
2024/0606

Mr Barrie Beverley

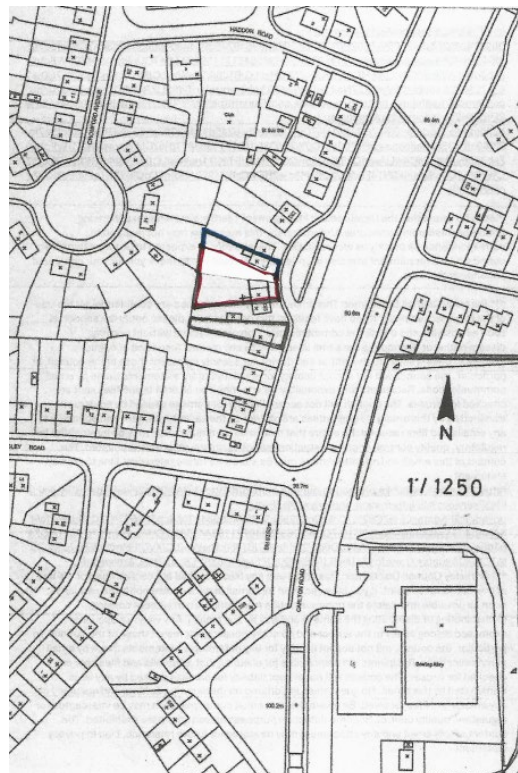
284 Carlton Road, Athersley South, Barnsley, S71 2BA

Single storey rear extension and detached double garages.

Site Description

The application relates to a plot located on the south-west side of a semi-circular island forming part of Carlton Road and located in an area that is principally residential characterised by two-storey semi-detached dwellings. Springwell Community School and Barnsley Bowl are located to the south-east.

The application property is a two-storey semi-detached dwelling constructed of brick with a pitched roof with grey concrete roof tiles. The property benefits from an existing two-storey side extension which incorporates an integral garage with a small driveway to the front. The driveway is served by an existing dropped access. To the rear is an existing conservatory, enclosed patio area and detached outbuilding with a modest sized rear garden. Boundary treatments to the south and west comprise fencing with no boundary treatment between the application property and 286 Carlton Road.



Planning History

There are two previous applications associated with this site.

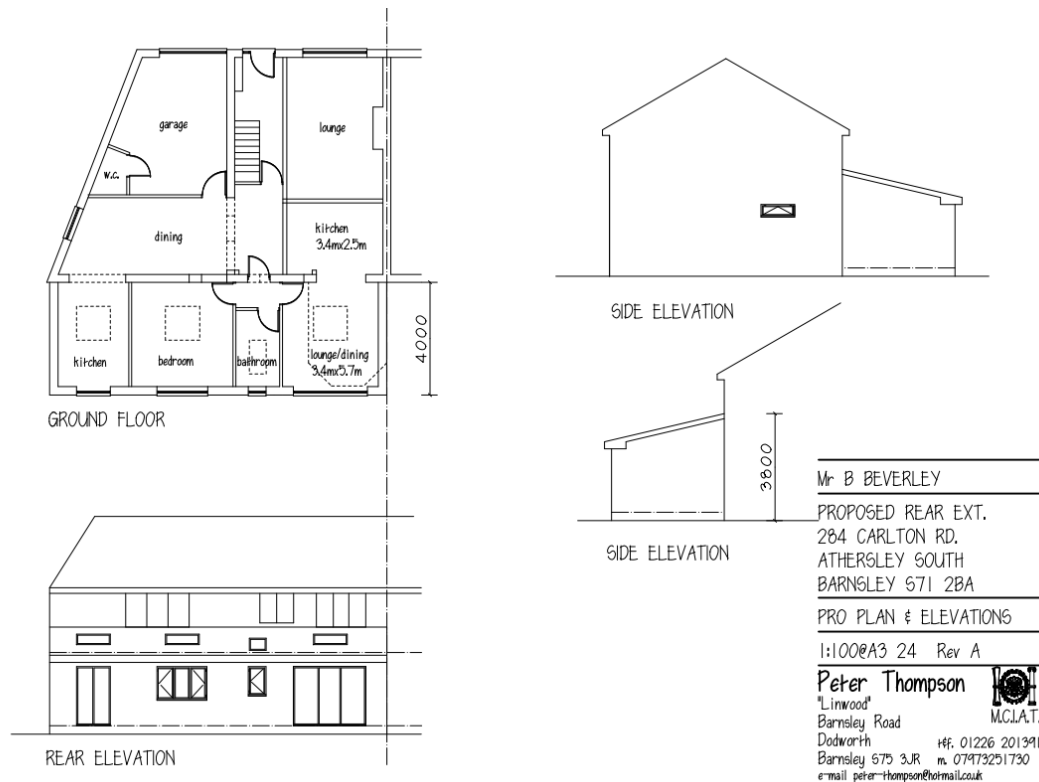
1. B/93/0159/BA – Erection of two-storey side extension to dwelling (incorporating garage). – Approved.
2. 2023/1137 – Outline application for detached bungalow with all matters reserved. – Refused.

