
2023/1133

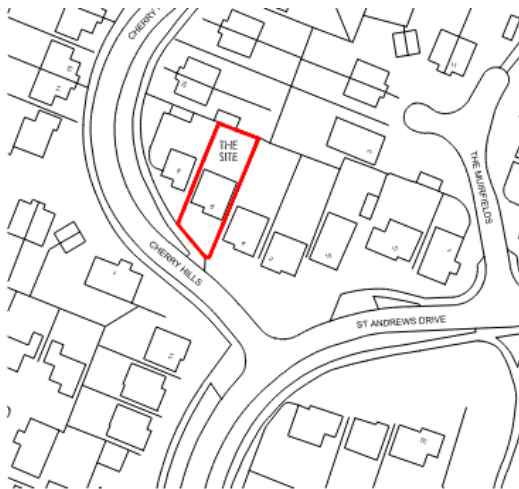
Applicant: Mr G Brown

Address: 6 Cherry Hills, Darton, Barnsley S75 5NZ

Description: First floor side extension above existing integral garage, pitched roof above new extension with modifications to existing roof, conversion of integral garage area to storage and residential use, removal of rear balcony and installation of brick pier replacing post to front lean-to-roof to existing 2 storey detached dwelling

Site & Location Description:

Located between the B6131 Darton Lane and Kingsway in the village of Darton, the large modern housing estate consists of a mixture of dwelling styles and sizes and is exclusively accessed from Darton Lane. The dwelling itself is a buff brick detached house with an integrated garage and a red tiled, hipped roof. The top half of the dwelling is rendered in a shade of yellow. The front elevation features a red tiled canopy roof which extends around and on top of the garage creating a complementary gable style tiled roof, to that of the main roof. The front garden features a small area of lawn but is predominantly block paved. The rear garden is landscaped and currently features a balcony with first-floor doors providing access. There does not appear to be planning consent for the balcony and based upon current permitted development legislation, it may not have complied with such legislation at the time of construction.



Planning History:

- 2023/0327 - Erection of first floor side extension to dwelling – Approved with conditions 11th May 2012

Proposed:

Although almost 12 years later, the proposal is very similar to that which was approved in 2012. The Proposal is for a first-floor extension on top of the existing integrated (original) garage, which would also be converted into storage and residential use. The main roof of the original house would be modified, including an increase in height, to accommodate the new roof over the proposed first floor extension, creating one uniform roof across the whole house. Additional works would include the

removal of the rear balcony and replacement of the rear first-floor doors with new windows and associated brickwork. The final aspect would be to remove the white supporting pole from the front canopy and reinstate a supporting brick pillar as originally featured (although the exact style may be different). The proposed materials for the rest of the house and roof are proposed to be of matching materials.

Measurements:

All existing roof and eaves heights have been measured on the existing plans and proposed plans. The height of the main roof has increased to accommodate the integration of the proposed roof over the first-floor extension (above the existing garage)

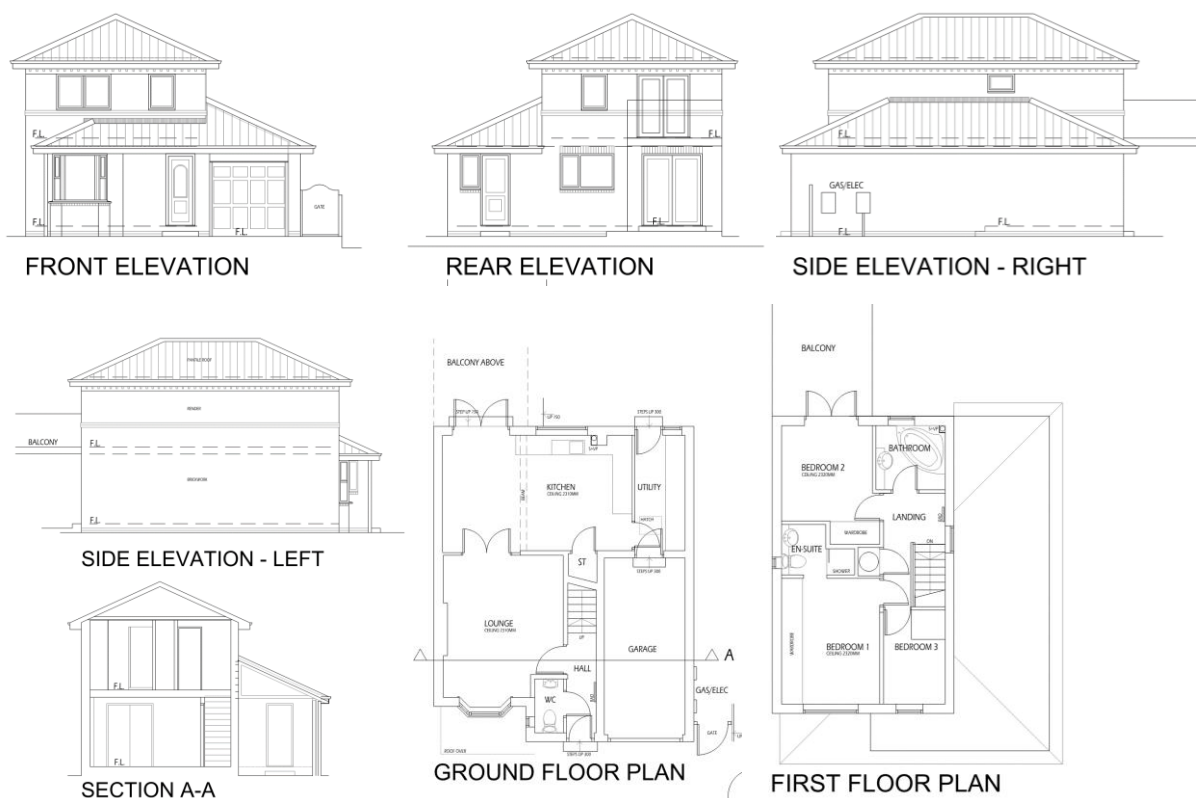
Maximum Roof & Eaves Heights of The Main House (Existing)

