
2023/0899

Mr Andy Latchem

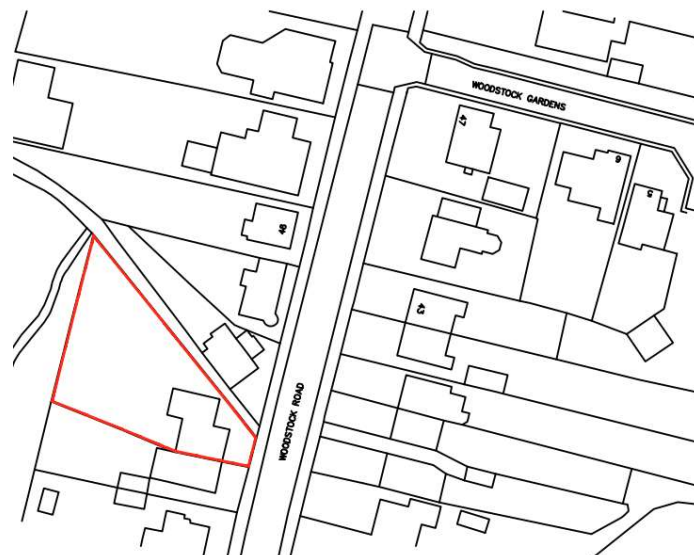
40 Woodstock Road, Barnsley, S75 1DU

Side 1st storey extension and rear single storey extension.

Site Description

The application relates to a plot located on the west side of Woodstock Road, to the east of Wilthorpe Park, to the south of a public footpath, and in an area that is principally residential. Woodstock Road has a mixed street scene comprising two-storey detached and semi-detached properties of varying scale and appearance with external materials including brickwork, timber, and light-coloured render. The topography of the application site and surrounding area is sloped, descending south-to-north and east-to-west.

The property in question is a two-storey semi-detached property constructed of red brick with a hipped roof that uses grey/ brown concrete roof tiles. The property benefits from an existing single storey side attached garage and a rear conservatory with a red brick under build. The property is fronted by a driveway and soft landscaping with a larger garden to the rear. The application site is bounded by a mix of brick-built walls and hedges.



Planning History

There are two previous planning applications associated with the application site which are as follows:

- B/91/1624/BA – Retention of boundary wall/ fence. – Approved.
- B/96/0298/BA – Erection of side attached garage and conservatory. – Approved.

Proposed Development

The applicant is seeking approval for the erection of a first-floor side extension atop an existing single storey side extension and the erection of a new single storey rear extension to replace an existing rear conservatory.

The proposed first-floor extension would be built atop an existing side extension, creating the appearance of a two-storey extension with a hipped roof and an approximate eaves and ridge height of 5.6 metres and 7.5 metres respectively. The extension would incorporate a first-floor Juliet balcony, and the existing sideways projection and depth of the ground floor extension would be maintained.

The proposed rear extension would project from the rear elevation of the dwelling by approximately 2.75 metres and would have a width of approximately 5.1 metres. The extension would feature a flat roof with a total height of approximately 2.6 metres and would be built atop an existing under build.

Further external works would include the insertion of a ground floor window to the front elevation, the insertion of a door within the side elevation of the garage, replacement ground floor windows to the rear, including the insertion of new patio doors, and the erection of rased decking.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 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.

Local Plan Allocation – Urban Fabric

The site is allocated as urban fabric within the adopted Local Plan, which has no specific land allocation and therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy T4: New Development and Transport Safety.***

Supplementary Planning Document: House Extensions and Other Domestic Alterations

This document establishes the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations; reflecting the principles of the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- ***Section 12: Achieving well designed places.***

Consultations

Public Rights of Way and a Forestry Officer were consulted on the application. The Forestry Officer raised no objections, and no response was received from PROW; however, as the application site is adjacent to a public footpath, a general informative to maintain access will be included on any forthcoming decision.

Representations

Neighbour notification letters were sent to surrounding properties and no representations were received. The application was also publicised by way of a site notice, expiring 31 October 2023.

