
2024/0908

Applicant:

Address: 11 Broomhead Court, Mapperwell, Barnsley, S75 6LS

Description: Removal of rear conservatory, and erection of single storey rear extension to 2 storey detached dwelling

Site & Location Description: Located in a small cull-de-sac in the in a residential area of the settlement of Mapperwell; the dwelling is buff-brick detached house with a rear conservatory extension and a small ground floor extension style structure on the side elevation, but it is unclear if this is an original feature of the dwelling or a later addition.



Planning History: None since construction

Proposed:

The proposal is for the removal of the existing conservatory and the construction of a brick and wooden extension featuring two skylights. The proposal would be partially attached to the side protrusion in addition to the rear elevation.

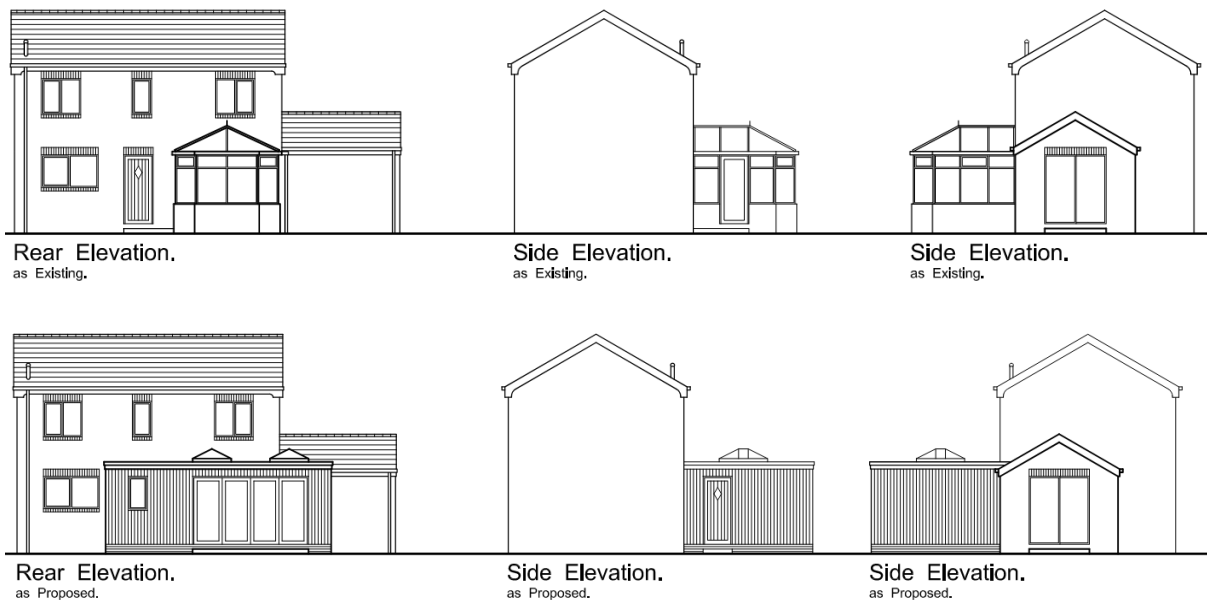
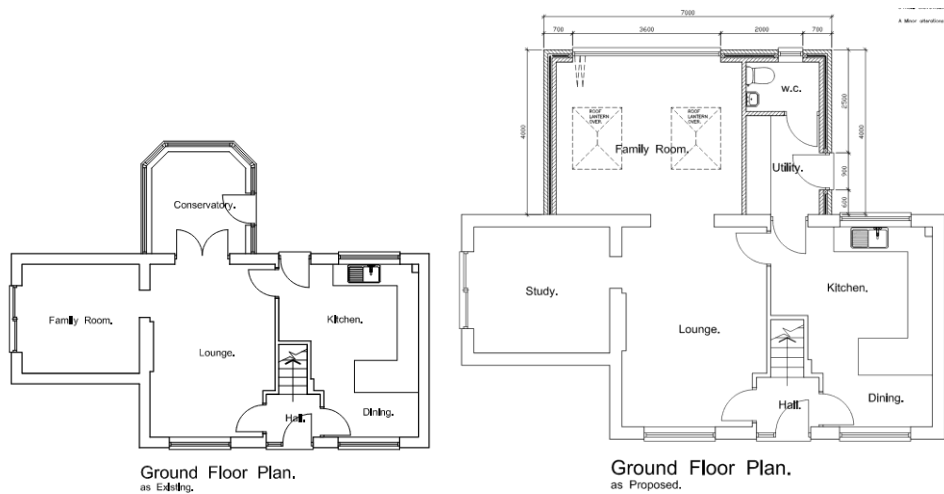
Approximate Measurements:

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

Proposed Rear Extension (Original Conservatory)

- **Projection: 4m** (3.16m)
- **Width: 7m** (3.24m)
- **Maximum Eaves/Flat Roof Height: 2.85m** (2.5m)
- **Maximum Roof height/Roof Lantern Height: 3.27m** (3.28m)

Existing and Proposed Floor Plans and Elevations



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 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

Assessment

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. It remains unclear if the side protrusion is original or a later addition. However, as this is a planning and not a permitted development application, there would be limited regard to this specific issue.

Residential Amenity

With the location of the proposal being located in the center or the rear elevation, including the rear elevation of the side protrusion, and being a ground floor extension, there would only be an insignificant impact on the adjacent neighbouring dwellings. This impact is further mitigated by the neighbouring dwelling of No.9 set back and at a right angle to the application dwelling, whilst an established outbuilding between the application dwelling and No.13 provides existing mitigation. The distance to the rear boundary is quite short at only approx. 4.8m at the shortest point but over 8m at the longest point. In mitigation of this, where the boundary is short, it borders an area containing a thick border hedge, higher than the enclosing fences; It is unclear if it is part of No.9 or No.13 Ibberson Avenue's curtilage but provides a strong and established border between the application dwelling and the two dwellings on Ibberson Avenue. The distance from the extension and No.7 Ibberson Avenue is over 8m and is separated by a fence.

Visual Amenity

With the use of cladding, the proposal would clearly not use the recommendation of matching materials but equally would not cause any noticeable harm to the prominent front elevation street scene and would only be slightly visible from the front street scene on Ibberson Avenue. From the

nearby Herbet Ibberson Memorial Garden, from far within the garden, the proposal may be indirectly visible, along with other extensions and outbuildings located within other gardens, so there would be no significant detrimental impact on the memorial garden, With no impact upon the street scene, the remaining concern would be upon the impact of the proposal on neighbouring dwellings. The view from the adjacent neighboring dwellings would be very limited, with the strong boundary, views from Nos.9 to 13 Ibberson avenue would be restricted but it may be visible to other dwellings on Ibberson Avenue, especially No.7. However, with an outlook including various extensions and outbuildings of varying sizes and materials in multiple gardens, the proposal should cause no harm to their amenity

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