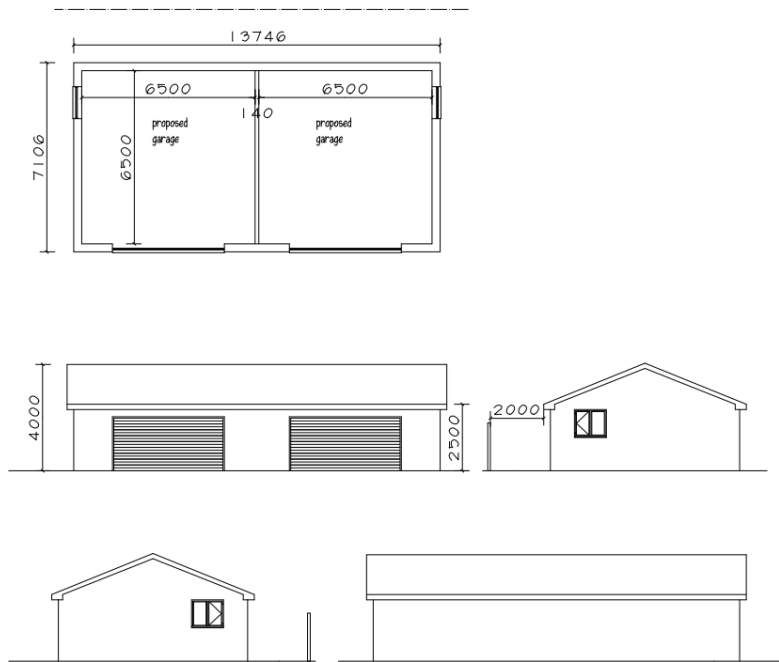
Proposed Development

The applicant is seeking permission for the erection of a single storey extension to the rear of the application property and the erection of a large, detached building comprising 2no. double garages.

The proposed extension would have a rearward projection of approximately 4 metres with a width of approximately 12 metres. The extension would adopt a mono pitched roof with an approximate eaves and ridge height of 2.9 metres and 3.8 metres respectively. The proposed extension would be constructed of closely matching external materials.

The proposed detached building would measure approximately 13.8 metres by 7.1 metres. The internal measurements of the garages would each measure approximately 6.5 metres by 6.5 metres. The building would adopt a pitched roof with an approximate eaves and ridge height of 2.5 metres and 4 metres respectively and would be constructed of closely matching external materials.





Mr B BEVERLEY

PROPOSED GARAGES P.D.
284 CARLTON RD.
ATHERSLEY SOUTH
BARNLEY S71 2BA

PRO PLAN & ELEVATIONS

1:100@A3 JULY24 Rev A

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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 GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy T4: New Development and Transport Safety.***

Supplementary Planning Document(s)

- ***House Extensions and Other Domestic Alterations.***
- ***Design of Housing Development.***
- ***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 and beautiful places.***

Other Material Consideration

- ***South Yorkshire Residential Design Guide 2011.***

Consultations

No consultees were consulted on this application.

Representations

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

Assessment

Principle of Development

Extensions and alterations to a domestic property and the erection of detached garages in domestic curtilages are acceptable in principle if they would remain subsidiary 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 and the erection of detached garages in domestic curtilages are considered acceptable if they would not adversely affect the amenity of neighbouring properties.

In relation to overshadowing, the proposed extension would be erected to the west of the application property and would be located to the north of adjoining property 282 Carlton Road and to the south of the rear curtilage of adjacent property 286 Carlton Road. The extension would extend the entire width of the extended dwelling and would be built up to the southern party boundary. The extension would exceed the 45-degree rule (which is applied to assess and limit the extent of overshadowing and loss of outlook). However, the extension would be replacing an existing conservatory that abuts the party boundary that has a similar height and reward projection as proposed. A smaller extension could also be erected under permitted development without a requirement for planning permission. Such an extension would also exceed the 45-degree rule. The extension would also be located to the north of the neighbouring property. As such, potentially significantly detrimental overshadowing impacts are likely to be avoided and the amenity of the occupant(s) of 282 Carlton Road would be maintained to a reasonable degree. The occupant(s) of 282 Carlton Road were also notified of the application and no objections were received.

