2024/0466
Applicant: C. Walshaw and G. Moore
Address: 9 Edderthorpe Lane, Darfield, Barnsley, S73 9BH
Description: Single storey side extension to 2 storey detached dwelling

Site & Location Description:
Located in a somewhat muddled location, the dwelling occupies large curtilage on the corner of Edderthorpe Lane and Tempest Avenue in Darfield, however the principal elevation, pedestrian and driveway access are all located on Tempest Avenue. The dwelling itself is a large red brick detached house with a grey tiled hipped style roof. Garden area surround the dwelling but is more prevalent with lawned areas to the front and side elevation adjacent Edderthorpe lane whilst the the rear garden, which features a patio area is very modest sized, and the driveway occupies much space of the remaining side garden adjacent to No.1 Tempest Avenue.



Planning History: None

Proposed: The proposal is for a large sing-storey side extension, with a dual pitched roof, constructed of matching materials to the original house. The proposals include 4 new roof lights on the rear elevation, two window panels and a set of glazed doors on the front elevation, and a high triangular window on the side elevation of the proposed extension. There is a small boiler room located on the proposed rea elevation, which extends the length of the extension by 1.37m but only along 2.26m width of the overall 6m rear side projection.

Approximate Measurements:

All existing roof and eaves heights have been checked on the existing plans and remain unaltered on the proposed plans.

- **Side Projection: 6m**
- **Length: 6.86m** (Maximum) / **5.49m** (majority)
- **Maximum Eaves Height: 2.8m**
- **Maximum roof height: 4.8m**

