
2023/0947

Applicant: Mrs L Bolas

Address: 42 Eastfield Crescent, Staincross, Barnsley, S75 6DN

Description: Proposed erection of front porch, 2 storey side extension and single storey rear extension to replace existing rear conservatory.

Site & Location Description:

Eastfield Crescent is a residential estate of houses and bungalows constructed in the nineteen sixties or seventies. The estate sits between the A61 Wakefield Road and Barr Lane, which leads off the A61 into Staincross, where the estate is situated and onto Mapplewell and Darton. The dwelling is constructed of buff coloured brick and features stone or faux stone cladding to the front elevation and a brown tiled gable roof. The dwelling currently has three bedrooms, but the proposal is to increase to four. The curtilage of the house is quite large, especially the front garden which extends from the dwelling between 18m and 21m. The front garden is predominantly covered by a driveway leading to the attached garage before curving around under the front window. Running alongside the drive is a stretch of gravel. A small lawn is also present within the front garden, bordered by some medium sized shrubs and a tall tree at in the corner boundary with No. 44 and Eastfield Crescent; the tree is approximately 18m from the dwelling. The rear garden is lawned with border hedges, on two sides of the garden but not with the boundary with No. 44. Currently there is a small conservatory attached to the rear elevation of the dwelling.

As well as the conservatory, the attached garage is also a later addition to the dwelling and features an unsympathetic flat felt roof, although the white garage door corresponds well with the white UPVC windows of the main dwelling. Unusually there is no entrance door on the front elevation, the original doorway appears to have been converted into a large window with a letterbox. Current access to the dwelling appears to be via the archway at the right side of front elevation, leading along the side elevation of the house to the set of patio doors within the conservatory and an external door into the kitchen. Access may be gained through the garage to the rear garden, but there is no internal access from the garage to the house.



Location Plan Scale 1:1250

Local Plan Designation: Urban Fabric

Conservation Area: No

Planning History:

- 2021/0426 - Erection of two storey side extension and single storey front and rear extensions to dwelling – Approved 17th May 2021.
- B/84/0568/DT- Erection of conservatory – Approved 22nd May 1984
- B/74/1074/DT & B/74/0568/DT – No Information available, possibly one may have been an application for the existing garage.

Proposed:

The proposal is for a modest sized single-storey front porch style extension with a projection of 1.8m; a two-storey side extension; a single-storey rear extension with a projection of 3.06m. The proposal is similar to that which received permission in 2021 in application 2021/0426. Differences appear to include a slightly smaller front extension, reduced eaves heights on the rear extension, a larger rear projection, and extra glazed doors and rooflights within the rear extension. Overall, if approved, the proposal marginally excluding the front extension would be of a larger footprint than that which was approved.

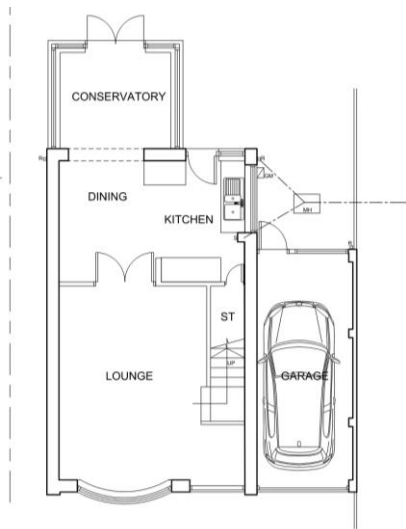
The whole new proposal would include the removal of the rear conservatory and redevelopment of the existing garage. The principle of a garage would be retained on the ground floor of the two-storey extension whilst above would be the location of the proposed fourth bedroom. A two-storey extension to the length of the garage would, in combination with the ground floor rear extension create a wrap around style extension. Proposed within the extra space of the two-storey extension to the garage is a ground floor WC and utility room, and a new principal bathroom on the first floor. The rear ground floor extension would extend across the length of the rear elevation including the elevation of the new two-story extension and is proposed to be a kitchen featuring bifold doors and separate snug with new rear window. Three new rooflights are proposed with the single pitched roof of the rear extension.