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation; therefore, extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

Residential Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they would not adversely affect the amenity of neighbouring properties.

The proposed first-floor extension would be located in proximity of the northern boundary and neighbouring 42 Woodstock Road beyond. It is acknowledged that the extension could result in increased levels of overshadowing; however, the proposal would follow the form of an existing ground floor extension and adopt a restrained roof height. Moreover, the angled positioning of 42 Woodstock Road within its plot would lessen the harm of any potential impact, as any overshadowing would likely to be limited to its southern blank gable wall. The proposal would maintain existing sufficient separation distances to the northern side and western rear boundaries, and the insertion of new windows would be limited to the front and rear elevations, including the proposed Juliet balcony which could be implemented as permitted development. As such, it is not considered that the first-floor extension would result in significantly increased levels of overshadowing, overlooking, or reduced levels of outlook.

The proposed rear extension would be located in proximity of the northern boundary and neighbouring 42 Woodstock Road beyond. It is acknowledged that the extension could result in some overshadowing; however, the proposal would replace an existing rear conservatory of a similar scale, following the form of an existing under build and adopting a restrained roof height. Moreover, the angled positioning of 42 Woodstock Road within its plot would lessen the harm of any potential impact, as any overshadowing would likely to be limited to its southern blank gable wall. The proposal would maintain existing separation distances to the northern side, western rear and southern side boundaries, and the insertion of minimal windows would see an overall decrease in the amount of glazing used. Additionally, existing boundary treatments, level differences and extensions to neighbouring properties may offer further mitigation. As such, it is not considered that the first-floor extension would result in significantly increased levels of overshadowing, overlooking, or reduced levels of outlook.

The proposed decking to the rear of the property would be raised from the ground level; however, due to level differences, existing boundary treatments and existing extension to 38 Woodstock Road, it is not considered that it would result in significantly increased levels of overlooking.

Collectively, the proposal is therefore, not considered to be overbearing, resulting in increased overshadowing, overlooking, or reduced levels of outlook that would significantly increase beyond existing levels of impact that are likely to be experienced and tolerated.

The proposal is, therefore, considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Visual Amenity

The proposed first-floor extension would be visible from the public realm of Woodstock Road and would be a prominent feature within the street scene.

The first-floor extension would follow the form of an existing ground floor extension that adopts an excessive sideways projection exceeding two thirds the width of the original dwelling. However, as an existing set back (approximately 2.4 metres) from the main front wall would be maintained, and the ridge height of the extension would be well below that of the original dwelling, the proposal would remain subordinate to the host property. The extension would adopt a hipped roof with a restrained ridge height that would be sympathetic to the style and pitch of the roof of the original dwellinghouse. The extension would also be constructed of red brick and grey/ brown concrete roof tiles that would match or be of a similar appearance to the external materials used in the construction of the original dwellinghouse and the existing side extension.

Similarly, the proposed rear extension would be constructed of external materials that would match or be of a similar appearance to those used in the construction of the original dwellinghouse and existing side extension. The rear extension would also adopt a flat roof, and though not preferred, the roof would not be a prominent feature within the street scene nor visible from public realm. The proposed decking would also be located to the rear and would not be a prominent feature within the street scene.

Overall, the scale of the proposal would be proportionate to the scale of the existing property and existing extensions, remaining subordinate, and adopting a design with features that would be sympathetic, including roof style and pitch, and external materials that would maintain the individual character of the property and the varied character of the surrounding area.

The proposal is, therefore, considered sympathetic to the main dwelling and consistent with the character of the street scene and are considered acceptable and in compliance with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

The application site is currently served by an existing driveway and attached garage located to the front and side of the host property. As the proposal would retain the existing garage and not interfere with the existing driveway, and as there is no requirement to provide further parking space, it is considered that highway safety would be maintained to a reasonable degree.

The proposal is, therefore, considered acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety*.

Recommendation

Approve with Conditions