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**2024/0857**

**Applicant:** Mr J Dye

**Address:** 6 Mallory Way, Cudworth, Barnsley, S72 8BT

**Description:** Single storey front extension to 2 storey detached dwelling

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**Site & Location Description:**

Situated in a residential area on the edge of the village of Cudworth; the dwelling is an extended red brick dwelling situated in a relatively large and prominent corner position at the junction of Mallory Way and Cadwell Close. The front and left side garden are individually enclosed by a large fence topped brick wall, whilst the right-side garden features an open driveway. In the left side garden are a shed, and another large outbuilding. Except for number 2 to 6 and 1 to 5 Mallory close, all dwellings on the street are red brick detached bungalows, with half clad or rendered facades. The front elevation of the application dwelling is situated on the section of the street consisting of such bungalows but the side elevation with driveway is situated on the section of the street with similar houses.



**Planning History:**

- B/84/0704/CU – Extension to Dwelling - Approved with conditions 15<sup>th</sup> July 1984

**Proposed:**

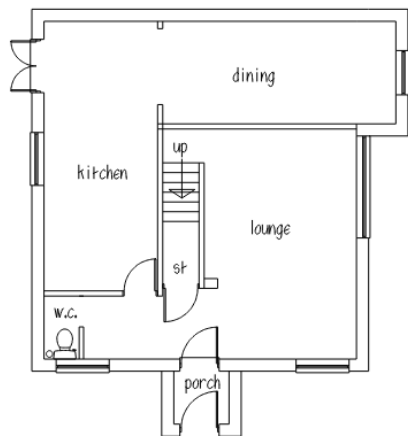
The proposal is for the addition of a ground floor extension to the front elevation of the dwelling, with steps leading to the front door. The proposal replaces a small porch currently located on the front elevation.

Approximate Measurements:

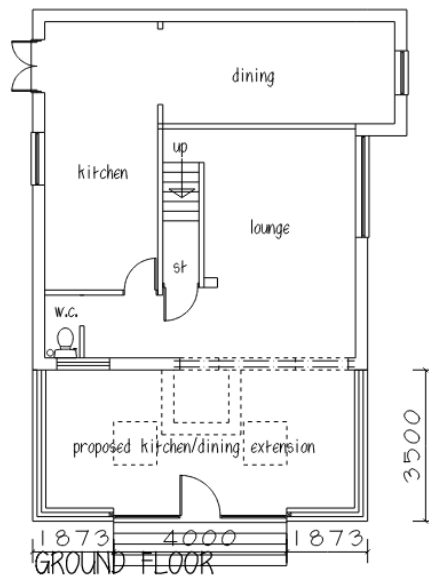
All existing roof and eaves heights have been checked on the existing plans and remain unaltered on the proposed plans.

- **Projection: 3.5m**
- **Width: 7.74m**
- **Eaves Height: 2.74m**
- **Main Roof (Single Pitched) Height: 4.08m**
- **Canopy (Dual Pitched) Roof Height: 3.78m**

# Existing and Proposed Floor Plans and Elevations



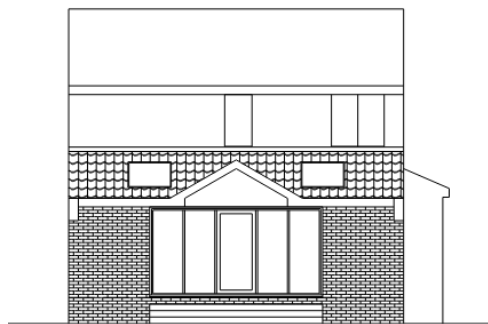
GROUND FLOOR



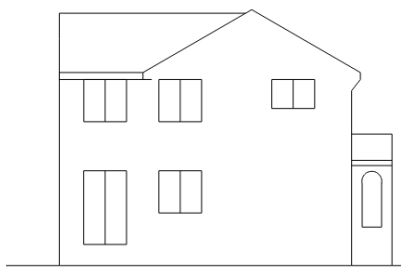
GROUND FLOOR



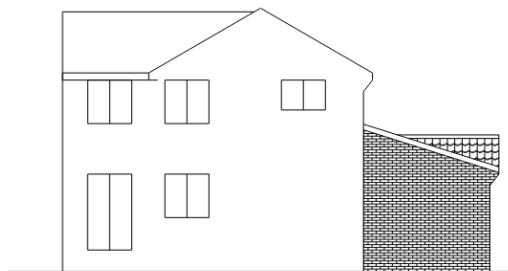
FRONT ELEVATION



FRONT ELEVATION



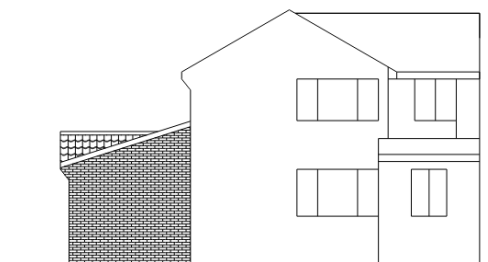
SIDE ELEVATION



SIDE ELEVATION



SIDE ELEVATION



SIDE ELEVATION

**Local Plan Designation:** Urban Fabric

**Conservation Area:** No

**Neighbour Representations:**

Letters were sent to nearby addresses; No comments were received.

**Consultees:** None

### **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.

### NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Section 12: Achieving well-designed and beautiful places -

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Within section 12, paragraph 139 is the most relevant which indicates:-

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. Conversely, significant weight should be given to:

a) development which reflects 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; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

#### Local Plan

In reference to this application, the following Local Plan policies are relevant:

**GD1 - General Development** – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

**SD1 - Presumption in favour of Sustainable Development:** When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

**D1 - High Quality Design and Place Making:** Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

**T4 - New Development & Highway Safety:** New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

#### Supplementary Planning Documents (SPD)

House Extensions and Other Domestic Extensions

#### Principle of development

The site is located within land designated as Urban Fabric. 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

Due to the location of the proposed extension, the size of the curtilage and the existing outbuildings within, there would be nothing more than a negligible impact on the amenity of neighbouring dwellings.

The proposed extension is single storey, orientated to the North of the neighbouring bungalow and is set in from the shared boundary. It is not visible from the neighbouring property to the West and

is separated from the dwellings to the North and east by the neighbouring highways. As such, the proposal would not be overbearing or result in significant overshadowing, in accordance with Local Plan Policy GD1.

In the revised plans, a front entrance door has been retained, reducing the harm to the amenity of the current or future residents of the dwelling.

#### Visual Amenity

Through various alterations and extensions, many seemingly completed through permitted development rights, the resulting dwelling is of a unique design, both in the context of the street scene and in general.

Whilst the original proposal further denigrated the overall appearance of the dwelling, the revised proposal is more acceptable, being more in keeping with the existing dwelling, and one which supports the ideal of a principal front elevation, complete an obvious front entrance doorway with a dual pitched canopy roof above, and steps leading up to the entrance.

In any other location, the proposal may not be acceptable but with the existing street scene being varied and the application dwelling spanning effectively two street scenes, the proposal in its revised form would cause no significant detriment to either the dwelling or the broader street scene, in accordance with Local Plan policy D1.

It should also be noted that, although the proposed extension is in a prominent corner position, it does not occupy more than half the width of the gap between the elevation and the boundary, in accordance with the SPD, as such, there is still a boundary treatment and landscaping between the extension and the highway which reduces its prominence.

#### Highway Safety

There are no proposed changes to access or parking arrangements, which consequently means there is no impact upon Highway Safety.

**Recommendation:** Approve with conditions