
2024/0377

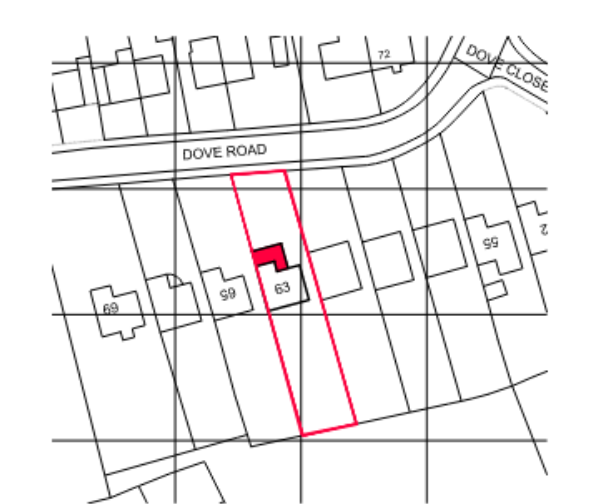
Applicant: L Wilkinson

Address: 63 Dove Road, Wombwell, Barnsley, S73 0SN

Description: Single storey front extensions to form garage and porch with new pitched roof over both, to 2 storey detached dwelling.

Site & Location Description:

Located to the northeast of Wombwell town centre, Dove Road is a residential street of mixed dwellings, both in style and age. The application dwelling appears to be a detached bungalow with a gable roof, when viewed from the front elevation. However, instead it is deceptively a two-story detached dwelling with the lower level constructed out of sight at the rear of the dwelling. The dwelling is set within a substantial curtilage, featuring a rear garden, and a lawned front garden with a paving slab track, utilised as a driveway. An original feature of the dwelling is an integrated garage, with flat roof, which is sited forward of the remaining front elevation



Planning History: None

Proposed:

The proposal is for an extension to the existing garage, and an attached front extension to the front elevation of the dwelling. A new single pitched roof would cover the pair of extensions, creating a cross-gable styled roof for the whole dwelling. Matching materials are proposed for the extensions and roof.

Measurements:

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

Garage extension

- **Front Projection: 3.06m**
- **Width 3.49m** (Total Inc. Front Extension 6.3m)
- **Maximum Eaves Height: 2.45m**
- **Maximum Roof Height: 4.13m**

Front Extension inc. Covered Entrance

Total Front Projection: 6.03m (Extension 4.6m, Entrance Way 1.43m)m

- **Width: 2.81m**
- **Maximum Eaves Height: 2.45m**
- **Maximum roof height: 4.13m**

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

The front extension is considerably large, but the proposals would not appear to have any significant negative effect upon either of the two adjacent detached neighbouring dwellings, with any overshadowing issues being limited due to the proposed height and style of the roof, and only the front gardens potentially being affected. There are no proposed windows on the side elevation facing No.65 but there are three small windows on the side elevation facing No.59 side. Although the extension is described as an entrance way, the size is only just smaller than the lounge and there is an additional entranceway. With the possibility of the extension being classed as a habitable room, consideration must be given to the privacy of No.59. In this instance, there is an in-curtilage distance between the extension and the boundary treatment of approximately 4.45m; whilst the boundary treatment is quite low, any overlooking of the neighbours dwelling would be of the parking area outside their garage, and possibly some of the front garden. Having considered this impact, it would not appear to be of significant enough detrimental impact to refuse or request amendments to the application. If future residents of No.59 were concerned, due to the distance to the highway, a short boundary treatment of up to 2m high would be permissible through permitted development at this specific point within the garden.

Visual Amenity

There would be some impact within the street scene due to the size of the proposed front extension, but with the design of the proposals, in addition to the significant set back of the dwelling from the highway, the overall variation of dwelling styles on Dove Road, and existing, albeit smaller front extensions on neighbouring dwellings, impact upon the visual amenity of the street scene would be limited. In regard to the character of the dwelling, whilst the original flat roof nature of the garage would be lost, the proposed new roof would integrate well with the existing roof, and overall design of the extended dwelling, thus reducing any detrimental impact.

Highway Safety

Although there would be a small reduction in available parking space, there remains over 15m in length of existing parking provision within the front curtilage. As there are no other proposed changes to access or parking arrangements, there is subsequently no impact upon Highway Safety.

Summary

Overall, the proposal is unusually large for a front extension, but equally the design of the dwelling and the size of its front curtilage are also unusual. Whilst the dwelling is not uniquely designed, it is one of a cluster of originally identical dwellings within a street group of similar styled dwellings. As outlined above the broad character of the dwelling remains and there is limited detrimental impact to the neighbouring dwellings. It would therefore be considered that the proposals meet the guidance outlined in the House Extension and Domestic Alterations SPD and quoted below.

“7.2 Extensions at the front of individually designed, detached houses, which are set back from the highway or set on staggered building lines, may, in certain circumstances, be acceptable. However, the extension must complement the original house and not adversely affect any adjacent property or the street scene.”

Recommendation: Approve with conditions