

2024/0734

Applicant: Mr Michael Bates

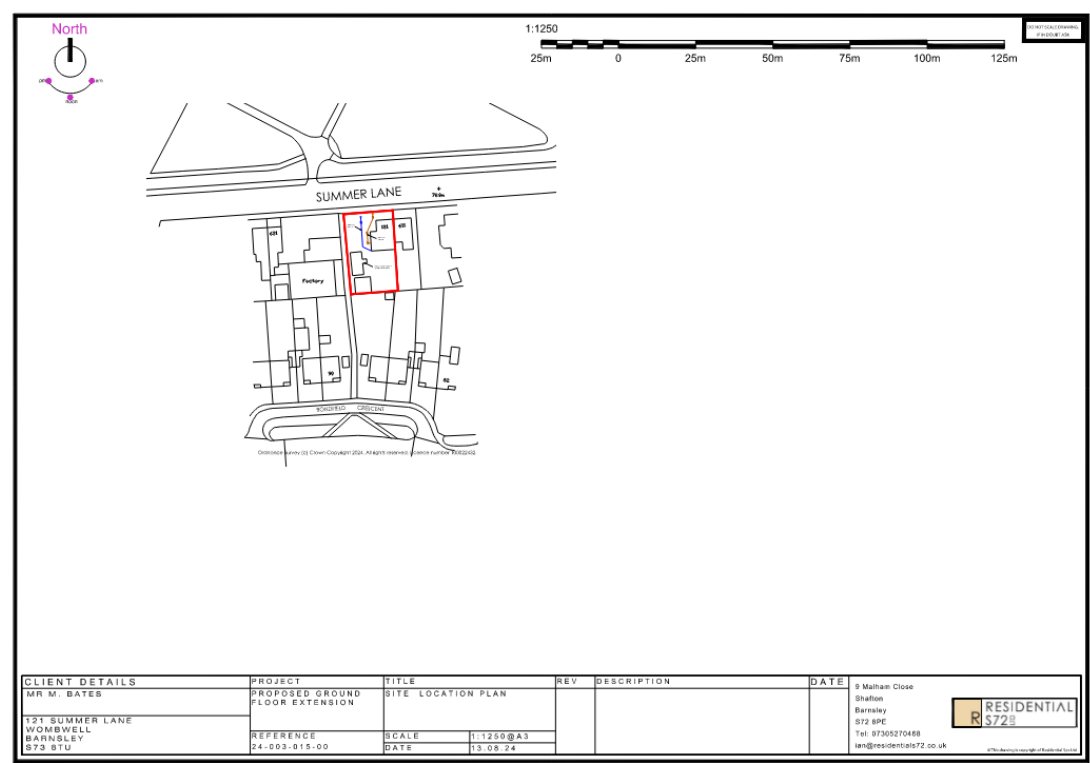
Development: Demolition of detached garage, and erection of single storey side and rear extension to 2 storey semi-detached dwelling.