The proposed front extension (porch) would have a modest projection of 1.8m, feature a dual pitched roof and provide a reinstated entranceway into the dwelling from the front and principal elevation.

Measurements:

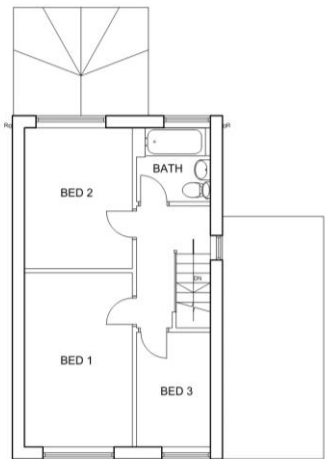
- Front Extension: width 1.972m, projection 1.8m & height 3.32m
- Rear Extension: width 7.72m, projection (from rear elevation) 4m, eaves height 2.5m & total height 3.9m
- Two Storey Side Extension: width from side elevation 2.48m, length to original rear elevation 8.53m, total length including rear extension 12.53, eaves height 5.06m & total height 6.51m

Existing & proposed Plans and Elevations



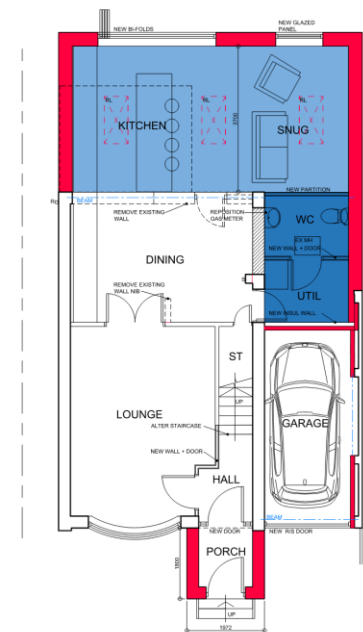
GROUND FLOOR PLAN

SCALE 1:50



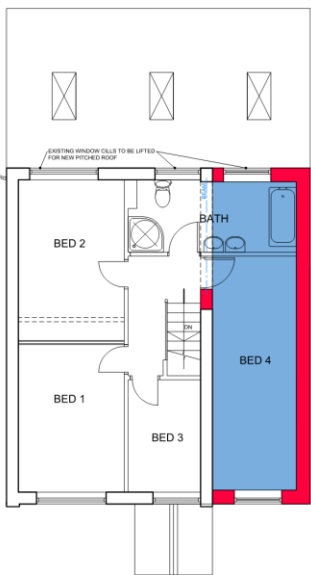
FIRST FLOOR PLAN

SCALE 1:50



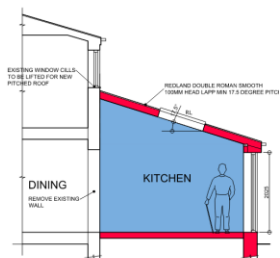
GROUND FLOOR PLAN

SCALE 1:50



FIRST FLOOR PLAN

SCALE 1:50



TYPICAL SECTION

SCALE 1:100



FRONT ELEVATION

SCALE 1:100



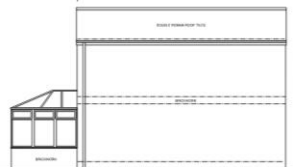
SIDE ELEVATION 1

SCALE 1:100



REAR ELEVATION

SCALE 1:100



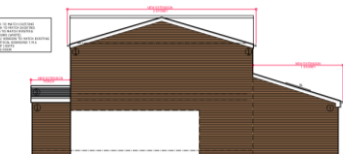
SIDE ELEVATION 2

SCALE 1:100



FRONT ELEVATION

SCALE 1:100



SIDE ELEVATION 1

SCALE 1:100



REAR ELEVATION

SCALE 1:100



SIDE ELEVATION 2

SCALE 1:100

Neighbour Representations:

Letters were sent to nearby addresses; no comments or objections were received.

Consultee Forestry Officer: The forestry officer provided verbal confirmation that the trees and hedges present would not require a tree survey or specific protection measures.

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 Government attaches significant importance to the design of the built environment. 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.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces, and wider area development schemes.

