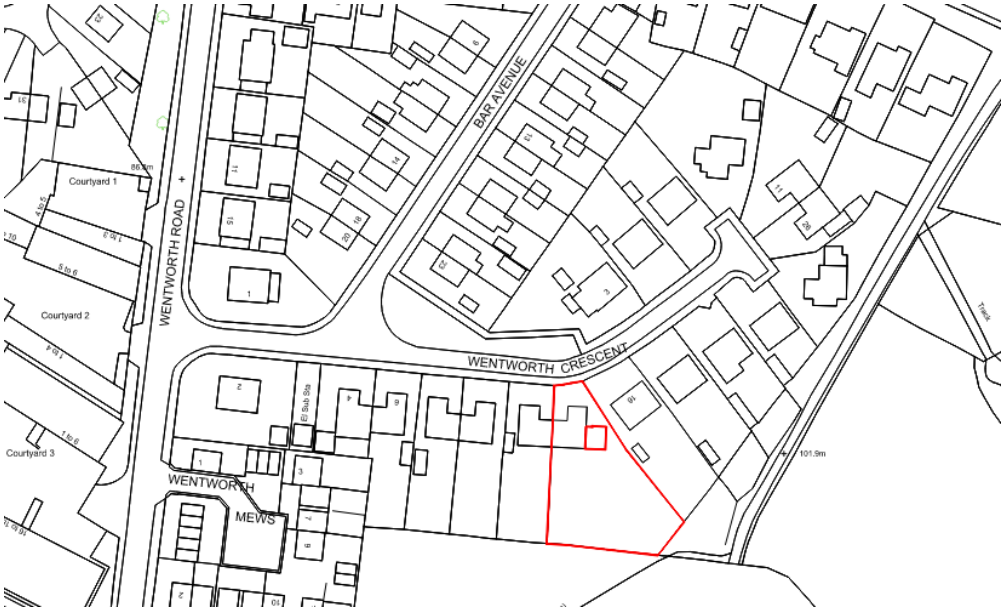
2024/0546
Applicant: Mr I Appleyard
Address: 14 Wentworth Crescent, Staincross, Barnsley, S75 6DR
Description: Single storey side extension forming integral garage and living room extension, demolition of boundary wall and erection of new boundary wall and new bi-fold doors to rear of single storey semi-detached dwelling

Site & Location Description:
Located on Wentworth Crescent, a street which rises up on slope from Wentworth Road, resulting in varying heights between dwellings and in the case of the application dwelling, a retaining wall located between it and No.18 Wentworth Crescent. The application dwelling itself is a semi-detached bungalow constructed of buff brick and cross-gable roof. The front curtilage features a garden area and a driveway leading to the side of the dwelling.



