
2024/0406

Mr & Mrs Mears

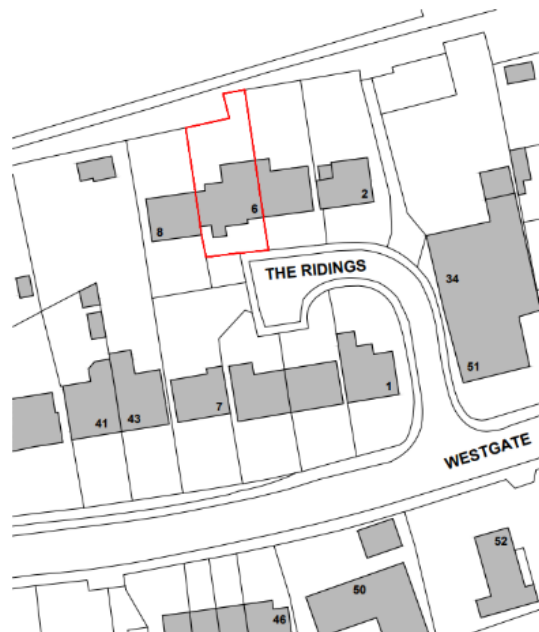
6 The Ridings, Monk Bretton, Barnsley, S71 2EZ

Demolition of existing ground floor extension and erection of two storey rear extension to dwelling including internal alterations and the addition of first-floor side windows (Amended Plans and Description).

Site Description

The application relates to a plot located to the north of Westgate, and to the end and north side of a residential cul-de-sac (The Ridings) characterised by two-storey detached dwellings of a similar scale and appearance. A public amenity playing field is located to the north of the application site.

The property in question is a two-storey detached dwelling with stone to its front elevation and light-coloured render to its side and rear elevations, with a gable pitched roof with grey concrete roof tiles. The property is fronted by a driveway and benefits from an existing front porch extension, side attached garage and single storey rear extension. To the rear of the property is a modest sized garden bounded by a stone wall. The topography of the area is relatively level.

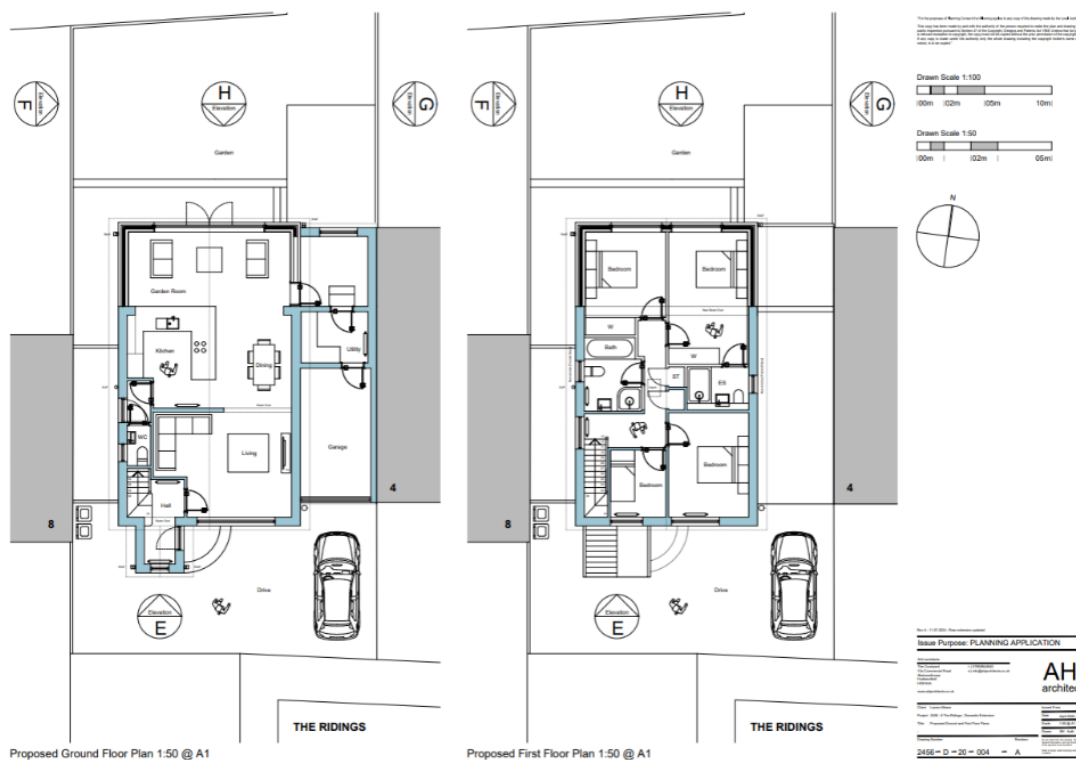


There is one planning application associated with this site.

1. B/97/0831/BA – Erection of rear single storey extension. – Approved.

The applicant is seeking permission for the demolition of an existing ground floor rear extension and the erection of a new two-storey rear extension with internal alterations and two new first-floor side windows.

The proposed extension would project from the rear elevation of the application property by approximately 3.1 metres with a width of approximately 6.8 metres. The extension would adopt a gable pitched roof with an approximate eaves and ridge height of 5.8 metres and 8 metres respectively. The extension would adopt closely matching external materials, including concrete roof tiles and redner. During the application process, the proposal was amended to address concerns in relation to visual amenity, specifically that, due to its intial positioning, the proposal would have resulted in the appearance of radically altering the shape of the existing building, and the proposed first-floor side window to a haitable room would not have met the appropriate separation distance to a blank gabel wall.



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 GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***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 Considerations

- ***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 subservient to and are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

Residential Amenity

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

The House Extensions and Other Domestic Alterations SPD states that extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected. The proposed extension would be erected to the rear of the application property and would be located to the west of 4 The Ridings and to the east of 8 The Ridings. It is acknowledged that some overshadowing could occur. However, any potential impact would likely occur and be limited to the early morning or late evening and not at peak times for use of a rear garden. In addition, the proposal would comply with the 45-degree rule (which is a general test that is applied to assess and limit the extent of overshadowing and loss of outlook).

The proposed extension would feature extensive glazing on its rear (north) elevation, and less than 10 metres would be maintained to the rear boundary, contrary to the House Extensions and Other Domestic Alterations SPD. However, the proposed extension would face towards an open amenity playing field and not habitable room windows of neighbouring properties. New first-floor windows would be inserted on the east and west side elevations of the existing building. The windows would serve non-habitable rooms (bathroom and en-suite) and would face the blank side elevations of the adjacent neighbouring properties. The proposal drawings show that the windows would use frosted glass. For the avoidance of doubt, and to ensure that the amenities of the occupant(s) of the application property and adjacent neighbouring properties is maintained to a reasonable degree, a condition will be attached to any forthcoming decision to require obscure glazing.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and would not have an overbearing impact. The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Visual Amenity

Extensions and alterations to a domestic property are considered acceptable if the proposal would not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing building.

The application property is visible from the public realm of an amenity playing field to the rear (north) of the application site. The proposed extension would adopt a sympathetic form and features, including a gable pitched roof and closely matching external materials, including concrete roof tiles and render, and would maintain the eaves and ridge height of the existing roof. The glazing on the rear elevation of the extension would contribute to a modern design and would not be particularly in keeping. However, it would be relatively unseen from the public realm of The Ridings and would not 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.

Highway Safety

The proposal would not impede existing off-street parking arrangements and would not result in a requirement to provide additional spaces.

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**