Within section 12, paragraph 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

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

Whilst the proposal raises the height of the existing side elevation garage to a two-story extension, the size of the conservatory to an extension which extends the full width of the whole new rear elevation, and the addition of the front porch; the proposed works would not directly affect the neighbouring bungalow at No. 40. However, the works, particularly the side extension may affect the bungalows rear garden. This is due to the bungalow being wholly set forward of the application dwelling, so any potential impact would be on the rear garden, rather than the bungalow itself. Following assessment, as both dwellings' gardens face towards a north to north-east direction, there would minimal loss of sunlight for the neighbouring garden. In relation to overshadowing, being a two-story dwelling, the applicant dwelling somewhat overshadows the neighbouring garden already. The extra height, above that of the existing garage would potentially increase this overshadowing but not to a level which would cause significant detriment. Additional mitigation in relation to possible overshadowing is found by considering the existing detached garage, adjacent to the

boundary with the application dwelling, and a border of high shrubs/hedge between No. 40 and No. 42. Furthermore, whilst there is also an existing window in the first-storey, side elevation of the application dwelling, in the proposed plans, this window is removed and would reduce potential overlooking.

The rear extension is considerably larger than the existing conservatory but due to the boundary treatments between the dwelling and No. 40, it would have an insignificant impact on No. 40. Regarding the adjacent neighbour at No.44, their dwelling features a large conservatory to the right of their rear elevation and there is also a large two-storey extension, like that proposed by the applicant on the left side elevation of the neighbours dwelling, adjacent to the boundary with the application dwelling. Whilst the two-storey aspect of the proposed works would have no impact on amenity of No.44, the single storey extension may have a little impact. In assessing the proposal for the rear extension, if it had not been attached to the proposed two-story extension or the existing garage, in its proposed wraparound style, the proposed extension would be allowable through permitted development. In other consideration, the SPD for household extensions suggests eaves heights for extensions with projections over 3m should have an eaves height of no more than 2.5m, which the proposal complies with. In relation to the rear projection from the original rear elevation, 3m is considered acceptable by permitted development and is not excessively large in relation to the garden size. With no side windows to create overlooking a single pitched roof to assist in reducing potential overshadowing and circa 1.6m fence between the dwellings, the proposal would not significantly harm the residential amenity of No. 44

With no significant impact on the adjacent neighbours and no dwellings to the rear of curtilage, there would be no impact on the amenity of other residents within the area. Equally in relation to the front extension, this is modest porch style extension and would have no impact on the residential amenity of the neighbours or the area.

Visual Amenity

The proposal retains the garage aspect of the front elevation and is subsequently not set back, the addition of a first story though improves upon the existing and out of character flat felt roofed, attached ground floor garage. The proposed modest size porch style extension on the front elevation improves the character of the dwelling by reinstating a front entranceway and is in keeping with other such extensions within the street scene. Although not preferential, a completely blank elevation replaces the predominantly blank elevation of the garage and existing first story side elevation of the dwelling, which currently features a small window. With a proposed new dual pitched gable roof, creating a cross-gable style roof line, again in keeping with other extended

dwelling on the street, the proposed front and side extensions have an overall positive effect on the character of the dwelling and consequently street scene.

The rear extension is quite large but is broadly in keeping with the character of the dwelling and again improves on the previous rear view of the existing flat roofed garage and conservatory. The sill heights of the rear elevation are proposed to be slightly raised to allow for the pitched roof but this does not appear to significantly affect the dwelling's character. Materials proposed for all the works are proposed to be of matching materials and the roof designs are complementary to the existing roof style. As such, the whole proposal of works would not produce a negative impact on the character of the dwelling or visual amenity of the area.

Highway Safety

Although a garage is retained, internal renovations would further render the garage ineligible for consideration as a parking space under current residential parking size standards. However, access to the curtilage and with exception of the porch, the driveway both remain unchanged and would provide sufficient parking space for at least two vehicles and there would be no impact upon highway safety.

Summary

There is minimal impact on residential amenity, no negative impact on visual amenity, and no impact on highway safety. Additionally, the requirements of local policies GD1, SD1, D1 and T4 have been met, and the proposals broadly meet the requirements set out in the SPD House Extensions and Other Domestic Alterations.

Recommendation: Approve with conditions