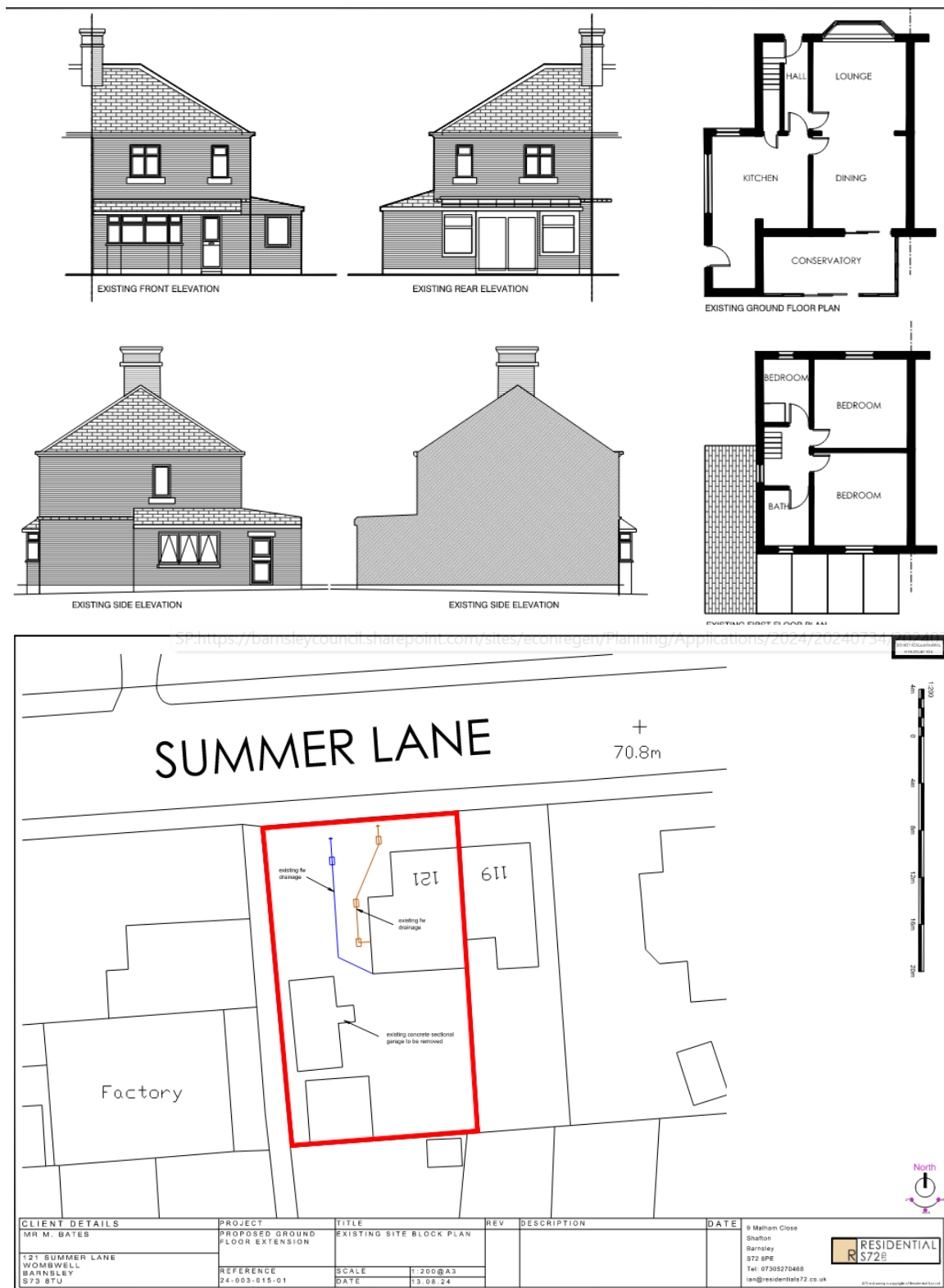
Address: 121 Summer Lane, Wombwell, Barnsley, S73 8TU

Site Location & Description

The site is located on Summer Lane in Wombwell, adjacent to Wombwell Cemetery. The site consists of a large semi-detached dwelling, red brick built with render to the upper floor. The property has been designed with a hipped roof and occupies a large site with a front, side, and rear garden. Adjacent to the property is a children’s nursery with a public footpath running in between the two buildings.

