
2024/0545

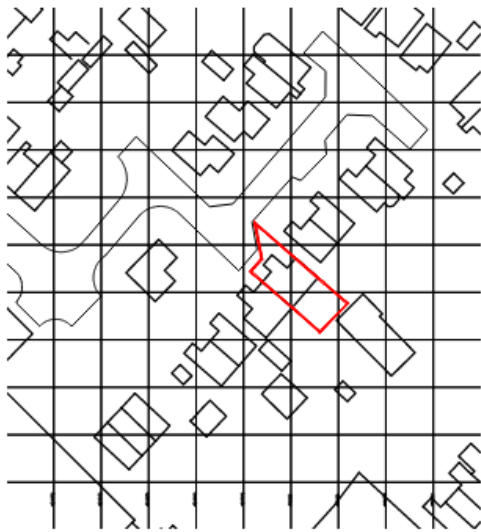
Applicant: Mrs C Wilkes

Address: 18 Clarkes Croft, Wombwell, Barnsley, S73 8BJ

Description: First floor side extension above integral garage to 2 storey semi-detached dwelling

Site & Location Description:

Located in an early twenty first century cul-de-sac, in a semi-secluded location behind the principal shopping frontage of Wombwell town centre; the dwelling itself is a modest sized three-bedroom semi-detached house, constructed of red brick with a dark tiled, cross gable roof. There is what appears to be an original ground floor garage with a dual pitched roof attached to the side of the dwelling, and what equally appears to be an original porch on the front elevation.



Location Plan

Relevant Planning History: None since construction of dwelling.

Proposed: The proposal is for a first-floor extension on top of the existing single-story garage. Internally, this would provide an additional bedroom and utility room, with one front and rear window in each room respectively. The ground floor garage is proposed to remain as a garage.

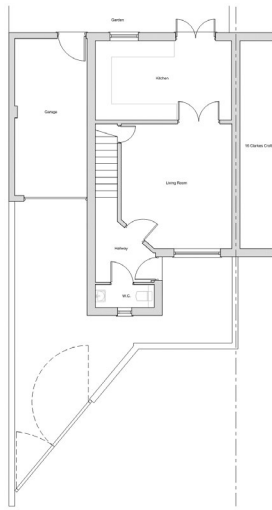
Approximate Measurements:

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

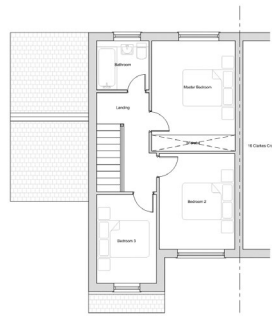
Proposed two-storey garage (existing original garage)

- **Side Projection: 2.9m** (2.9m)
- **Length: 6.25m** (6.25m)
- **Maximum Eaves Height: 5.02m** (2.4m)
- **Maximum roof height: 6.88m** (4m)
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- **Original House Roof Height: 7.48m**
- **Original House Eaves: 5.02m**

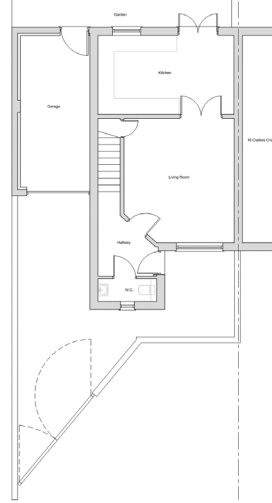
Existing and Proposed Floor Plans and Elevations



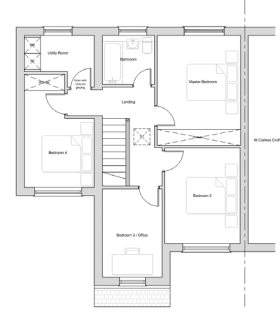
Existing Ground Floor Plan
Scale: 1:50



Existing First Floor Plan
Scale: 1:50



Proposed Ground Floor Plan
Scale: 1:50



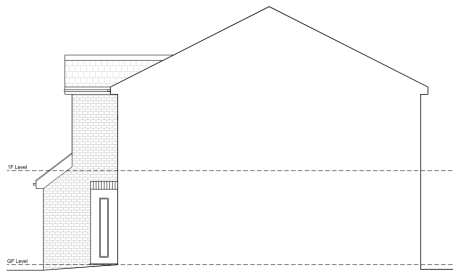
Proposed First Floor Plan
Scale: 1:50



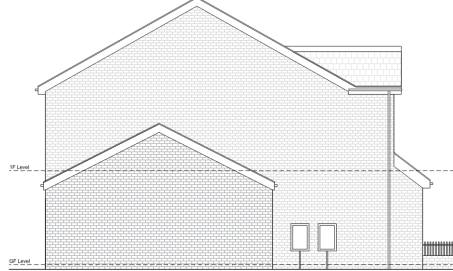
Existing South Elevation
Scale: 1:50



Existing North Elevation
Scale: 1:50



Existing East Elevation
Scale: 1:50



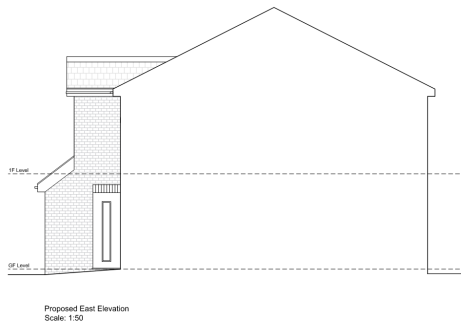
Existing West Elevation
Scale: 1:50



Proposed South Elevation
Scale: 1:50



Proposed North Elevation
Scale: 1:50



Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

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

Consultees: None

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 would have a minor effect upon the neighbouring dwelling of No.20 Clarkes Croft, whilst the proposal includes no side windows, No.20 has two small non-habitable room windows on their side elevation, which may have slightly reduced light levels due to the increased height of the additional story on top of the garage. This impact though would be minimal due to the existing mitigation of the height of the original garage, and positioning of the dwellings. There would be no impact to the neighbouring dwelling of No.16, neither would the proposed window on the front, set back elevation of the first-floor extension have any negative impact on any neighbouring dwelling. The proposed rear window would overlook the side elevation, featuring a door but no windows, of No.24 Marsh Street, to the rear of the dwelling. Whilst the existing master bedroom window would overlook the rear garden of No.24 Marsh Street more than the proposed new rear window, the location of the new window is within the proposed first floor utility room, so would not be considered a habitable room.

Visual Amenity

The proposal would be slightly out of character with the street scene but would equally not be significantly out of character as too affect the character of the dwelling or the broader street scene, As the existing garage is already set back from the front elevation. The proposed new first floor addition would also be set back. The proposed roof is approximately 0.56m lower than the existing main roof with the eaves height matching the house's eaves height, therefore complying with local guidance of extensions being subordinate to the original dwelling, Matching materials are proposed within the design for both the extension and its roof, complying with policy guidance and minimizing the visual impact of the proposal.

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