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**2024/0092**

**Address:** 59 Manor Fields, Great Houghton, Barnsley, S72 0BF

**Description:** Removal of rear conservatory and erection of single storey rear extension, loft conversion and erection of rear flat roof dormer to 2 storey detached dwelling.

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## One Neighbour Objection

### Site & Location Description:

Located on a modern housing estate on in the Village of Great Houghton, the dwelling is an orange brick detached house with brown tiled cross gable roof and features an integrated garage, along with additional parking in the open plan front garden.



**Planning History:** None since constructed, Permitted development rights not removed.

### Proposed:

The proposal is to replace the existing rear conservatory with a wider extension but with a reduced projection and three rooflights, and to convert the loft of the dwelling into habitable accommodation through adding a dormer extension of circa 40 cubic meters, without raising the original roof levels.

### Measurements:

All existing roof and eaves heights have been measured on the existing plans and remain unaltered on the proposed plans except for the addition of a large dormer.

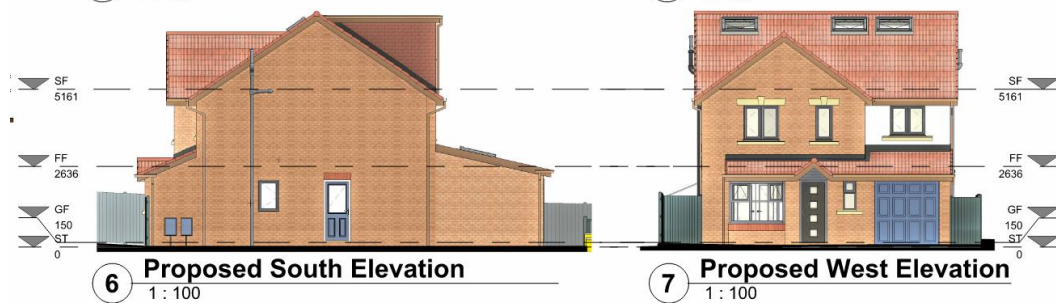
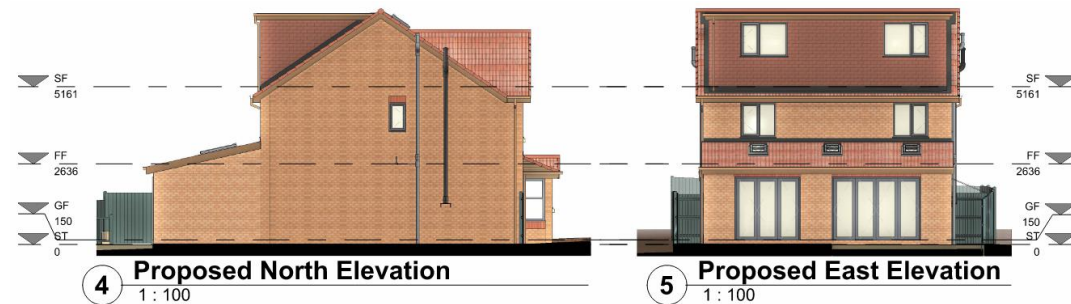
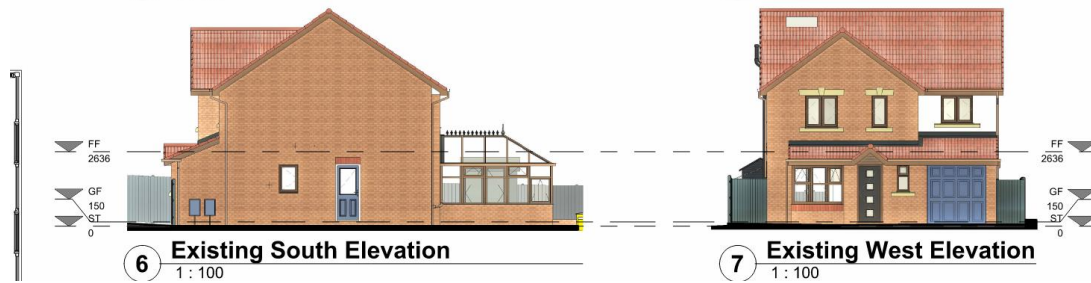
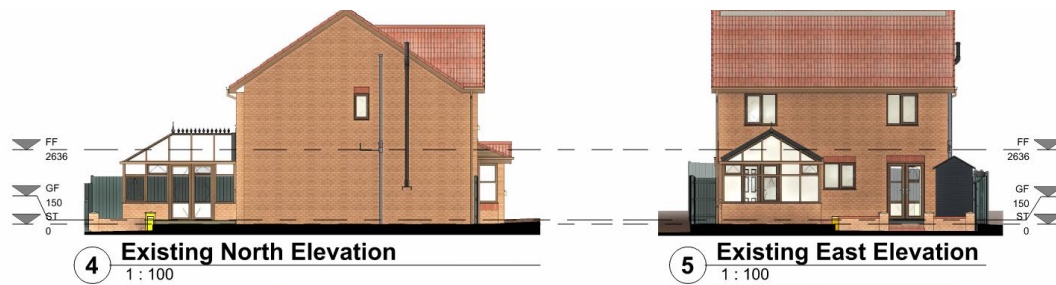
Rear Extension (original conservatory)

