
2024/0849

Mr J Densley

Erection of a single storey side extension and single storey rear extension (retrospective)

94 Queens Drive, Gawber, Barnsley

Site Location & Description

The detached dwelling is located on Queens Drive, a busy residential route, which slopes down, south to north, connecting Gawber Road and Huddersfield Road within the town centre. The dwelling occupies a large plot with an extensive rear garden and parking to the front.

The dwelling has been extended in the past, in the form side and rear extensions, the dwelling also benefits from single storey outbuildings along the north-eastern boundary.

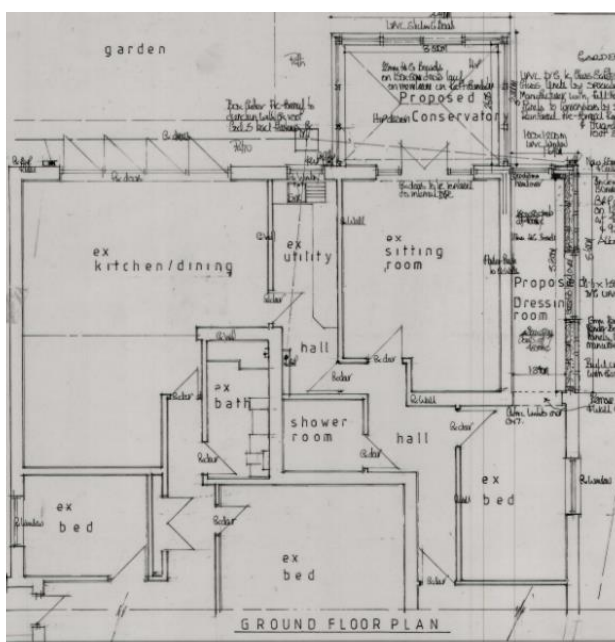
Planning History

2015/1439 - Erection of single storey rear and side extension to dwelling – Approved January 2016

Proposed Development

The applicant seeks retrospective permission for the erection of a single storey side and single storey rear conservatory extension to the dwelling.

The single storey side extension is to project approximately 1.6m from the south-western side elevation, extending 5.6m along it. The single storey rear conservatory extension is to be located on the south-eastern elevation, projecting 3.3m from it and extending 4.4m along it. Both the side and rear extension is to be located on the respective elevations of the side and rear extension approved under application 2015/1439.



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 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

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

Planning Enforcement – No objections received.

Representations

Neighbour notification letters were sent to surrounding properties; no comments 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

The proposed single storey side extension is located on the south-western side elevation, adjacent to the boundary with 96 Queens Drive. Whilst the extension brings the dwelling closer to the side boundary and there is a small window located on the side elevation of the extension, the extension is located at a lower level than the neighbouring dwelling and the existing boundary treatment will provide adequate screening to prevent increasing levels of overlooking of the neighbouring dwelling.

The single storey rear conservatory is located on the south-eastern rear elevation and is located a sufficient distance from the respective boundaries not to increase levels of overshadowing nor increase levels of overlooking.

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 to a detrimental level and is in compliance with Local Plan Policy GD1. This carries significant weight in favour of the application.

Visual Amenity

The Supplementary Planning Document for House Extensions states that any extension should be designed to be in keeping with the host property and that the roof, style pitch and detailing should match those of the existing dwelling, particularly where the extension will be prominent within the street scene or extend on parallel lines at a smaller scale.

Whilst the side extension is designed with a flat roof and the rear conservatory extension is designed with a pitched roof and attached to a flat roof extension, they are both located to the rear of the dwelling and are not highly prominent within the street scene nor are they visible from public vantage points. The materials used in the side extension matches those used in the existing rear extension and the conservatory is constructed in materials of a colour to match the existing windows.

It is therefore 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 and this carries significant weight in favour of the application.

Highways Considerations

The proposal does not result in the loss of off-street parking or the requirement for additional provision and as such is considered acceptable in terms of its impact on highway safety

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