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2024/0760

Mrs Roisin Fox

Lynton, Broad Carr Road, Hoyland, Barnsley, S74 9BT

**Erection of single storey side extension and rendering of all elevations of dwelling at ground floor level. (Amendment to previous application 2024/0214).**

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### Site Description

The application relates to a triangular plot on the west side of Broad Carr Road and in an area that is a mix of residential properties and Green Belt land. The application site is located to the north of a train line and the street scene is characterised by a mix of dwelling types of varying scale and appearance. Both render and brick are used on the nearby properties within the street scene.

The property in question is a two-storey semi-detached property constructed of red brick with a hipped roof with grey coloured roof tiles. Garden spaces bound the property to the front and side. Vehicular access is taken off Broad Carr Road to the south-west corner of the application site and appears to be shared with adjoining Moss Lea. The access serves an existing driveway and existing detached garages. The application site is bounded by hedges and mixed vegetation with no clear boundary treatment along the south-eastern boundary line.



## Planning History

There is one previous application associated with this site.

1. 2024/0214 – Erection of two storey side extension with rear 1st floor balcony. – Approved.

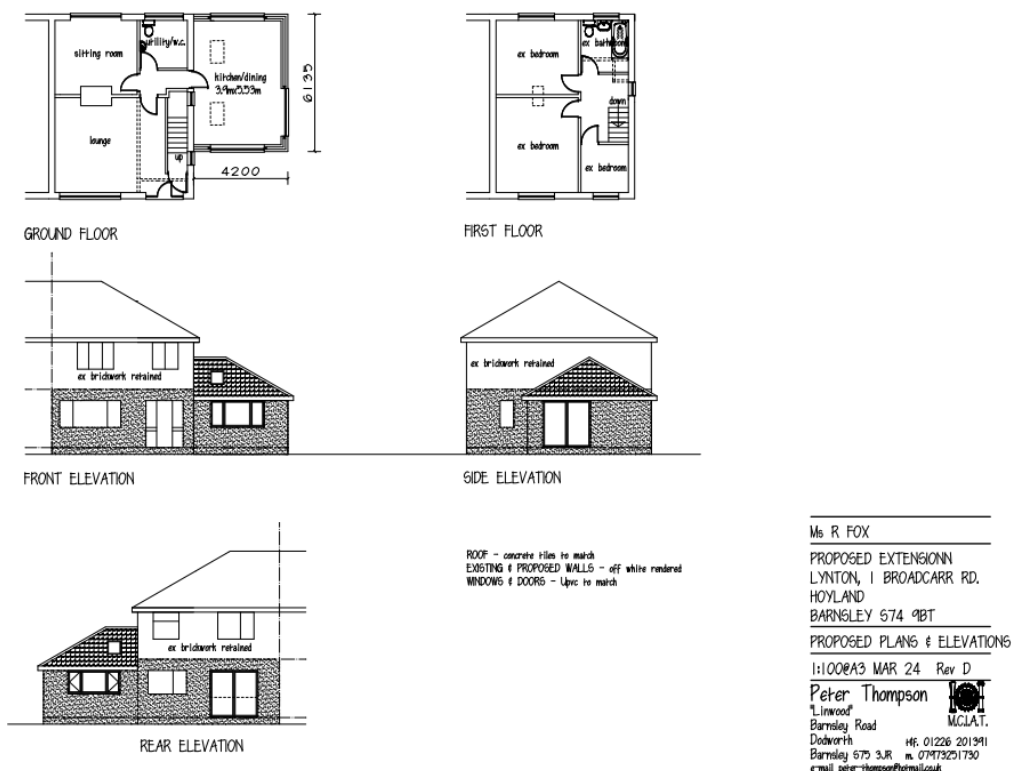
## Proposed Development

This application is an amendment to application 2024/0214 with the differences being a change from a two-storey side extension to a single storey and the proposed rendering of all elevations.

The applicant is seeking permission for the erection of single storey side extension and the rendering of all elevations of the dwelling and extension.

The proposed extension would be set back from the main front wall of the application property by approximately 2.1 metres. The extension would project from the south-west facing side elevation by approximately 4.2 metres with a depth of approximately 6.2 metres. The extension would adopt a hipped roof with an approximate eaves and ridge height of 2.4 metres and 4.3 metres respectively. The proposed roof tiles would closely match those used on the existing roof and all elevations of the extension and dwelling would be rendered in an off-white colour. Rendering to the dwelling would be limited to ground level.

During the application process, the amount of rendering proposed to all elevations of the existing dwelling was reduced to be limited to ground level in the interests of the visual amenities of the locality.



## 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.***

### 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 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.

### 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 proposed extension would be visible from the public realm of Broad Carr Road and would be a prominent feature in the street scene. The extension would be set back from the main front wall of the application property, would be set below the ridge of the existing roof and would not adopt an excessive sideways projection more than two thirds the width of the original dwelling in accordance with the House Extensions and Other Domestic Alterations SPD. The extension would therefore appear subservient to the application property. The extension would also adopt a hipped roof which would sympathetically reflect the style and pitch of the existing roof.

The original proposal included the rendering of all elevations however this was not considered to be appropriate given the semi-detached nature of the dwelling. The rendering of all elevations would make the dwelling appear out of place when viewed in relation to the brick attached property. Subsequently, the proposal was amended and the amount of rendering proposed was reduced and limited to ground level with brickwork being maintained at first-floor level. Moreover, the application property is set back and down from the highway and is bounded by various mixed vegetation which offer some screening, soften the appearance of the proposed development in the street scene and reduce its prominence. The proposed roofing materials would also closely match those used on the existing roof. The proposal is therefore not considered to significantly alter or detract from the character of the 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.

### Residential Amenity

Extensions and alterations to a domestic property are considered acceptable if they would not adversely affect the amenity of neighbouring properties.

The proposed extension would be erected to the south-west of the application property and would not be in proximity of any surrounding properties. The extension would be located to the north of the rear curtilage of Moss Lea which would likely limit the extent of any potential overshadowing to the early morning and not at peak times for use of a rear garden. While windows would be located on all elevations of the extension, all windows would be ground floor windows which would remain as approved under application 2024/0214 with surrounding boundary treatments and existing detached garages and outbuildings likely to provide some mitigation regarding overlooking and loss of privacy. An existing detached garage within the curtilage of the application property could result in limited outlook from the rear window of the proposed extension. However, the extension would be served by other windows to the front and side as well as two new roof lights. As such, it is not considered that the amenity of the occupant(s) of the application property would be significantly detrimentally affected. In addition, the occupant(s) of Moss Lea were notified of this application and no objections were received.

The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

#### Highway Safety

The proposal would 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**