
2024/0938

Address: 5 Grantley Close, Wombwell, Barnsley, S73 0SP

Description: 2 storey side and rear extensions to 2 storey dwelling

Site & Location Description:

Located in a residential area of Wombwell, the dwelling is a link detached red brick dwelling with a grey tiled gable roof and a bow window on the front elevation. Except for the link detached garage with the adjacent neighbour, there is overall good separation between the predominantly similar designed dwellings within the street. Beyond the rear garden is the Elsecar canal and the Derane Valley Parkway, resulting no residential dwellings overlooking or being over looked by the dwelling.



Planning History: None

Proposed:

The proposal is for a wraparound extension featuring a two-storey aspect on the rear elevation but extending beyond the side elevation, and an attached ground floor infill extension between the proposed two storey extension and the rear of the existing garage. The existing Gable roof will be extended at the rear, with an attached side gable aspect, set slightly lower to show subordination to the original dwelling, as it will be visible from the front elevation. Additional works include the removal of the chimney, a side elevation door, and the insertion of two small ground floor side elevation windows. The proposal would use matching brick work and tiles, and the windows and doors of the extension would be of a similar style to the existing bow and first floor side elevation windows.

Approximate Measurements:

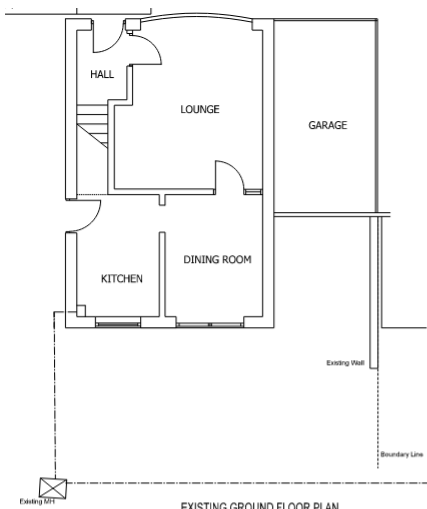
Two Story Rear Section

- **Rear Projection: 3.3m**
Projection Inc Infill Section: 6.24m
- **Width: 8.12m**
- **Maximum Eaves Height: 5.25m** (as original)
- **Maximum Roof height: 7.18m** (as original)

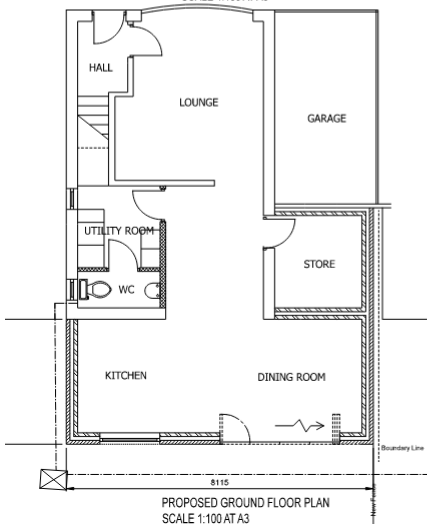
Ground Floor infill Section

- **Length: 2.94m**
Length Inc rear Section: 6.24m
- **Side Projection: 2.61m** (garage 2.75m)
- **Maximum Eaves Height: 5.25m**
- **Maximum Roof height: 6.82m**

Existing and Proposed Floor Plans and Elevations



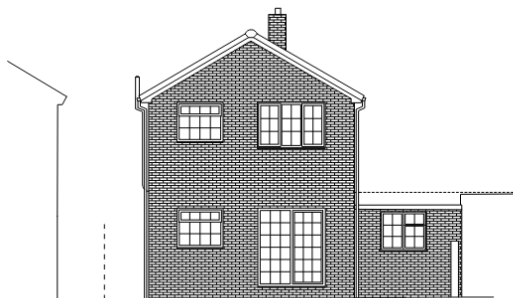
EXISTING GROUND FLOOR PLAN
SCALE 1:100 AT A3



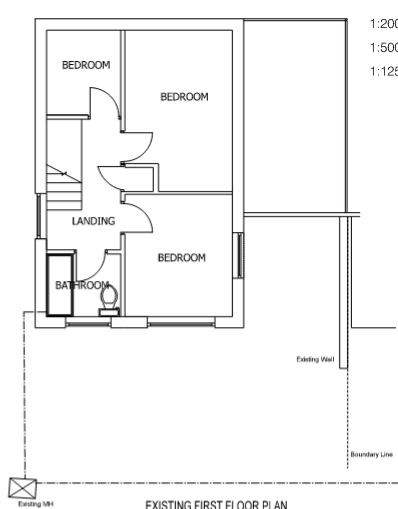
PROPOSED GROUND FLOOR PLAN
SCALE 1:100 AT A3



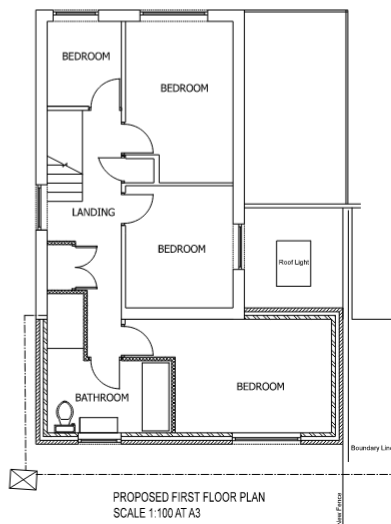
EXISTING FRONT ELEVATION
SCALE 1:100 AT A3



