
2024/0237

Mr Mark Bilous

Mill House, Redbrook Road, Gawber, Barnsley, S75 2RS.

Erection of 2 no single storey extensions to left hand side and rear of dwelling.

Site Description

The application relates to a large plot located on the south side of an access road off Redbrook Road and in an area that is principally residential characterised by a mix of dwelling types of various scale and appearance. The application site is also located within an area of protected woodland.

The property in question is a large, detached property constructed of stone with a pitched roof with York stone roof tiles. To the rear are existing single storey flat roof extensions and several detached outbuildings set within a large curtilage bounded by stone walls and woodland. Vehicular access is taken to the east of the property with existing areas of hardstanding to the side and rear.



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 within the adopted Local Plan which has no specific 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 Consideration

- ***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 provided that they remain subsidiary to the host dwelling, 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. Extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected.

Visual Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they do not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling.

The application dwelling is a large, detached house set within a large plot. A 1990 OS map shows that the width of the existing building is likely to be the original width. The proposed side extension would be erected to the east side of the application dwelling and would be a prominent feature within the street scene. The side extension would not adopt an excessive sideways projection more than two thirds the width of the original dwelling, in accordance with the House Extensions and Other Domestic Alterations SPD. The side extension would not be set back from the main front wall of application dwelling, contrary to the SPD. However, the extension would be set back from the rear elevation of the application dwelling and would be set below the ridge of the existing roof. Moreover, setting the side extension back from the main front wall could impede access to existing off-street parking arrangements. As such, it is considered that the extension would appear subservient and would unlikely significantly alter or detract from the character of the existing building and the wider street scene. The extension would also adopt a sympathetic form and features, including a pitched roof and matching external materials.

The proposed rear extension would be located to the west side of the application dwelling and would not be immediately visible from the public realm of the street. The rear extension would adopt a flat roof, which is not preferred. However, this would reflect the roof type of existing extensions and would assist in the integration of new and existing elements. The rear extension would also be constructed of matching external materials and would therefore be unlikely to significantly alter or detract from the character of the existing building or the wider street scene.

A condition will be attached to any forthcoming decision to remove permitted development rights to avoid over development of the property in the interests of visual amenity.

The proposal is therefore not considered to significantly alter or detract from the character of the street scene and is considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Residential Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they would not adversely affect the amenity of neighbouring properties.

The application dwelling is located in a large plot that benefits from extensive screening provided by level differences and an area of protected woodland. The proposed extensions would not be erected in immediate proximity of any surrounding properties and new glazing would be limited to the rear elevations of both extensions and the east facing side elevation of the side extension.

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

Highway Safety

The application site is served by existing areas of hardstanding to the east side, and rear of the application dwelling. The proposed extensions would not significantly impede existing parking arrangements or result in a requirement to provide additional spaces and sufficient space would be maintained to accommodate parking for at least two vehicles, in accordance with the parking SPD.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

Other considerations

The application site is located in an area of protected woodland (Craven Wood/ Gawber Wood). However, the proposed extensions would be erected in existing developed areas of the site and would not be erected in immediate proximity of any trees. Therefore, there would likely be little or no impact to existing tree plantations.

**Recommendation -
Approve with Conditions**