

2025/0071

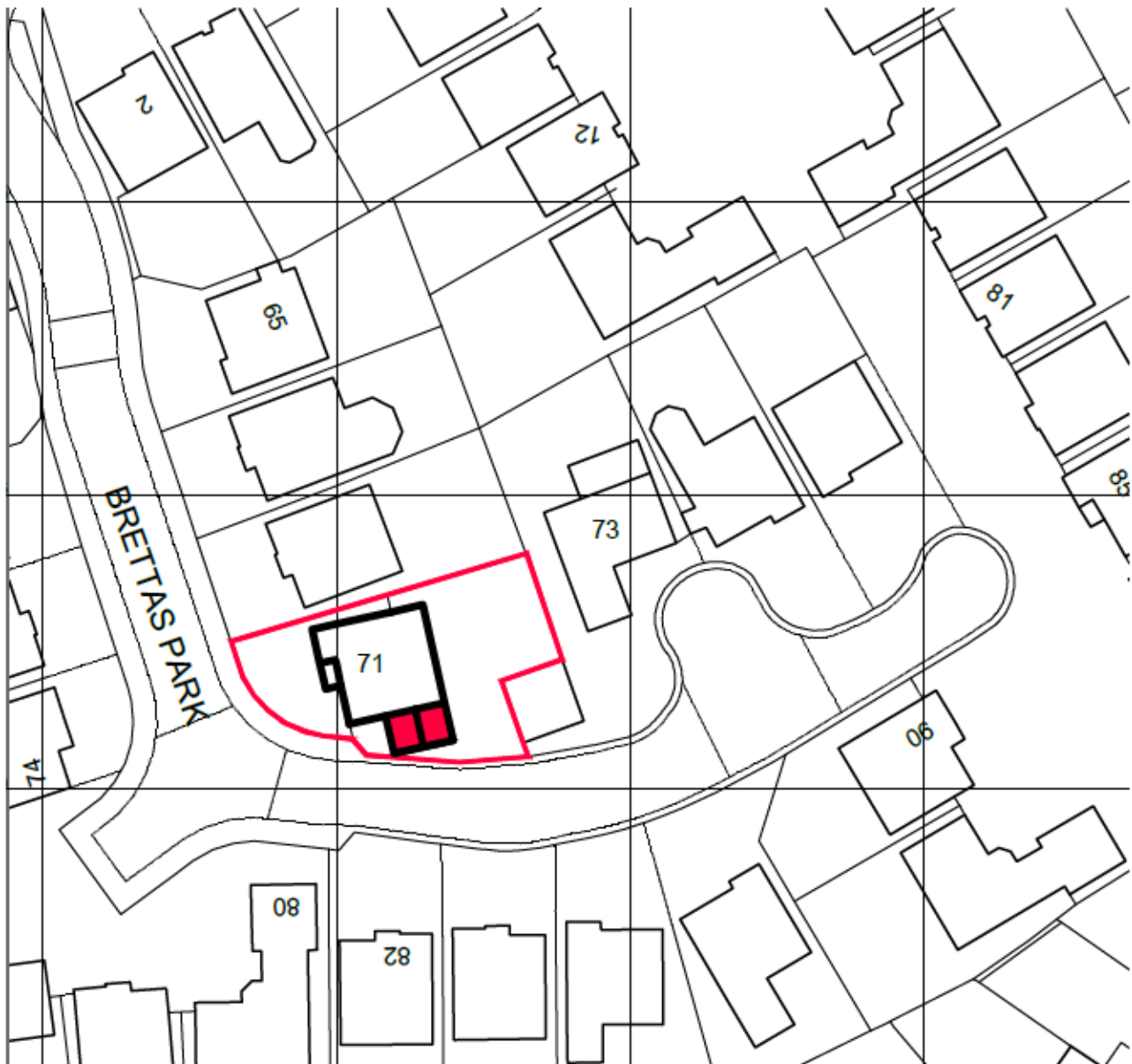
Mr Richard Dyson

71 Brettas Park, Smithies, Barnsley, S71 1XU

Proposed erection of single storey side extension and new boundary wall

Site Description

The application relates to a detached property on Brettas Park within the Smithies area. The dwelling is constructed from light brown brickwork along with white rendering to the upper of the property. A tiled pitched roof is evident. A modestly sized garden is located to the rear of the property along with a small front garden and drive. The site is a corner plot. The street scene is characterised by detached properties with pitched roofs and using similar materials.



Relevant Planning History

B/75/1753/BA – Residential Development – Historic Decision

B/01/0412/BA - Residential development comprising of 149 dwellings – Historic Decision