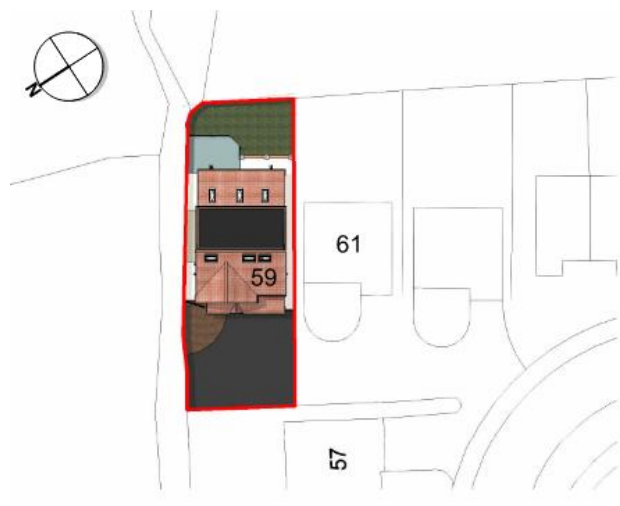
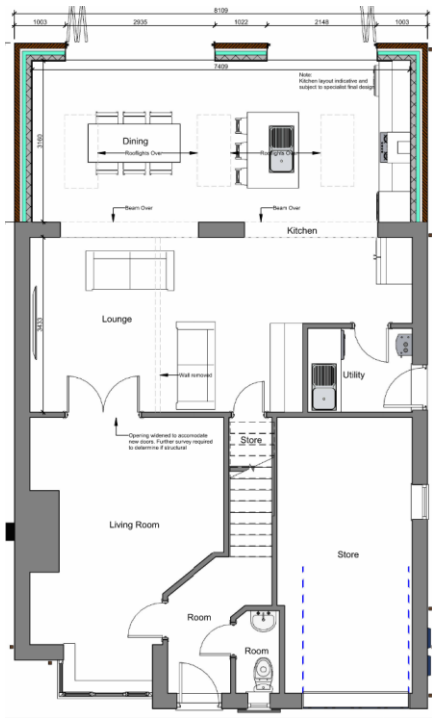
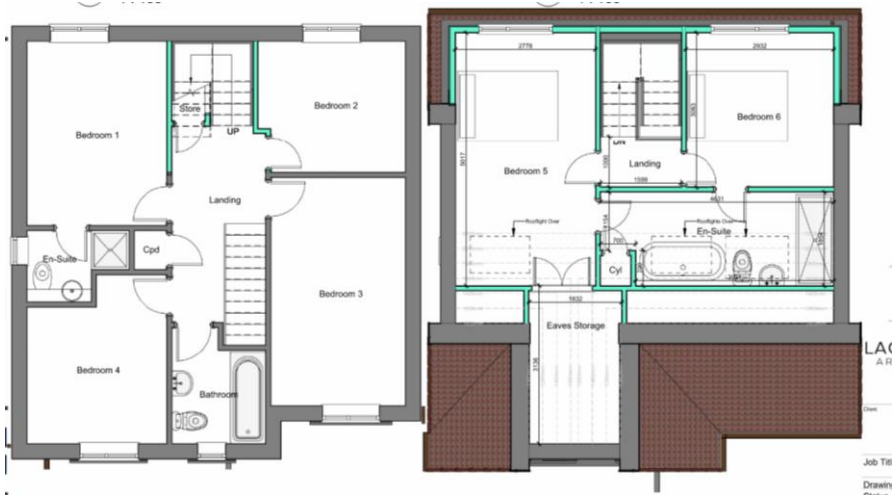
- **Rear Projection: 3.5m** (4.05m)
- **Width 8.10m** (3.55m)
- **Maximum Eaves Height: 2.45m** (2.35m)
- **Maximum Roof height: 3.40m** (3.70 m)