- **House Eaves: 4.68m (4.86m)**
- **House Roof: 7.08m (6.45m)**
- **Canopy Eaves: 2.4m (2.4m)**
- **Canopy Roof: 3.4m (3.4m)**

Side Extension (existing)

- **First Floor Side Projection: 2.74m (n/a)**
- **Length: 9.64m (9.64m)**
- **Maximum Eaves Height: 4.86m (2.4m)**
- **Maximum roof height: 7.08m (4.04m)**

Existing and Proposed Floor Plans and Elevations



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

Overall, the proposal concerning new works would have a minimal effect upon the residential amenity of either the neighbouring dwellings or the area. The removal of the balcony and first-floor doors from the rear elevation of the dwelling would have the potential to improve the residential amenity of neighbouring dwellings as the balcony may have overlooked neighbouring gardens and windows, especially if the trees/hedges were ever removed or died.

In relation to No.8, except for the slightly higher roof, the proposal would have an overall insignificant impact on their residential amenity due to the location of the proposed extension on the opposite elevation to which they border. Regarding No.4, the extension has the possibility to create a minimal amount of overshadowing on their rear garden, but this would be considered not significant, especially with a north facing rear garden, and would be outweighed by the loss of a side window and the rear balcony. There is one new front and rear windows proposed, with no new side windows and an existing side window removed. Both the front and rear windows would not directly

overlook any dwelling and there is an 11.7m distance between the proposed extension and the rear boundary, which is at a higher level and features fencing too, whilst the front window would be almost 19m to the boundary of the dwelling's front/side garden on the opposite side of the road.

Visual Amenity

The supplementary planning document House Extensions and Other Domestic Extensions suggest that extensions should be subordinate to the original dwelling, with a setback, in this case on the first-floor extension and a step-down in roof height. On this occasion with the plans provided and in consideration of the adjacent neighbouring dwelling of the same style as the application dwelling, having been extended in an almost identical manner, I believe requesting a setback and set down would be detrimental to both the character of the house and the immediate street scene. In addition to the neighbouring dwelling as a precedent, with the roof being altered to cover both the house and extension, a set down of the roof may cause harm to the overall character of the dwelling. The garage door is also to be retained, which would help maintain the street scene as many neighbours, including the similar extended neighbour have garage doors.

Highway Safety

There are no proposed changes to access to the site, but an internal garage space would be lost. The mitigating factor in this loss is that the internal dimensions of the garage would be too small by current parking standards, measuring only 2.47m x 5.41m instead of 3m x 6m. The plans have been checked and the area of block paving outside of the dwelling is capable of providing two parking spaces of the recommended size of 5m x 2.5m each. As such there would be no impact upon highway safety.

Summary

Although not fully complying with guidance of the SPD, the proposal would result in a very similar dwelling to that of its neighbour. There would be potential for positive improvements to residential amenity of neighbours overlooked by the removal of the existing balcony and first-floor doors, whilst the new proposals would have an insignificant effect on residential amenity. With no impact on Highways safety, the proposal would be suitable for a recommendation of approval.

Recommendation: Approve with conditions