
2024/0658

Applicant: Mr Watson

Address: 9 Edgehill Road, Staincross, Barnsley, S75 6NG

Description: Removal of rear conservatory and side porch, and erection of single storey front, side and rear extensions to single storey semi-detached dwelling

Site & Location Description:

Located off Sackup Lane, close to the junction with Staincross Common in the settlement of Staincross, the dwelling is located on a street of predominantly bungalows. The dwelling is constructed of red brick, with a patch of stone cladding, and features with a grey tiled, hipped roof. Attached to the dwelling is currently or was recently, a rear conservatory, a side porch extension, and a larger side extension. The dwelling is set within an average sized curtilage, with a front, side and rear garden, with a driveway within the front and side garden.

The dwelling is located



Planning History:

- B/05/1160/DT - Erection of side single storey extension to dwelling – Approved with conditions 22nd July 2005

Proposed:

The proposal is for the removal of the existing rear conservatory and porch and the erection of new front and rear extensions. Additionally, the existing side extension is proposed to be extended to link to the proposed new rear extension, creating a wraparound style extension.

Approximate Measurements:

The existing main roof and eaves heights have been checked on the existing plans and remain unaltered on the proposed plans. The proposed rear extension roof and eaves height vary due to ground levels, lower at the corner of the side and rear of the dwelling, adjacent to the unattached neighbouring dwelling.

Existing Conservatory

- **Rear Projection: 2.48m**
- **Width: 4.96m**
- **Eaves Height: 2.93m**
- **Roof height: 2.98m**

Existing Side Extension

- **Side Projection: 3.15m**
- **Length: 6.42m**
- **Eaves Height: 2.85m**
- **Roof height: 3.05m**

Existing Side Porch

- **Side Projection: 1.27m**
- **Length: 2.17m**
- **Eaves Height: 2.29m**
- **Roof height: 2.58m**

Proposed Rear Extension

- **Rear Projection: 4m**
- **Width: 9.31m**
Width Beyond Side Elevation: 3.15m
- **Eaves Height: 3.35 min/3.55m max.**
- **Roof height: 3.4m min/3.55m max.**

Proposed Side Extension

- **Side Projection: 3.15m**
- **Length: 7.93m**
Length Beyond Rear Elevation: 4m
- **Eaves Height: 2.8m**
- **Roof height: 3.9m**