It has been stated that both the application property and the adjacent property 286 Carlton Road are under the applicant's ownership, and that the applicant intends to change the division of the plots as shown on the submitted block plan. Therefore, while the proposed extension would be located to the south of the rear curtilage of 286 Carlton Road, any potential overshadowing impact would likely be limited to an area of hard surfacing that is proposed to be created to serve the proposed garages. The amenity of the occupant(s) of 286 Carlton Road would be maintained to a reasonable degree.

The intention to change the division of the plots would maintain a sufficiently sized rear garden for the occupant(s) of 286 Carlton Road, in accordance with the Design of Housing Development SPD and the South Yorkshire Residential Design Guide. The proposal would not cover a disproportionate amount of the curtilage of the application property.

The House Extensions and Other Domestic Alterations SPD states that single storey extension to the rear of semi-detached dwellings should not exceed 4 metres in projection and the eaves height should not exceed 2.5 metres where the extension would project beyond 3 metres. In this instance, the proposed extension would partly comply with this guidance albeit with a higher eaves' height of approximately 2.9 metres. Nevertheless, for the reasons outlined above, the extension is considered acceptable.

The proposed detached building would be erected to the west within the application plot and would be located to the east of the rear curtilages of 12 Cromford Avenue and 14 Cromford Avenue. The building would be set away from the western party boundary by approximately 2 metres and would adopt an approximate eaves and ridge height of 2.5 metres and 4 metres respectively, in accordance with the House Extensions and Other Domestic Alterations SPD. While some overshadowing could occur, this is likely to be limited to the early morning and not at peak times for use of a rear garden. Existing boundary treatments are also likely to offer some mitigation. While some overshadowing

could occur to the rear curtilage of 286 Carlton Road, a two-metre-high fence could be erected in the location under permitted development and could offer a reasonable level of mitigation.

In relation to overlooking and loss of privacy, new ground floor windows would be located on the rear elevation of the proposed extension and would face into the application site with a sufficient distance maintained to the rear boundary. A new ground floor window would also be located on the north side elevation of the existing dwelling. This window was reduced in size and positioned high on the wall during the application process which is considered to sufficiently mitigate any potential overlooking and loss of privacy impact.

The proposed detached building would feature one window located on each side elevation which would serve non-habitable spaces. Existing boundary treatments could provide some screening with the potential to erect additional boundary treatments under permitted development if required.

No objections were received throughout the application process and the garages will be conditioned for domestic use only.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking and loss of privacy or reduced levels of outlook.

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 and the erection of detached garages in domestic curtilages are considered acceptable if they would not significantly alter or detract from the character of the street scene. They should also sympathetically reflect the style and proportions of the existing dwelling.

The proposed extension would not be visible from the surrounding public realm and would not be a prominent feature in the street scene. Nevertheless, the extension would adopt a sympathetic form and features, including a modest scale, a mono pitched roof and closely matching external materials which would comprise brickwork and grey concrete roof tiles.

The proposed building would be partially visible from the surrounding public realm. However, the building would be set within the rear curtilage of the application property and away from the highway. The building would therefore not be an overtly prominent or dominant feature in the street scene. The building would adopt a relatively large footprint, but its form and design would generally be sympathetic, including a pitched roof and closely matching external materials comprising brickwork and grey concrete roof tiles.

The proposal is therefore considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

A site visit was undertaken on 1st October 2024, and it was determined that the parking to the front of 286 Carlton Road as shown on the submitted block plan does not exist. While this is outside of the scope of this application, it is considered relevant as the applicant intends to change the division of the plots which would subsequently impact the existing parking arrangements of this property.

It is acknowledged that the small garden to the front of 286 Carlton Road could be used to form a new driveway under permitted development, and it is the assumption of the LPA that this would be the intention of the applicant given what has been shown on the submitted block plan. A new driveway in this location would be sufficiently sized to accommodate a minimum of two-off street

parking spaces, in accordance with the parking SPD. Nevertheless, informative notes will be attached to any forthcoming decision that the applicant will need to ensure that they are aware of.

The proposed detached garages to the rear of the application property would be sufficiently sized to accommodate up to four off-street parking spaces, in accordance with the parking SPD. An existing driveway and a reduced integral garage would also be retained to the front of the application property.

The proposal would therefore not be prejudicial to highway safety with the existing site access and sufficient off-street parking arrangements maintained.

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

**Recommendation -
Approve with Conditions**