

2024/0684

Mr Nigel Taylor

8 West Green Avenue, Monk Bretton, Barnsley, S71 5SG

Installation of bay window and conversion of existing garage into additional living accommodation (retrospective)

Site Description

The application relates to a detached dwelling located on private road West Green Avenue within the Monk Bretton area. Access leads from Burton Road. The property is constructed from yellow brick with a tiled pitched roof. The area is characterised by a mixture of detached and terraced town houses. Varied brick has been used ranging from red to yellow brick with some existing properties being rendered.



LOCATION PLAN

SCALE 1:1250

Planning History

1. B/74/2196/BA - Ready Mixed Concrete Plant – Decision Unknown
2. B/04/0769/BA - Residential Development with open space (Outline) – Approved with Conditions
3. B/05/0307/BA - Residential Development of 231 dwellings comprising houses and apartments (Reserved Matters) – Approved Subject to Legal Agreement
4. 2006/0592 - Variation of Condition 5 of planning permission B/05/0307/BA - Removal of trees/ hedgerow – Approve with Conditions

Proposed development

The applicant is retrospectively seeking permission for the conversion of an integral garage into a living space. The conversion involves the external alteration of the principal elevation garage door to a canted bay window.

An approximate projection of 0.3 metre has been proposed to the north of the property on the principal elevation. The approximate height of the extension is 2.7 metres with an approximate eaves height of 2.1 metre. Roof tiles matching the existing property have been detailed to the upper of the bay window with matching UPVC windows and matching brickwork.



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 and beautiful places.***

Consultations

Highways – No objection subject to conditions
Ward Councillors – No comments received

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 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 northwest of neighbouring property 10 West Green Avenue. Given the minor projection of the bay window and existing boundary treatment, there is little to no impact of the proposal on residential amenity. 6 West Green Avenue is set back from the site property. The proposal is therefore not viewable from this neighbour.

No objections have been received and no previous issues have been raised in relation to overlooking from the existing rear extension.

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 is sympathetic to the surrounding area with neighbouring properties featuring similar bay windows to principal elevations. Matching materials also allows the proposal to be in keeping with surrounding the site and surrounding properties. The windows are detailed sympathetically to the existing windows on the dwelling and provide acceptable levels of fenestration. Surrounding properties feature a stone sill to principal elevation windows which this proposal does not detail. However, the omission of a sill is not considered to detrimentally effect the visual amenity of the property.

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 site provides facility for 3 parking spaces which is above the required parking facility for this dwelling. The existing garage is not considered to be a parking facility due to the approximate 2.5 metre internal width of the garage. The proposal therefore does not result in the loss of any parking facility. Comment was made within the highways consultation to ensure the property provides parking facility which is surfaced in a solid bound material. Given this application is respective this detail has already been met.

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