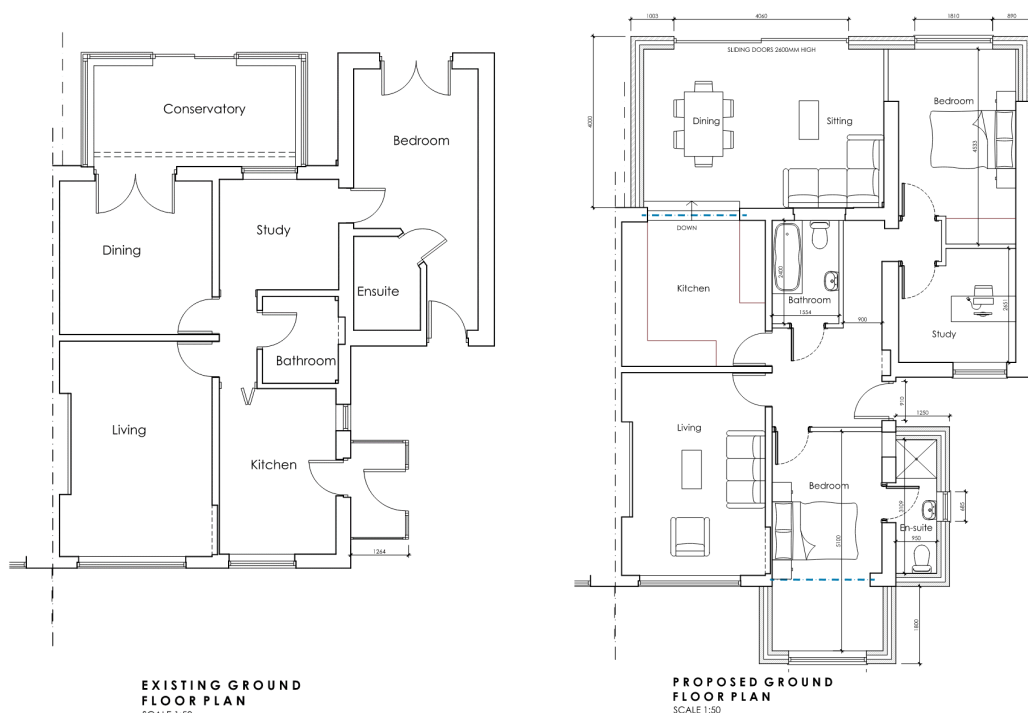
Proposed Side Porch

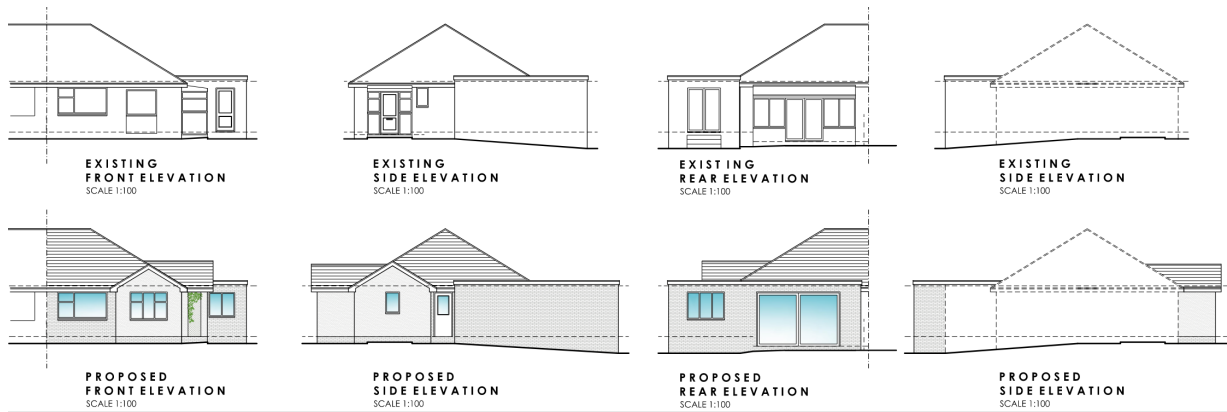
- **Side Projection: 1.25m**
- **Length: 3.67m**
- **Eaves Height: m**
- **Roof height: m**

Proposed Front Extension

- **Front Projection: 1.8m**
- **Width: 3.14 m**
- **Eaves Height: 2.8m**
- **Roof height: 3.85m**

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:

Forestry Officer: The Forestry Officer was consulted, possibly based upon a Google Street view image of the site during the validation process. A site visit to the site confirmed what was mentioned on the application form that no trees would be removed or affected. There was evidence of former trees and shrubs on the site but these unprotected trees have been removed sometime between May 2023 (Google Street View) and a site visit in September 2024.

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 proposed extensions would have an overall insignificant impact upon the residential amenity of neighbouring dwellings, with three of the proposed four extensions replacing or enlarging existing extensions of the dwelling. The final new extension is a proposed front extension, but is of a modest enough size, and comparable to similar extensions on the street not to cause a negative impact upon neighboring dwellings. The enlarged replacement side porch would be an obvious visual improvement whilst providing an almost insignificant impact through a slightly longer length and higher roof. Currently, there is main access to the dwelling access is from a front door on the side elevation, until recently inside of the porch, which also had a door and two windows, a front elevation facing door within the side extension, and side elevation window for the kitchen. The proposal replaces the door in the side extension with a window, the main entrance door is relocated along the side elevation, and the approximate original door location would become an ensuite window. All these alternations would have a minimal effect on the residential amenity of the unattached neighbour. Similarly, the proposed side extension would have minimal impact on residential amenity, with a slightly longer length due to linking with the rear extension, the only other change being the aforementioned change of external door to a window.

Regarding the rear extension, the impact on residential amenity would again be minimal. The projection of the extension is increased from 2.48m to 4m, and the height of the roof has increased but this may be affected by ground levels. Additionally, the gap between the conservatory and replacement extension, and the attaching neighbouring dwelling has been reduced by approx. 50cm at its widest point, measured adjacent to the original rear elevation of the dwelling. Together these may have a modest impact on the amenity of the attached neighboring dwelling but would not be significant enough to consider a refusal or amendment. The rear extension is also extended beyond the side elevation, linking with the extended side extension. This would have no impact on the attached neighbour and only an insignificant effect on the unattached neighbour.

Visual Amenity

Undoubtedly the appearance of the dwelling would change, with new additions, especially the front extension, but in comparison to the current dwelling, there is only an approximate footprint increase of 24 sqm, although the porch and conservatory roof heights have also increased. A mixture of brick and render has been proposed for the exterior of the dwelling. Although the existing materials are, red brick, a patch of stone cladding, and UPVC within the porch and conservatory; some dwellings within the street scene, and rear elevations viewable behind the dwelling have aspects of render, and in one instance wooden cladding, although that is seemingly unauthorized. As such, the proposal may have a modest negative affect on the broader street scene, but in mitigation, the render is limited and in comparison, to the existing mismatch of extensions and materials, the proposal should assist in improving the overall character of the dwelling through continuity between the existing dwelling and the proposed extensions.

Highway Safety

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