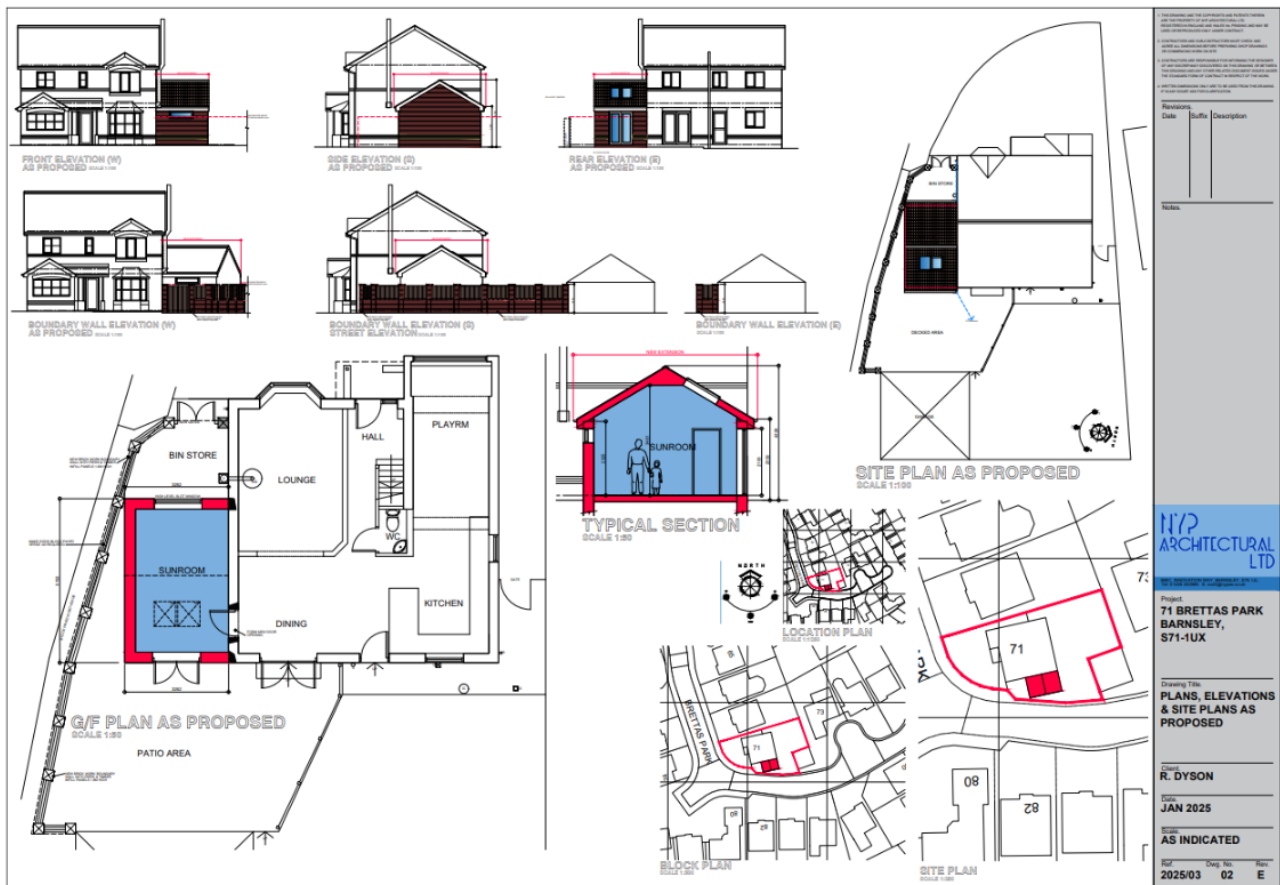
B/03/1870/BA/AD - Display of two non illuminated pole mounted signs. – Historic Decision

Proposed development

The applicant is seeking permission for a single storey side extension and a new boundary wall.

The proposed side extension would have sideways projection of approximately 3.3 metres and a length of approximately 5.2 metres. The extension would be set back from the front elevation by approximately 3.1 metres. A pitched roof is proposed with an approximate eave's height of 2.6 metres and an approximate ridge height of 4.2 metres. A short window is proposed to the upper of the front elevation of the extension. The rear elevation proposes French doors facing the rear garden of the site along with a pair of roof lights. The extension would be constructed from similar materials to the existing dwelling.

The proposed boundary wall would be located to the south boundary with an approximate pillar height of 1.8 metres. Fence panels are detailed within the pillars. The brickwork would be similar to the existing property. Fenced gates are proposed to the front elevation of the wall spanning approximately 1.4 metres.



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 north of neighbouring properties across Brettas Park. The side elevation facing these neighbours would be a blank elevation. Given no windows are detailed facing the south, no issues for overlooking are concerned. Furthermore, a distance greater than 12 metres is maintained between neighbours and this blank elevation in line with the House Extensions and Other Domestic Alterations SPD. The rear elevation of the dwelling provides French doors. These are substantially screened to the east by the proposed boundary wall and an existing detached garage. Overlooking issues are therefore not considered to be detrimental.

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. As such, this weights considerably in favour of the proposal.

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 House Extensions and Other Domestic Alterations SPD states that a side extension should reflect the design of the existing dwelling in terms of roof style, pitch, materials and detailing and should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling).

The proposal provides a substantial setback from the front elevation of approximately 3.1 metres. This is welcomed and allows the proposal to be to be subservient to the dwelling. A similar roof type is proposed and is welcomed. Although the site is a corner plot and should be restricted to a sideways projection half the distance to the boundary, on this occasion the projection is considered acceptable given the existing street impact of the detached garage to the rear of the proposal and the screening from the proposed boundary wall. The narrow window to the proposed front elevation provides a window which although is not matching to the existing windows on the dwelling but is substantially screened from the front by the proposed boundary wall. The proposed boundary wall would have no greater impact than the existing boundary fence due to a similar proposed height and the use of a brick wall would be more in keeping with the materials in the street scene. The bin

storage area to the front of the proposed extension and accessed through the proposed gate to the front of the boundary wall helps to prevent unsightly bins in the street scene. The matching materials allow the proposal to remain in keeping with the character of the street scene.

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. This therefore significantly weighs in favour of the proposal.

Highway Safety

The proposal would not result in the loss of any parking facility or an increase in the number of bedrooms. Although the wall is proposed to the boundary and next to the highway, the existing fence is of a similar height and so the proposed wall would not have any detrimental impact over and above the existing fence.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety. This weighs significantly in favour of the proposed development.

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 sideways projection of the proposal on a corner plot, on this occasion the projection is considered acceptable given the existing street impact of a detached garage to the rear of the site and the proposed boundary wall reducing the proposal's impact. On balance, this application is therefore recommended for approval.

Recommendation

Approve with Conditions