2024/0079

Mr Mark Austwick

20 Waycliffe, Monk Bretton, Barnsley, S71 2HN

Single storey front extension.

Site Description

The application relates to a corner plot located to the south-east side of Waycliffe and in an area that is principally residential. The surrounding character is relatively consistent comprising semi-detached and detached bungalows of a similar scale and appearance.

The property in question is a semi-detached bungalow constructed of brick with a hipped roof with grey coloured roof tiles. The property is fronted by soft landscaping with a driveway to the side, servicing an existing detached garage to the rear. The property is bounded by a hedge, brick wall and timber panelled fencing to the front. The topography of the site and broader area descends west-to-east.

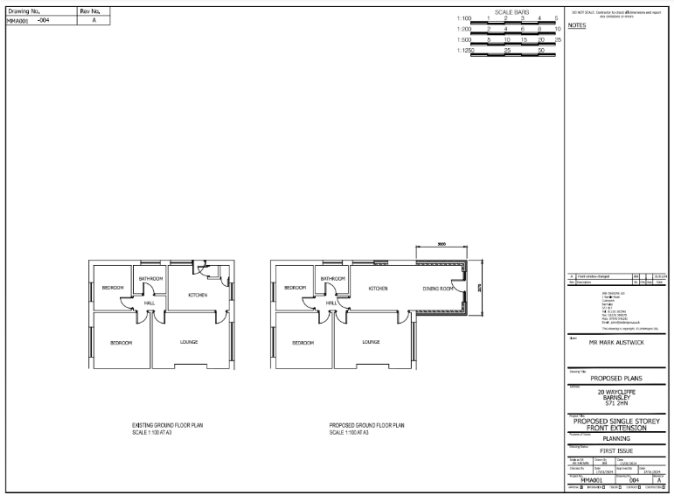


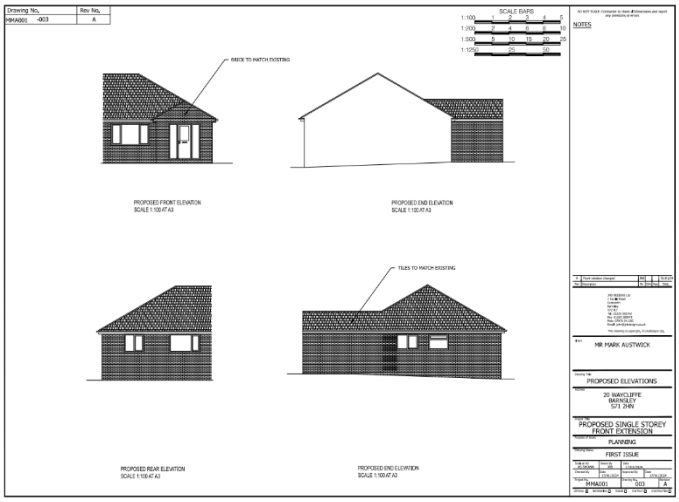
Planning History

There are no previous applications associated with this site.

Proposed Development

The applicant is seeking permission for the erection of a single storey extension to the front of the dwelling. The extension would project by approximately 3 metres with a width of approximately 3.3 metres. The extension would feature a gable roof with an approximate eaves and ridge height of 2.6 metres and 3.7 metres respectively and would be constructed of matching external materials.





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 within the adopted Local Plan which has no specific 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.***
- ***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

No consultees were consulted on this application.

Representations

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

Other Material Consideration

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

Assessment

Principle of Development

Extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

Residential Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they would not adversely affect the amenity of neighbouring properties.

The proposed extension would be located to the south of adjoining property, 22 Waycliffe, and on the southern part of the application dwelling, mirroring the positioning of an existing front extension to the adjoining property. It is acknowledged that some overshadowing could occur. However, the proposal would comply with the 45-degree rule (which is applied to assess and limit the extent of overshadowing). Moreover, the proposal would adopt a modest scale, including roof height.

The proposed extension could contribute to some overshadowing of the front window of the application property, especially as the proposal would exceed the 45-degree rule when applied in this location. However, the modest scale of the extension, including its height, and the roof type proposed, could lessen any potential impact. As such, it is not considered that the amenity of the occupant(s) of the application dwelling would be significantly detrimentally impacted.

The proposal would feature minimal new glazing limited to its western elevation. The new glazing would form side lights at either side of a door. As the application dwelling is set back and set down from the highway and is significantly distanced from neighbouring properties opposite, the proposal is unlikely to result in overlooking and loss of privacy. The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking 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

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they do 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 proposed extension would be erected to the front of application dwelling and would be visible from the public realm of Waycliffe. However, the prominence of the extension would be somewhat lessened as it would be set back and set down from the principal highway. Nevertheless, the extension would adopt a modest scale that would generally repeat the proportions of similar front extensions and projections to surrounding properties. The extension would also adopt a sympathetic form and features, including a gable roof and matching external materials. As such, the proposal is not considered to significantly detract from or alter the character of the existing dwelling nor the broader street scene.

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

The proposal would not significantly interfere with existing parking arrangements nor result in a requirement to provide additional spaces.

The proposal is therefore considered acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety* and highway safety would be maintained to a reasonable degree.

Recommendation -
Approve with Conditions