2023/0249
Applicant: Mr C Wood

Proposal: Single Storey Rear Extension

Site address: 138 Barnsley Road, Darfield, Barnsley, S73 9DG

Site Description

The dwelling is a 1930's left-hand side, red brick semi-detached dwelling with a tiled hipped roof. The dwelling features a small single-storey rear extension and large rear garden. In contrast, the neighbouring attached semi-detached dwelling at No. 136 has a larger two-storey rear extension set within a smaller rear garden. A 1.8m high boundary treatment separates the two dwellings. In relation to the boundary with the unattached neighbour at No.140, a brick-wall and existing outbuilding, proposed to be removed, along with a fence separate the two dwellings, No. 140 itself features a rear conservatory.

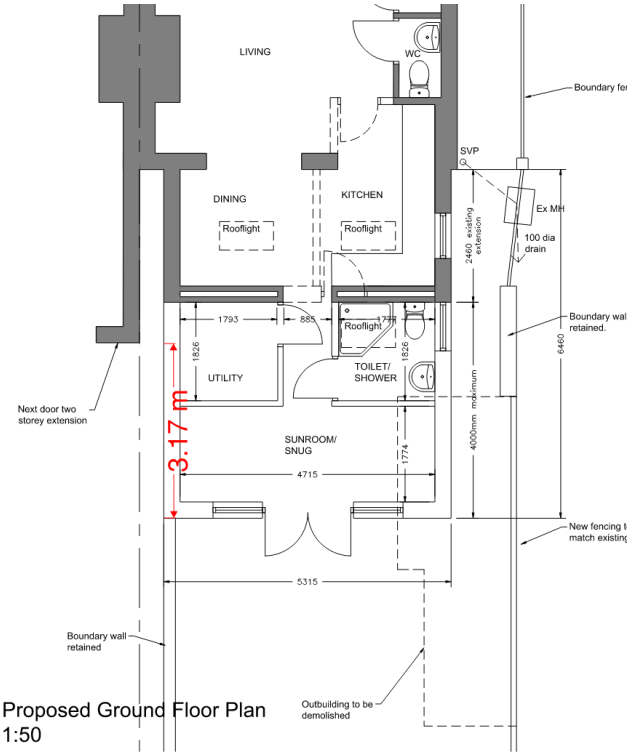
The rear boundary of No.138 extends behind the rear boundary brick wall of No. 136 and is also adjacent to a rear dead end alleyway. The L shaped garden of No.138 has been a feature of the dwelling since at least 1960.

Planning History

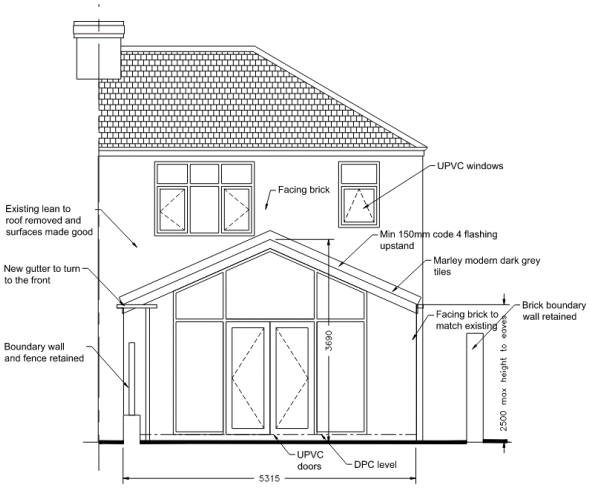
None

Proposed Development

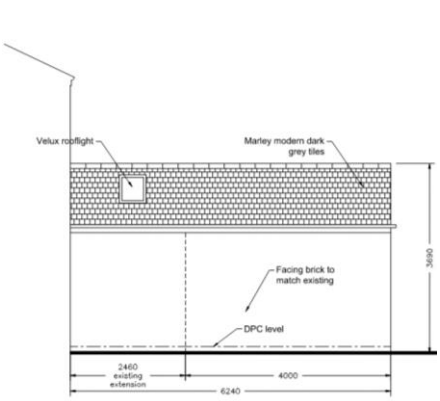
The proposal is for a large single-story extension of 6.46m, from the original rear wall and 4m from the existing extension and would run along the boundary with No.136. The existing rear extension and outbuilding would be demolished or incorporated within the footprint of the proposed extension. The proposed roof would be dual pitched, tiled and feature 3 roof lights. An existing side window is to be retained and an additional obscured glass window is proposed on the side elevation facing No.140. There are no existing or proposed side windows on the elevation adjacent to No.136. The rear elevation would feature a large amount of glazing, whilst all other materials are proposed to be matching and or complimentary, including restoration of the rear elevation after the removal of the existing extension's roof.



