of the dwelling in the early 1980's.

Proposed: The proposal seeks to remove the old conservatory extension and replace it with a slightly shorter but wider brick-built extension. An additional detached garage is also proposed to be constructed within the rear garden, close to the side of the proposed extension. Matching materials are proposed to be used.

Approximate Measurements:

All existing roof and eaves heights have been checked on the existing plans and remain principally unaltered on the proposed plans, but some minor work may be required in regard to the roof during the removal of the conservatory and construction of the new extension.

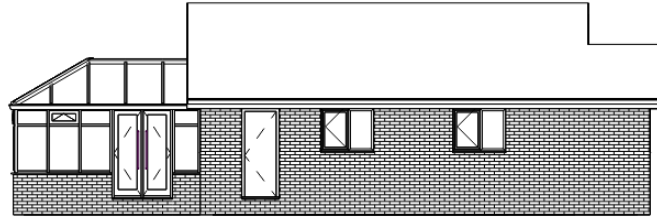
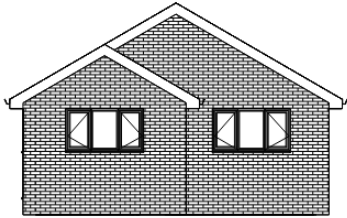
Proposed Extension (Original Conservatory)

- **Rear Projection: 4.5m** (4.55m)
- **Width: 6m** (3.7m)
- **Maximum Eaves Height: 2.55m** (2.5m)
- **Maximum Roof height: 4.65m** (3.75m)

Proposed Detached Garage

- **Width: 3.3m**
- **Length: 8.1m**
- **Maximum Eaves Height: 2.25m**
- **Maximum Roof height: 3.25m**

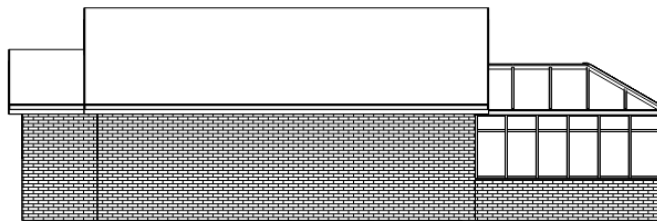
Existing and Proposed Floor Plans and Elevations



Existing Conservatory to be completely demolished including foundations



Existing Conservatory to be completely demolished including foundations



Existing Conservatory to be completely demolished including foundations



Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; No comments were received.

Consultees: None s

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the 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 also 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 and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 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.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Section 12: Achieving well-designed and beautiful places -

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Within section 12, paragraph 139 is the most relevant which indicates:-

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

GD1 - General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

SD1 - Presumption in favour of Sustainable Development: When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

D1 - High Quality Design and Place Making: Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

T4 - New Development & Highway Safety: New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Supplementary Planning Documents (SPD)

House Extensions and Other Domestic Extensions

Principle of development

The site is located within land designated as Urban Fabric. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety.

Residential Amenity

The proposal for the conservatory would have a minimal effect on the residential amenity of neighbouring dwellings, with the principal of an extension in the form of a conservatory having been established. The proposal has a very slight reduction in projection of 5cm but a much wider width, however this width is created not directly adjacent to boundaries. The height of the extension is also higher than the existing conservatory but lower than the main roof of the Bungalow. In mitigation of the possible and slight increase in overshadowing caused by the larger extension; the extension features significantly less glazing, improving privacy for the dwelling's occupants and neighbouring dwellings.

The proposed garage would potentially have a greater impact on the amenity of the adjacent neighbour of No.5, however in assessing the garage further, whilst there would be an impact, there is an existing strong boundary treatment between the dwellings and many rear gardens within the area, including No.5 feature outbuildings and extensions of various sizes, all mutually impacting upon their adjacent neighbours. Whilst the maximum height of the garage at 3.25m is above that allowable by permitted development within such a location, which would be 2.5m, the eaves height of approx. 2.26m is lower. It would therefore seem futile to reject the garage, when a garage of equal size, or larger, with a flat roof height of 2.5m could be constructed instead.

Final mitigation for both the extension and garage regarding the impact on No.5 is their location. Although the extension has been widened, and the garage is adjacent to the boundary, a void has been left between the extension and the boundary, which considering the extension at No.5, which also has a void area between it and the boundary, omits the potential effect of enclosure or overshadowing of the patio area of No.5. If the proposed extension had been wider, or if the garage was set further forward, which would also be allowed by a permitted development garage, the impact on No.5 would be much worse, and may have been deemed unacceptable.

Visual Amenity

There would be minimal harm caused to the visual amenity of the area, firstly due to the rear nature of the proposal but secondly with the proposal replacing an arguably less desirable white UPVC conservatory with an extension constructed of similar materials. Similarly, the increased height of the extension would have a minimal impact upon overall visual amenity of the area, but the height of

the roof is lower than the original roof of the dwelling, demonstrating subordination to the original dwelling, which is in line with policy requirements.

Highway Safety

There are no proposed changes to access or parking arrangements, with adequate parking provision remaining within the front and side area of the curtilage; consequently, there is no impact upon Highway Safety.

Recommendation: Approve with conditions