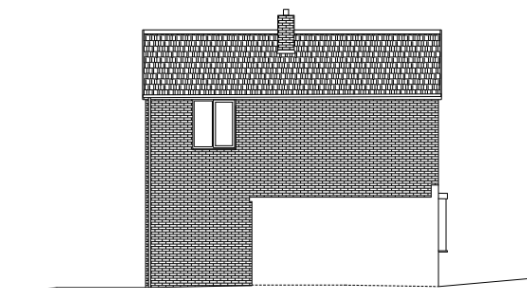
EXISTING REAR ELEVATION
SCALE 1:100 AT A3



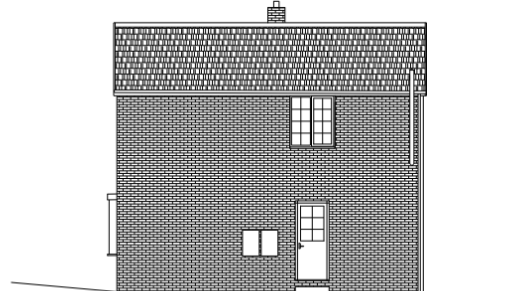
EXISTING FIRST FLOOR PLAN
SCALE 1:100 AT A3



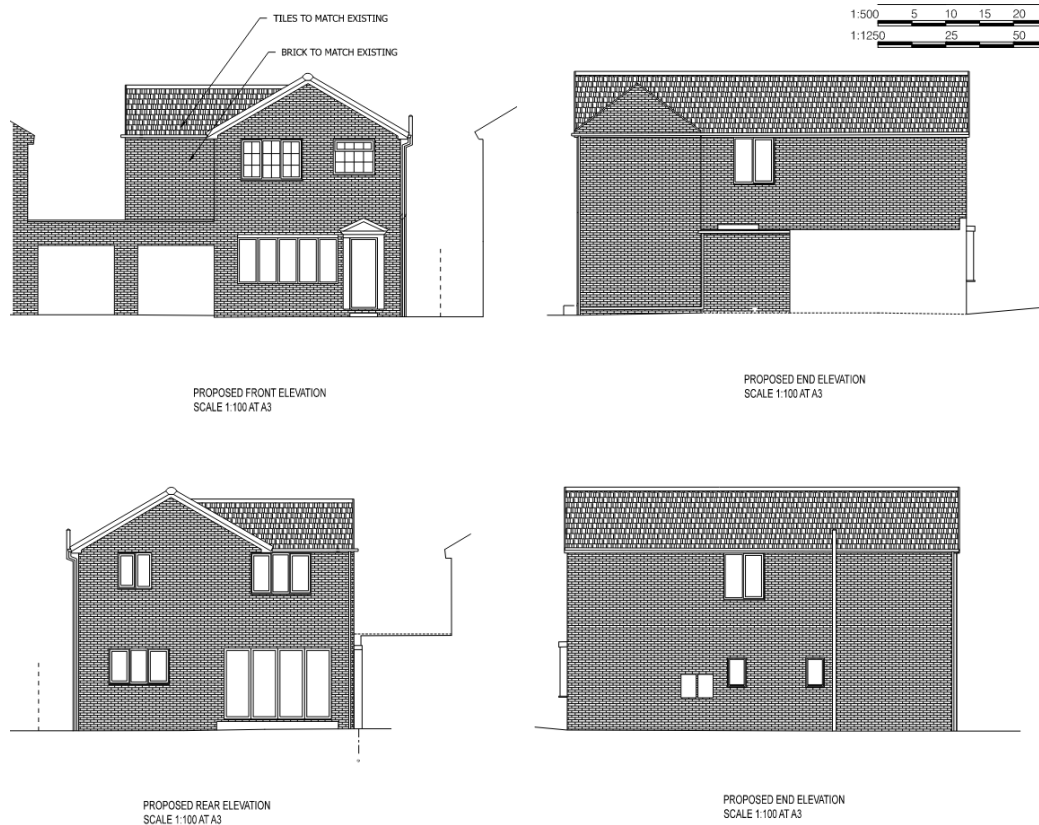
PROPOSED FIRST FLOOR PLAN
SCALE 1:100 AT A3



EXISTING END ELEVATION
SCALE 1:100 AT A3



EXISTING END ELEVATION
SCALE 1:100 AT A3



Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; One comment in support of the application was received from a neighbouring dwelling.

Consultees:

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

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

Overall, the proposal would not have a significant effect on the residential amenity on any neighbouring dwelling or dwelling within the street scene. With no dwellings to the rear, there is no concern in regard to overlooking. Regarding the 45-degree rule, the adjacent link-detached dwelling would be on the borderline of a 45-degree being intercepted but any incursion would be negligible and not sufficient to request an amendment or consider a refusal.

Furthermore, although the two storey element would be immediately adjacent to the shared boundary the projection is relatively modest and inline with the SPD. In addition, the linked neighbour is orientated to the Northeast and, as such, overshadowing should not be to an unreasonable degree. The neighbour to the West is set further back on its plot than the application property and their rear elevation is set back further than the proposed rear elevation, therefore, it would not increase overshadowing or be an overbearing feature.

There are no habitable windows proposed on the side elevations facing the shared boundaries, as such, privacy levels would be maintained.

Visual Amenity

The proposal would slightly alter the character of the dwelling and have a modest effect upon the street scene. However, the style of the extension is sympathetic to the host dwelling and with a set back by its design, and a step down of the roof, the proposal broadly meets the requirements of the SPD and shows some subordination to the host dwelling. Unusually whilst some windows are replaced the front first floor windows are to remain, but the proposed new windows match well the design of the majority of the current or proposed windows, and the other materials would match those within the original dwelling.

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