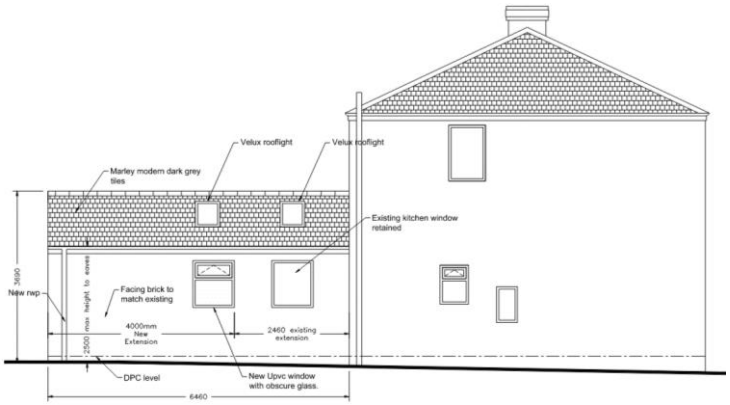
Proposed Ground Floor Plan
1:50



Proposed Rear Elevation
1:50



Proposed Side Elevation
1:50



Proposed Side Elevation
1:50

Above right elevation adjacent to No.136 and above left elevation adjacent to No. 140

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.

Local Plan Allocation – Urban Fabric

Policy Context

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy D1: High quality design and place making – Supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. Policy D1 States that development is expected to be of high-quality design and will be expected to respect, take advantage of, and reinforce the distinctive, local character and features of Barnsley.

Supplementary Planning Document: House Extensions and Other Domestic Alterations

This document establishes the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations. The general principles are that proposals should:

- Be of a scale and design which harmonises with the existing building;
- Not adversely affect the amenity of neighbouring properties;
- Maintain the character of the street scene; and
- Not interfere with highway safety

The above principles are to reflect the revised principles in the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

National Planning Policy Framework (NPPF)

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 places - The Government attaches great importance to the design of the built environment. 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. It is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes. Section 12, paragraph 134 states "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".

Consultations
No consultees were required

Representations
Neighbour notification letters were sent to nearby properties. One representation was received, which objected to the proposal and highlighted multiple concerns. Whilst some concerns were unable to be considered in relation to a planning application, concerns relating to the possible reduction in light and restricted use of the garden are valid concerns. Additionally, the character of the proposal was also questioned.

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation. The area is predominantly made up of residential dwellings and extensions to dwellings are considered acceptable as long as they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or highway safety.

Visual Amenity

The proposal is quite a large extension but has been scaled back from originally submitted plans. The proposal extends 4m from the existing extension and approximately 3.17m from the two-storey extension at No.136. Due to the size of the garden, the proposed extension would remain proportionate. Rear extensions along the street vary both in size and style and many gardens feature additional outbuildings.

The current extension at the dwelling and much of the boundary treatments are constructed of brick. The main structure of the proposed extension would be brick. The roof would be dual pitched and tiled. All materials are proposed to match the existing dwelling. There would be some visual impact on outlook from the neighbouring dwellings, but it is not considered to be significant, with an existing high boundary treatment on both sides of the garden of No.138.

Along the rear street scene, there is not common style or size of rear extension, with the dwellings of No's 136, 138 and 140 featuring a two-story extension, ground floor extension and conservatory respectively. The rear gardens and consequently extensions and outbuildings can only partially be seen from Barnsley Road although they can be seen from a specific small area of Clarney Avenue, located to the rear of the dwellings, where a pedestrian alleyway links this road with Barnsley Road.

Residential Amenity

Concerns were raised about the potential impact of the proposal in relation to the use of the rear garden of No.136. Firstly, it is felt that ball games may be difficult due to the length and proximity of the proposed extension to No. 136. Secondly, there is concern about the loss of light caused by the proposed extension.

After reviewing the initial plans, the applicant reduced the projection (length) of the proposal and the height of the eaves, with amended plans submitted. The plans were reassessed, including consideration of the points raised in the objection. Due to the existing 1.8m high combination brick wall and opaque panel fence boundary between No.136 and No.138, the proposal, with no windows on this side elevation would provide a similar but moderately higher boundary and would not significantly impact upon ball games or other uses of the garden at No.136.

With the rear garden of No.138 and both neighbouring gardens facing north, the proposed extension would only have a negligible effect upon the light received into the garden of No.136 or 140. Having checked the path of the sun, the rear gardens would predominantly receive sunlight in the morning, whilst from the afternoon onwards, the direction of the sun would be from the front of the dwellings in a predominantly southernly direction. Because of the single storey nature of the proposal and larger gap between No. 138 and No.140, there should not be a detrimental impact of light into the rear garden of No.140.

Highway Safety

There will be no impact upon highway safety.

Conclusion

The amended proposal whilst large, would not be out of proportion or character with the area and would only project 3.17m further out than the attached neighbour's two-story extension. Furthermore, as the proposal is at the rear of the property, there is limited visibility of the extension from the highway and would not cause significant visual harm to the dwelling, it's neighbours or the broader area. Consideration has been given to the valid points raised in an objection, but amenity and light levels of neighbouring dwellings would only negligibly be affected due to the direction of the sun, existing high boundaries and reduced size of projection and eaves height from the original submitted plans.

Overall, it is considered that the proposal meets the local guidance set out in the SPD House Extensions and other Domestic Alterations, Policies SD1, GD1 and D1, and section 12 of the NPPF.

Recommendation

Approve With Conditions.