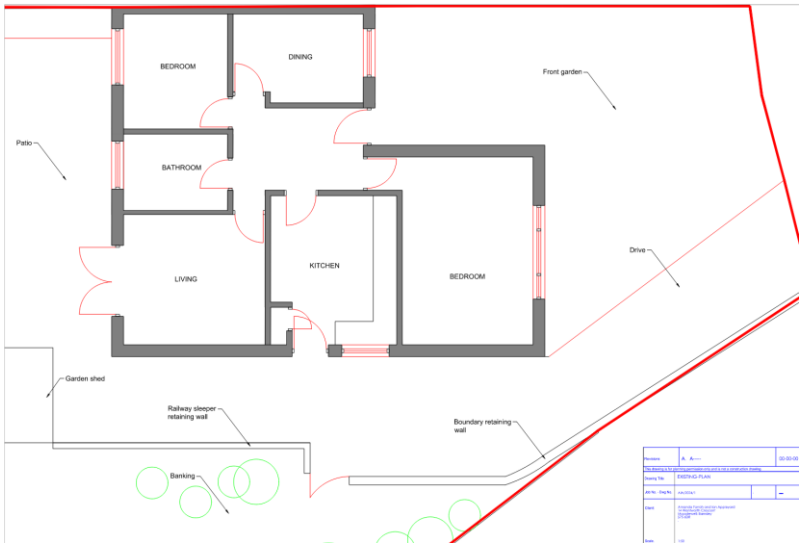
Planning History: None

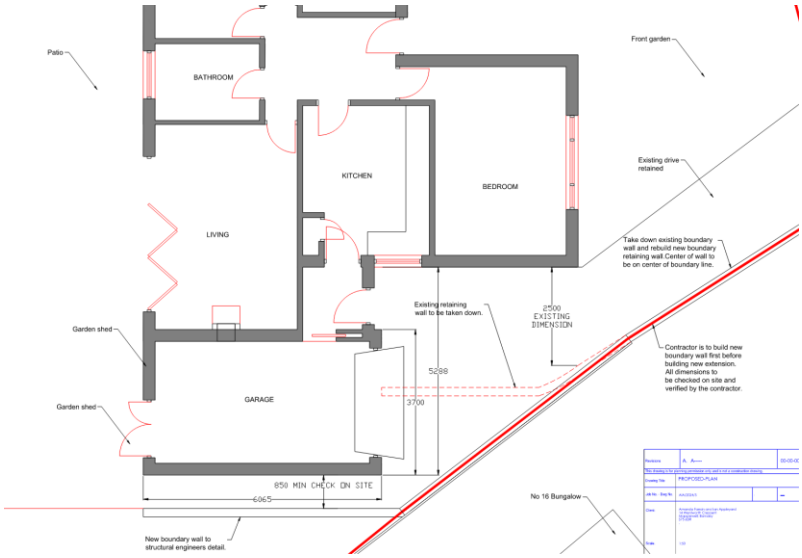
Proposed: The proposal is for a side extension which would comprise of an integrated garage and small ground floor extension to the existing bungalow. The rear elevation would feature new Bi-fold doors, which would spread across the original and extended rear elevation, in replacement of the existing French doors. Additional UPVC doors, the size of which would be 1.5 standard doors, is also proposed on the rear elevation of the new garage, along with a new rear roof light. On the side elevation, an existing UPVC door would be replaced by the garage. On the front elevation, a new door and garage door are proposed on the front elevation of the extension, this is set back approximately 5m from the front elevation. Finaly, the removal and reconstruction of a new boundary, retaining wall between the dwelling and No. 18 is proposed.

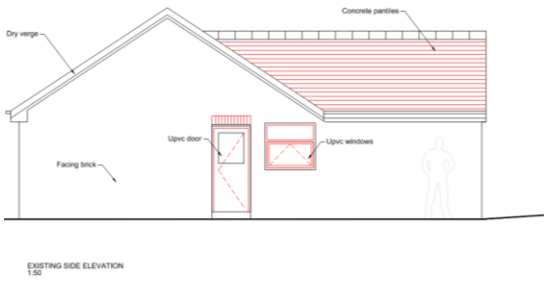
<u>Approximate Measurements (existing main dwelling):</u>
All existing roof and eaves heights have been checked on the existing plans and remain unaltered on the proposed plans.

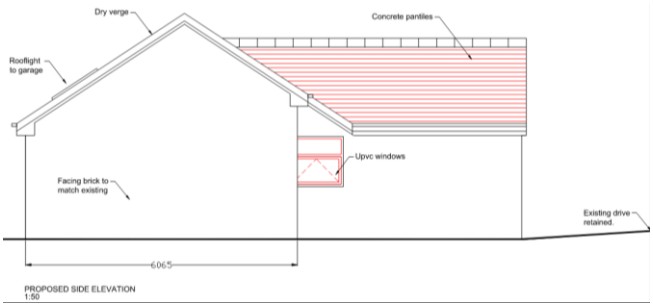
- **Side Projection: 5.29m**
- **Length: 6.06m** (11.07m)
- **Maximum Eaves Height: 2.98m** (2.33m)
- **Maximum roof height: 5.05m** (5.05m)

