

2025/0028

Mrs Bestford

13 Monk Terrace, Monk Bretton, Barnsley, S71 5RR

Demolition of existing conservatory and erection of single storey extension to side of dwelling.

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### Site Description

The application relates to an end terrace dwelling on Monk Terrace within the Monk Bretton area. The dwelling is formed from stone and features a pitched tiled roof. To the south of the dwelling is a two-storey brick extension which is painted red and to the front of this extension is an attached single storey conservatory. A large garden is located to the rear of the property. The street scene is characterised by terraced properties constructed from stone with tiled roofs. The south of the site is screened by large trees and bushes.



## Relevant Planning History

No planning history

## Proposed development

The applicant is seeking permission to demolish an existing extension and to replace it with a single storey extension to the side of the dwelling.

The proposed side extension would replace the floor space of the existing conservatory. A southwards projection of approximately 4.3 meters is proposed with a projection forward of the existing side extension of approximately 2.8 metres. An approximate eaves height of 2.1 metre sis proposed with a proposed ridge height of approximately 3.7 metres. A lean to pitched roof is detailed featuring two roof lanterns facing westwards. Windows are detailed to the front elevation of the extension along with patio doors providing access to the south elevation. Steps are detailed externally to the south elevation of the proposal providing access to the patio doors and a veranda at ground floor level. The proposal would be constructed from chalk coloured render along with charcoal synthetic tiles.



## 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 in the adopted Local Plan which has no specific land allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy D1: High Quality Design and Place Making.***
- ***Policy GD1: General Development.***
- ***Policy T4: New Development and Transport Safety.***

### Supplementary Planning Document(s)

- ***House Extensions and Other Domestic Alterations.***
- ***Parking.***

### 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

No consultees were consulted on this application.

## Representations

Neighbour notification letters were sent to surrounding properties. No representations were received.

## Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

### Principle of Development

Extensions and alterations to a domestic property and the erection of detached outbuildings in a domestic curtilage are acceptable in principle if they would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety

### Residential Amenity

Extensions and alterations to a domestic property are considered acceptable if the proposal would not adversely affect the amenity of neighbouring properties.

The proposed extension would be erected to the south of an end terrace. No further dwelling are located on the street and the south of the site is screened by large trees and bushes. The front of the site is also substantially screened by a wall and an existing detached garage. Given the proposal is a single storey extension as is a similar size to the existing conservatory, the proposal will have little no impact to the residential amenity of neighbours. The minor veranda created to the south of the site poses no issues and simply provides access to the patio doors on the south elevation. As such, this weights substantially in favour of the proposal.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and would not have an overbearing impact. The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

### Visual Amenity

Extensions and alterations to a domestic property are considered acceptable if they would not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling.

The proposal would replace the existing conservatory and would essentially change the front elevation of the property. The proposal would provide an improved visual appearance to the dwelling and the street scene. A lean-to roof is detailed at a greater pitch to the existing conservatory roof and is more in keeping with the roof of the dwelling. Furthermore, tiles have been proposed which further matches the materials of the dwelling. Although substantial glazing is detailed to the front elevation and in the form of roof lanterns, again this is a reduction on the existing glazing of the conservatory and so is welcomed. The use of chalk render is acknowledged. Although little render is evident in the area and is not present within the street scene, the use of render would be considered more in keeping with the stone on the street scene than the existing conservatory glazing. Additionally, the screening to the front of the dwelling assists in reducing the impact of the extension.

This therefore significantly weighs in favour of the proposal

The proposal is therefore not considered to significantly alter or detract from the character of the street scene and is considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

### Highway Safety

The proposal would not reduce the onsite parking facility or increase the number of bedrooms at the property. No additional parking facility is therefore required. This weighs substantially in favour of the proposed development.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

### Planning Balance and Conclusion

In considering the above assessment, the proposed development is acceptable regarding residential and visual amenity and highway safety. Although some concerns are present with regards to the visual amenity of the proposal in terms of the materials used; the proposal is considered to be an improvement on the existing conservatory for which the proposal seeks to replace. On balance, this application is therefore recommended for approval.

### **Recommendation**

**Approve with Conditions**