
2024/0502**Applicant:** Miss Simone Tallis and Ms Jean Hancox**Address:** 9 Balkley Lane, Darfield, Barnsley, S73 9JE**Description:** Erection of rear conservatory to 2 storey terraced dwelling

Site & Location Description:

Located off the A635 Doncaster Road in the village of Darfield, the dwelling is an extended early twentieth century end terrace house with a tiled, hipped roof. Along with other dwellings in the terrace block, and along the street, it has been almost entirely rendered. The dwelling is built on a small incline, rising from the road to the rear elevation of the dwelling, whilst the rear garden appears to incline from No.7 towards No.11. The curtilage of the dwelling is quite large at approximate 310sqm, after the original 52sqm footprint of the house has been discounted. To the rear of the dwelling is a detached garage, whilst attached to the rear of the dwelling are A single story extension, a small conservatory, and a covered pergola.

**Proposed:**

The proposal is for a white, UPVC glazed conservatory to be attached to the rear of the existing ground floor extension, in replacement of the existing covered pergola.

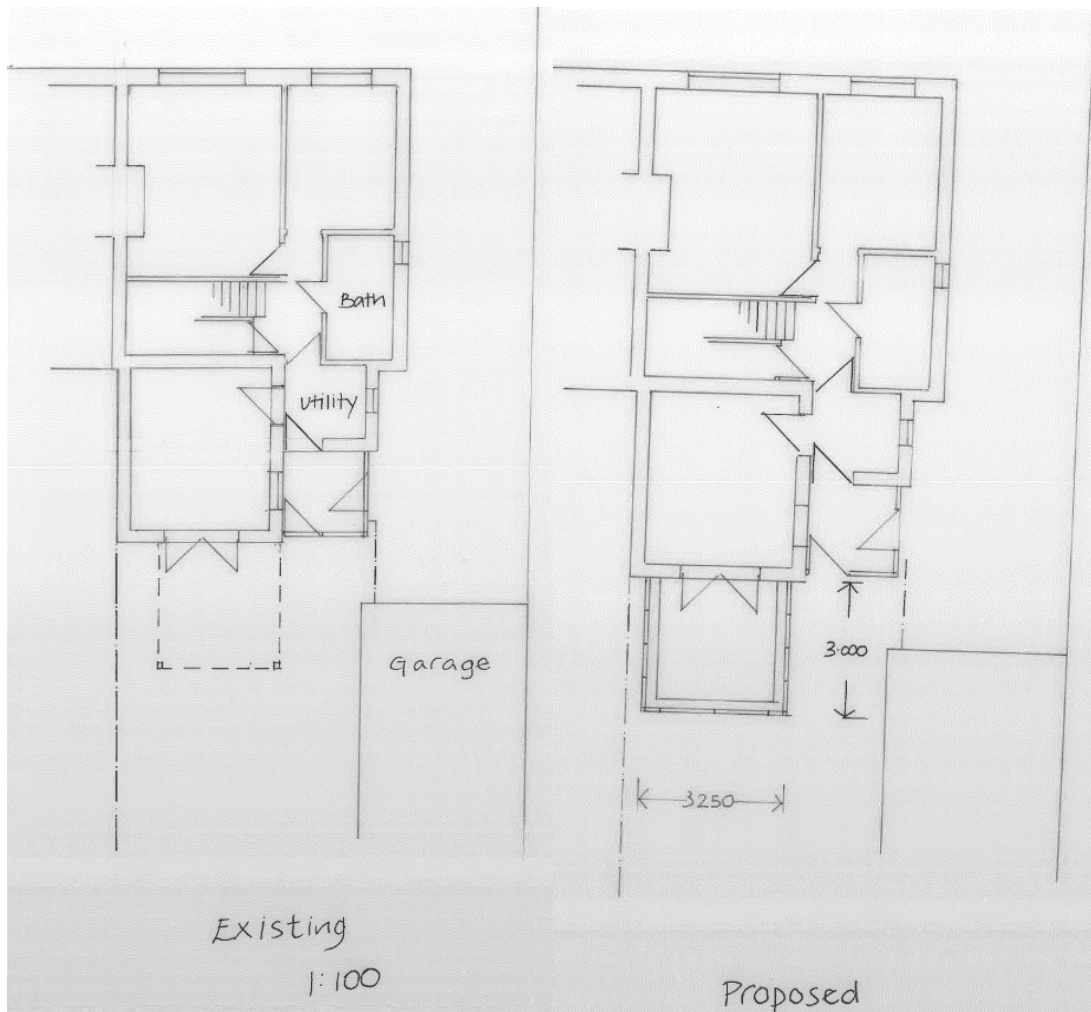
Approximate Measurements:

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

Approximate Measurements	Proposed Conservatory	Existing Extensions (largest measurement)	Total Projection from Rear Elevation
Projection:	3m	4.2m	7.2m
Width:	3.25m	6m	
Maximum Eaves Height:	2.65m	2.94m	
Maximum Roof Height:	3.47m	4.11m	

Existing and Proposed Floor Plans and Elevations





Planning History:

B/88/1689/DA – Erection of extension to dwelling – approve with conditions 24th January 1989

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

Taken in isolation, the proposed conservatory would be of a size allowable through permitted development rights. However, as the proposal is to be constructed on to an existing extension, rather than the original rear elevation of the dwelling, despite its modest size, it would be ineligible for construction through permitted development as the whole combined structure of the extension, along with the existing conservatory would be taken into consideration, resulting in a proposed rear projection of 7.2m from the original rear elevation of the dwelling. With such a proposed large extension to a dwelling, there needs to be a full assessment of the proposal in relation to potential harm caused to the existing or potential future residents of both the application and neighbouring dwellings.

Along with the existing extension and conservatory, when the addition of the proposal is considered, a significant would be created with the rear garden, reducing the overall amenity space. Having measured the remaining space of the rear and side garden from beyond the original rear elevation of the dwelling, approximately a net rear garden size of approximately 70sqm meters remains; This is after all extensions the existing garage has been discounted, and also excludes the remaining side and front garden area. Whilst it cannot be considered that the Green Belt agricultural field beyond the rear garden would never be developed, it would be unlikely and would protect the outlook from the garden and limit its sense of enclosure. In regard to neighbouring dwellings, the proposal would not adversely affect the neighbouring dwelling at No7, as this dwelling is set more forward than the application dwelling and there are no proposals for structures beyond the existing garage to be constructed close to their shared boundary. For the residents of the attached dwelling of No.11, there is an obvious potential for a greater impact from the proposal on their residential amenity.

The proposed extension would replace an existing covered pergola, which is attached to the original extension, and may have required planning consent at the time of construction due to its proximity to the boundary, and its attachment to an existing extension. Having stated this, it is equally common for such structures to be incorrectly assumed as allowable through permitted development and does not appear to have caused any harm to the amenity of the neighbouring dwellings. The proposal seeks to replace this enclosure with a glazed conservatory, which would be of a very similar footprint but with a dual pitched roof with a maximum high point of 3.47m, this contrasts to the highest point of the original extension's sloped roof of 4.11m and its eaves height of 2.8m.

Separating the dwellings is a large timber fence, stated at being at a height of 1.8m which does appear correct but a discrepancy in the plans indicate the fence on the neighbouring dwelling's side is 1.9m, whilst the existing extension's and proposed conservatory's elevations are shown as approx. 10cm smaller. The varying land levels may account for this discrepancy, but the measurements from the application's garden would be used. In addition to the fence, the neighbouring dwelling has a shed adjacent to the fence. With the fence assumed to be 1.8m, the conservatory would be between 85cm at the eaves, and at the highest point, 1.67m higher than the fence. If the proposal had been for anything other than a glazed or transparent roof, additional concern would be raised, however it is a belief that this style of roof would support mitigation in relation to the potential overbearing nature of the proposed conservatory, when taken in consideration with the existing extension. Due to the high fence, privacy would not be a concern, and with a garden with west and south facing aspects, the neighbours garden to the north would not restrict natural sunlight into the neighbour's garden whilst the glazed nature of the conservatory would have less impact on overshadowing than the existing conservatory.

Visual Amenity

The proposal is situated in the rear garden of the dwelling, and with no neighbouring dwellings to the rear, and strong boundary treatments on both side boundaries, the proposal would have no impact upon the street scene and would have minimal impact on the visual amenity of neighbouring dwellings. The bulky existing extension which is already in place is what would provide the most unattractive aspect of the overall extension, due to its transparent glazed design, the proposed conservatory extension should not be as dominant or overbearing in its appearance.

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