2022/1181

Ms G Hunton

Erection of two storey rear extension to dwelling

141 Wingfield Road, Athersley South, Barnsley, S71 3PN

Site Location & Description

Wingfield Road is a residential road located within a residential estate off A633 Rotherham Road. The road is characterised by red brick semi-detached dwellings of a 1960s construction.

The application relates to a two-storey semi-detached red-brick dwelling located on the southern side of Wingfield Road. The dwelling is set back from the highway with a driveway to the side, a small front garden, and a modest garden to the rear.



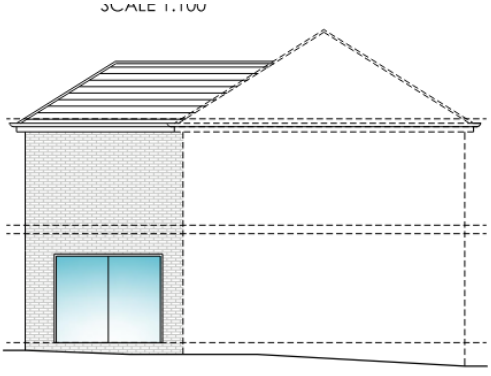


Proposed Development

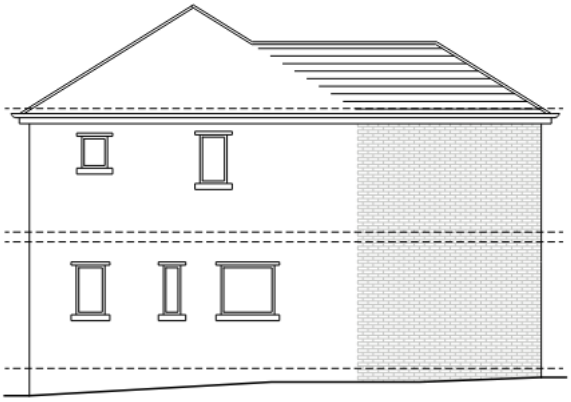
The applicant seeks permission for the erection of a two-storey rear extension projecting 3.6m from the southern elevation, extending 4.1m along it, set in 3.4m from the party boundary.



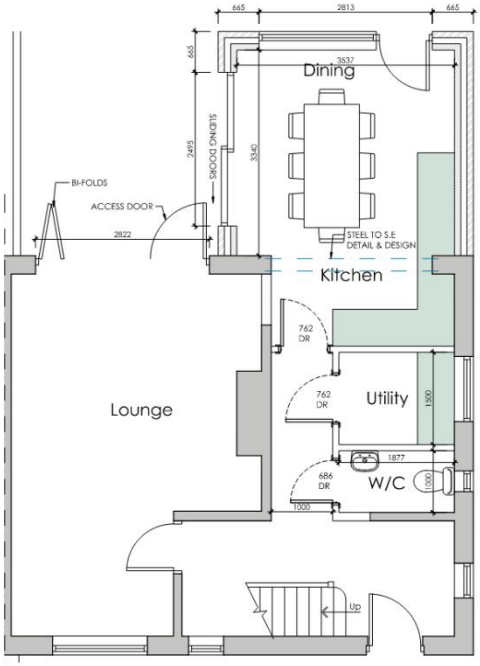
PROPOSED
REAR ELEVATION
SCALE 1:100



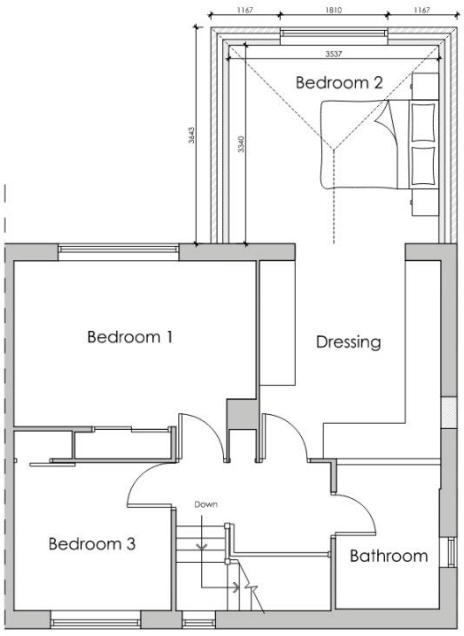
PROPOSED
SIDE ELEVATION
SCALE 1:100



PROPOSED
SIDE ELEVATION
SCALE 1:100



PROPOSED GROUND
FLOOR PLAN
SCALE 1:50



PROPOSED FIRST
FLOOR PLAN
SCALE 1:50

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise, and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

Local Plan

The site is allocated as Urban Fabric within the Adopted Local Plan, which has no specific land allocation and therefore the following policies are relevant:

Policy GD1 General Development
Policy D1 High Quality Design and Place Making
Policy SD1 Presumption in favour of Sustainable Development

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

Consultations

None

Representations

Neighbour notification letters were sent to surrounding properties; no representations have been received.

Assessment

Principle of development

The site falls within urban fabric which has no specific land allocation; however, the site and surrounding area is made up principally of housing. 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

Supplementary Planning Document – House Extensions and other Domestic Alterations states that two-storey extensions to the rear of semi-detached dwellings should not project more than 3.5m and that two-storey extensions which abut a party boundary and adversely affect main windows will not normally be allowed. The proposed extension is to project 3.6m beyond the rear elevation of the dwelling, whilst minimally outside the guidelines set out in the SPD, the extension does not extend the full width of the property and is set in 3.4m from the party boundary.

The proposed extension is to be located on the southern rear elevation of the dwelling, to the west of the adjoining property, whilst the extension could result in some overshadowing of this property during the afternoon, given the extension is set in from the party boundary by 3.4m it is

considered that the majority of overshadowing would be over the host property and any overshadowing of the adjoining property would be minimal. The extension would be located to the east of 139 Wingfield Road and separated by the garages and outbuildings associated the neighbouring property and the application property, therefore not increasing overshadowing to an unreasonable level.

It is proposed to include windows on the side elevation facing the adjoining property, however, as mentioned previously the extension is set in from the party boundary and the existing boundary treatment would provide adequate screening. Whilst there are properties located beyond the rear elevation, the proposal maintains a minimum distance of 10m to the rear boundary.

In light of the above, it is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook of neighbouring properties to a detrimental level and is in compliance with Local Plan Policy GD1.

Visual Amenity

The proposed extension is to be located on the rear elevation and would not be highly visible from public vantage points, nevertheless the extension has been designed to harmonise with the original dwelling in terms of roof style and pitch, window fenestration and construction materials and therefore it is considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan Policy D1: High Quality Design and Place Making.

Highway Concerns

The proposal does not result in the requirement for additional parking provision, nor does it see the loss of existing parking provision. The dwelling has sufficient space to the side of the dwelling to accommodate 2no vehicle, and therefore it is considered that the extension would not impact on highway safety and as such is acceptable and in compliance with Local Plan Policy T4.

Conclusion

Based on the assessment above it is considered that the proposed development would not have a significant adverse impact on the amenity of neighbouring residents by means of overshadowing, overlooking or loss of outlook, nor would it have a detrimental impact on the character of the street scene or upon highway safety and as such is in compliance with Local Plan Policies GD1, D1 and T4 and is acceptable.

Recommendation

Approve with conditions