## Dormer Extension

- Length 7.95m
- Height 2.6m
- Depth 3.95m
- Area: 40.82 Cubic Meters

## Existing and Proposed Floor Plans and Elevations





**Local Plan Designation:** Urban Fabric

**Conservation Area:** No

**Neighbour Representations:**

Letters were sent to nearby addresses; One objection was received from an unknown neighbouring address, concerned about overlooking of their rear garden by the proposed dormer extension.

**Consultees:**

Parish Council: The parish council confirmed that they had no objections to the proposal.

## **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.

### The Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 1

Class A – enlargement, improvement or other alteration of a dwellinghouse

Class B – additions etc to the roof of a dwellinghouse

Class C – other alterations to the roof of a dwellinghouse

### 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

### Assessment

#### 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. On this occasion, the proposed works are permissible through permitted development rights.

#### Residential Amenity

Although large, the proposed extension complies with the requirements of Class A of permitted development rights, local policy in relation to rear extensions, and there does not appear to be any significant impact on the residential amenity of the neighbouring dwellings. The proposed dormer extension equally complies with permitted development rights, but this time Class B as there is no increase in the height of the roof and the proposed dormer being less than the fifty cubic meters allowed by permitted development. There has been concern raised by a neighbouring dwelling regarding potential overlooking of rear gardens by the proposed dormer windows. As the

development is allowable under permitted development, then consideration cannot be given to issues of overlooking. However, it would appear that any overlooking would principally be of the open fields behind the dwelling, rather than the adjacent neighbouring dwelling to one side of the application dwelling, furthermore any overlooking would be minimal and indirect, posing at worst a modest impact upon residential amenity.

#### Visual Amenity

The proposals have utilized similar materials within the design of the proposals and except for some roof lights on the front elevation, which have protrusions of less than 15cm, and are considered permitted development under Class C, the proposals do not have an effect on the principal front elevation. On the rear elevation, if the proposed extension was not permitted development, it would be considered acceptable and would not pose significant harm to the visual amenity of the area. The rear dormer is quite large and does slightly distract from the original character of the dwelling and is also visible from the open fields beyond. As the dormer is of a size allowable by permitted development, these considerations cannot be taken into account.

#### Highway Safety

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

#### Summary

The proposed development complies with the current restrictions of the The Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 1, under classes A for the proposed rear extension, Class B for the proposed dormer and Class C for the proposed rooflights. Broadly the proposals also comply with local policy guidance in relation to household extensions and alterations. Whilst the proposed dormer is potentially dominant and out of slightly out of character with the dwelling, even if it was not allowable through permitted development rights, with no significant harm on residential amenity, and the potential limited impact on visual amenity, there would probably not be significant enough grounds for recommending refusal of the application.

**Recommendation:** Approve with conditions