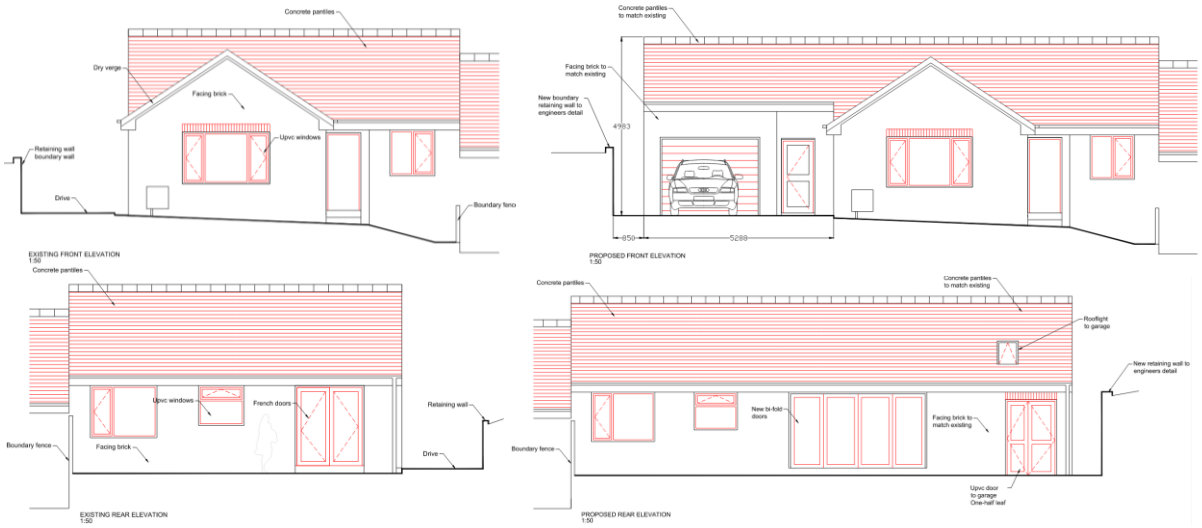
<u>Existing and Proposed Floor Plans and Elevations</u>











Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; One comment was received, which was registered as an objection. However, it was confirmed in a follow-up email, that it was just intended for a comment to be registered, in an acknowledgment that a party wall agreement was required. It was also confirmed no objection was intended and no further comments or objection wished to be made.

Consultees:

Highways DC: Highways raised no objections to the proposals but did raise concern over the accessibility of the garage for a car, even after the boundary wall has been repositioned. During a site visit, from a lay person perspective (in contrast to a highways engineer), aided by a car parked on the driveway, I would not foresee too much difficulty accessing the garage for a modest sized car, like what is owned by the current occupant. Equally as the garage is not a requirement in respect of parking provision, whilst Highways concerns have been noted, it could not be considered as a material planning consideration.

Forestry Officer: Following a review of site visit photographs, the Forestry Officer was content that whilst there was evidence of previous trees and shrubs, the proposal would not affect the nearby remaining low(arboricultural) value specimens.

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 and beautiful places -
The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Within section 12, paragraph 139 is the most relevant which indicates:-

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

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

Assessment

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
Except for any alterations to the boundary treatment, which would be considered as a civil issue, and had already been recognized by the planning agent; there would be minimal if any harm to the residential amenity of neighbouring dwellings. The proposal is constructed at the side of the dwelling, where the road slopes upwards, so with no side windows and the neighbouring dwelling positioned higher, there would be no concern of overshadowing or overbearing. For the opposite neighbour, and other neighbours on the street, there would be no negative impact on their amenity. There are no neighbours to the rear of the dwelling, and No.16 is angled away from the application dwelling, so the proposed additional glass pane in the proposed bifold doors, and the proposed new garage door and roof light would not have a negative impact on any other dwellings.

Visual Amenity
With the extension set back by approximately 5m from the front elevation and shielded on one side by the proposed retaining wall, the impact on both the character of the dwelling, and the street scene would be minimal. There is not a set down to the roof, but as the proposal is set on a slope, this may be difficult to achieve whilst also potentially resulting in harm to the character of the dwelling and street scene. The considerable set back though provides the subserviency required. Matching materials are proposed to be used, but much of the predominantly visible front elevation would be taken up by a garage door.

Highway Safety

Whilst there are proposed changes to the parking provision at the dwelling, and a concern about access to the garage was raised by Highways DC, there was no concern over parking provision or highway safety.

Recommendation: Approve with conditions