Existing and Proposed Floor Plans and Elevations



1 Existing Front Elevation
1 : 100



2 Existing Side Elevation
1 : 100



3 Existing Rear Elevation
1 : 100



4 Existing Side Elevation 1
1 : 100



1 Proposed Front Elevation
1 : 100



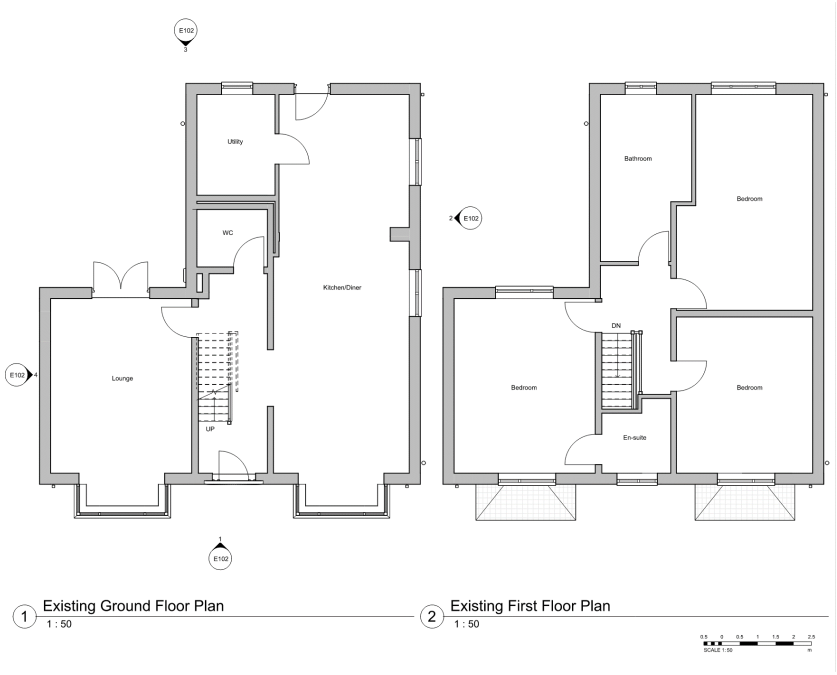
2 Prposed Side Elevation
1 : 100

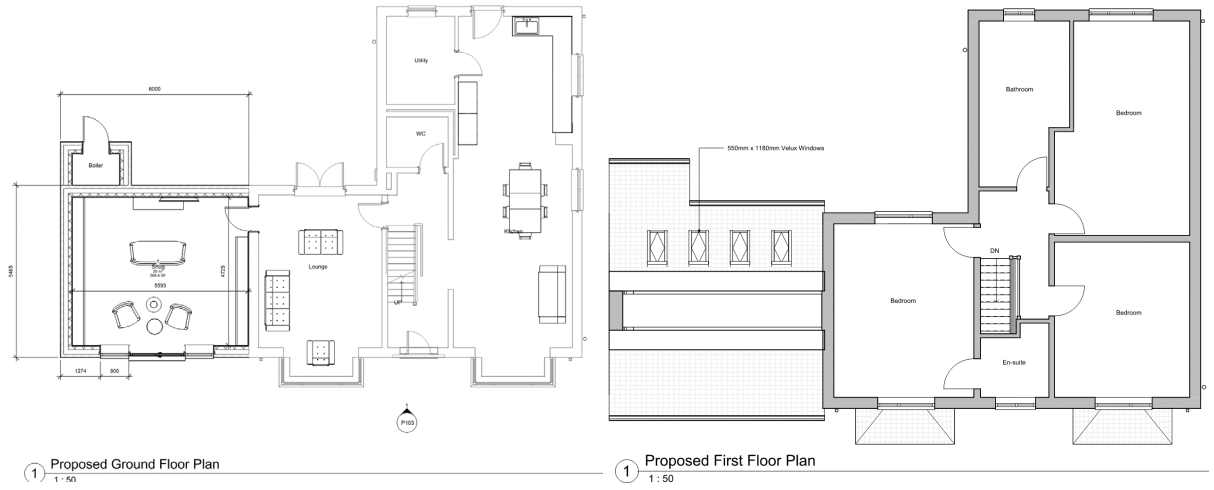


3 Proposed Rear Elevation
1 : 100



4 Proposed Side Elevation 1
1 : 100





Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

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

Consultees:

Forestry Officer – The forestry officer was listed as a consultee, but this was in relation to an unprotected tree which was removed from address, prior to the application being submitted (but was visible on Google Maps). As such conclusion was not required

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

Through a combination of design to allow maximum sunlight into the extension whilst protecting the privacy of the neighbouring dwelling at No.7 Eedderthorpe Lane, the proposal has resulted in an unusual characteristic of patio style glazed doors on the front elevation of the dwelling. Due to the location of the proposal, in relation to privacy, no dwellings would be affected by the proposed glazing on the front elevation, with good distances maintained to the front boundary. Further mitigation for the amenity of neighbouring dwellings but also the current or future residents of the dwelling is the established large privet hedge boundary treatment. Whilst being a natural boundary treatment, rather than a structural boundary, there is a risk that it may be removed or die, but it has been established for at least 15 years and with the privacy and security it provides for the residents of the application dwelling, it would be unlikely to be removed.

Beyond the front elevation, the rear elevation appears to have been designed to protect the amity of No.7, due to its predominant blank elevation, and the only door being attached to the proposed boiler room. With the lack of windows, four roof lights have been proposed, which would allow light into the extension whilst protecting the privacy of No7. The side elevation, as the existing elevation currently is, remains predominantly as a blank elevation. There is a triangular shaped window, located within the roof space of the side elevation, approximately 3.3m from ground level, but as

indicated on the plans, there is no floor space proposed within the roof, so this would allow additional light into the extension but would not have an impact on the amenity of any neighbouring dwellings

Visual Amenity

The proposal is overall of a good design, and would match well with the existing house, whilst equally being an obvious, subordinate addition. There would be some harm to the character pf the dwelling, not caused by the extension itself, but the unusual glazing arrangement. On this occasion though, with the plans already being amended to reduce the original amount of proposed glazing, and with mitigation from the strong boundary treatment, on balance, the proposed glazing does not significantly harm the character of the dwelling and would not significantly alter the broader street scene. This latter point is further strengthened by the unique location of the dwelling, particularly the proposed extension and its distance to neighbouring dwellings on Edderthorpe Lane and Tempest Street.

Highway Safety

There are no proposed changes to access or parking arrangements, which consequently means there is no impact upon Highway Safety.

Recommendation: Approve with conditions