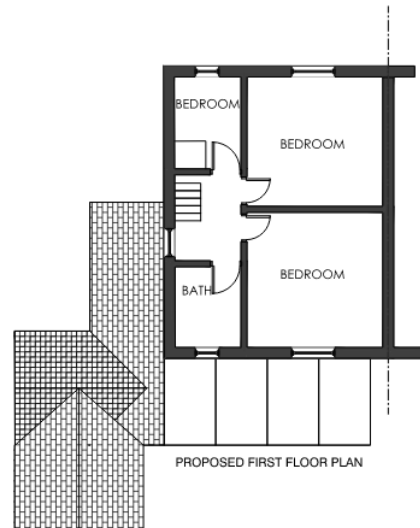
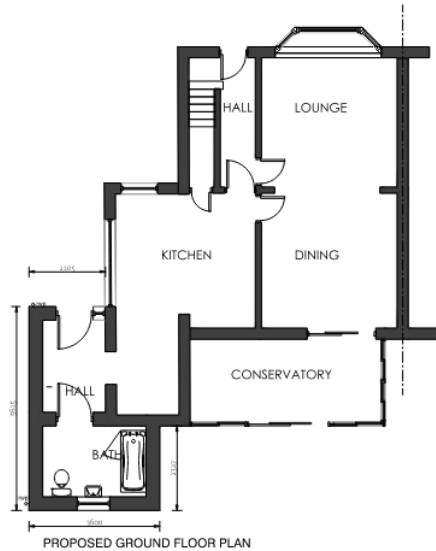
The site is bound by a mix of low-rise brick wall with railings above and hedges. The side garden area is used as a driveway with a gated entrance. Within the side/ rear garden is a large flat roofed detached garage and large wooden summerhouse beyond. The property has been extended by way of a side/rear kitchen extension and a conservatory to the rear.





Proposed Development

The proposal is to erect a single storey side/rear extension to the property attached to the existing kitchen. The proposal will have a pitched roof and will project a further 2.105m to the side and measure 5.615m in length. This will provide a hallway and bathroom extension to accommodate a disabled person.



Relevant History

None

Policy Context

Planning decision should be made in accordance with the local 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 Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

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 places - The Government attaches significant importance to the design of the built environment. 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.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces, and wider area development schemes.

Within section 12, paragraph 139 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Local Plan

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

Policy SD1: Presumption in favour of Sustainable Development

Policy GD1: General Development

Policy T4: New Development and Highway Improvement

Policy D1: High quality design and place making.

SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - House Extensions

Supplementary Planning Document – Parking

These policies are considered to reflect the Principles in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

Highways – No objections subject to condition

Representations

None

Assessment

Principle of development

The site falls within urban fabric and the site and surrounding area is made up principally of housing. 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 proposed side extension will be located away from neighbouring residents within the large side/ rear garden of the property. There is a public footpath running in between the nursery building and the host property which ensures that there will be minimal impact to residential amenity. The proposal is for a bathroom extension therefore overlooking is not expected. The application is therefore acceptable in terms of residential amenity in compliance with Local Plan Policy GD1 and D1.

Visual Amenity

The position of the proposed extension will ensure that the proposal will be partly screened from the Summer Lane Street scene. SPD: House Extensions details that the design of single storey side extensions should reflect the design of the existing dwelling in terms of style and detailing and should not have an excessive sideways projection (more than two thirds the width of the original dwelling).

The amended proposal meets the principles of the SPD in that it does not have an excessive sideways projection, is in matching materials and will harmonise with the existing property.

The proposed materials and design when viewed in their entirety are not expected to be visually detrimental within the surroundings and as a result the proposal is in compliance with Local Plan Policy GD1 and House Extensions SPD.

Highway Safety

The proposal is located within the confines of the garden area. The proposal would extend the property, but the dwelling will still only have two bedrooms. The parking requirement for a two bedroomed property is one off street parking space. This can be provided within the existing driveway, therefore, although the proposal will see the removal of an existing detached garage, there is sufficient provision for off street parking within the site. To ensure that the driveway is satisfactorily maintained to modern standards, a condition will be added to the decision.

The parking would remain commensurate with SPD guidance, therefore there will be no impact upon highway safety. As a result, the proposal is in compliance with Local Plan Policy T4 and SPD: Parking.

Recommendation

Approve with conditions.