
2024/0322

Mr Thomas Marrow

39 Hopwood Street, Barnsley, S70 2BS

Single storey side/rear extension.

Site Description

The application relates to a plot located on the west side of Hopwood Street in the Victoria Road Conservation Area, and in an area that is principally residential characterised by other two-storey dwellinghouses of a similar scale and appearance.

The property in question is a two-storey semi-detached dwellinghouse constructed of stone to its principal elevation and red brick to its gable and rear elevations. The property has a pitched roof with grey roof tiles and benefits from an existing gable roof part two-storey and part single storey rear projection. The property has a large narrow curtilage with a large garden to the rear and areas of hardstanding and soft landscaping to the front. It is noted that prior to a site visit, unauthorised works involving the removal of planting and part of a stone wall and gatepost were carried out to create an additional off-street parking space.



Planning History

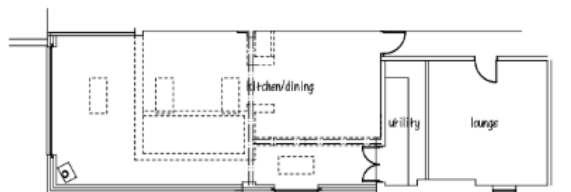
There are no previous planning applications associated with this site.

Proposed Development

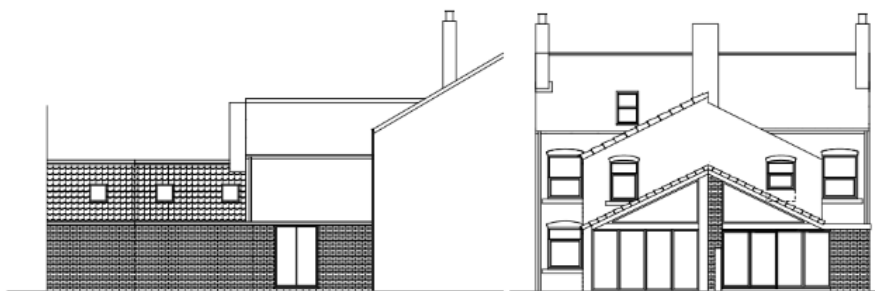
The applicant is seeking permission for the erection of a single storey extension to the side and rear of an existing rear projection to the application property.

The proposed extension would have a total rearward projection of approximately 11.3 metres and a depth of approximately 5.1 metres. The extension would adopt a part gable roof and part flat roof. The gable roof would have an approximate eaves and ridge height of 2.3 metres and 4.3 metres respectively. The flat roof would have a total height of approximately 2.3 metres. The extension would be constructed of materials that would closely match those used in the external construction of the existing building.

A new ground floor window would be inserted on the south side elevation of the application property to serve an internal lounge, and an existing first-floor window to the rear elevation of an existing two-storey rear projection would be reduced in scale.



GROUND FLOOR



SIDE ELEVATION

REAR ELEVATION

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PROPOSED REAR EXTENSION
39 HOPWOOD STREET
BARNGLEY S70 2BG
PROPOSED PLAN & ELEVATIONS
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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/ Victoria Road Conservation Area.

The site is allocated as urban fabric within the adopted Local Plan which has no specific land allocation. The site is also in the Victoria Road Conservation Area. 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 HE1: The Historic Environment.***
- ***Policy HE3: Developments affecting Historic Buildings.***
- ***Policy HE4: Developments affecting Historic Areas or Landscapes.***
- ***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.***
- ***Section 16: Conserving and enhancing the historic environment.***

Planning (Listed Buildings and Conservation Areas) Act 1990

- ***Section 16: Decision on application.***
- ***Section 66: General duty as respects listed buildings in exercise of planning functions.***
- ***Section 72: General duty as respects conservation areas in exercise of planning functions.***

Other Material Considerations

- ***South Yorkshire Residential Design Guide 2011.***

Consultations

Conservation Officer – No objections have been raised in relation to the extension to the rear of the application property. However, concerns were raised in relation to the proposal to reconfigure the front of the property (which is not included within this application and will need to be applied for separately).

Representations

Neighbour notification letters were sent to surrounding properties and the application was advertised by way of a site notice, expiring 15th May 2024, and a press notice, expiring 18th May 2024. No representations were received.

Assessment

Principle of Development

Extensions and alterations to a domestic property are acceptable in principle provided that they will remain subservient to the host property, 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, and would conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place within the Victoria Road Conservation Area.

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 proposed extension would be erected to the south of adjoining 37 Hopwood Street and to the north of adjacent 41 Hopwood Street. Generally, extensions located to the south of neighbouring properties are likely to have a greater impact regarding overshadowing than those located to the north. However, in this instance, the proposed extension would adopt a scale, including height and rearward projection, that would be similar to that of an existing neighbouring extension to 37 Hopwood Street. The proposed extension would not extend beyond the rear elevation of the neighbouring extension. In relation to 41 Hopwood Street, the proposed extension would be erected to the north, set in from the south boundary and its shortest point would run parallel to the boundary line which could lessen the extent of any potential impact. Moreover, existing boundary treatments could act as further mitigation. Adjacent neighbouring properties were consulted on this application and no objections were received.

New glazing would be limited to the west rear and south side elevations of the proposed extension. Glazing to the west rear elevation would face into the application site and away from surrounding neighbouring properties. A sufficient distance (10 metres or more) would be maintained to the rear boundary. Glazed doors to the south side elevation would face the rear curtilage of 41 Hopwood Street. However, existing good quality boundary treatments could act as acceptable screening and therefore maintain privacy to a reasonable degree. Roof lights to the south side roof plane would also face towards the rear curtilage of 41 Hopwood Street. However, the proposed extension would be set forward of the rear habitable room windows of the neighbouring property and due to the angle and height of the roof lights within the extension, they are unlikely to result in significantly increased levels of overlooking.

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.

Design, Heritage and Visual Amenity

The application property is prominently located in the street and is widely visible from the surrounding public realm. The existing building retains a good degree of character and architectural quality and contributes positively to the conservation area group value.

During the application process, the Council became aware of recent works carried out to reconfigure an area to the front of the application property to create an additional off-street parking space. The works involved the removal of planting and part of a stone wall and gatepost and were unauthorised. The applicant was asked to reinstate the frontage. However, the applicant declined to add the works to the current application as not to delay a decision but has confirmed that a new planning application will be submitted to address the works to the frontage reconfiguration. These works are therefore not under consideration as part of this application.

The proposed extension would adopt a modern design that would reflect the design of an existing neighbouring extension to 37 Hopwood Street. Whilst the character of the existing building appears more traditional, the proposed extension would not be visible from the public realm of Hopwood Street and would not contribute to the character of the street scene. Moreover, the extension would adopt a sympathetic form and features and would be constructed of closely matching materials. Additionally, the Conservation Officer was consulted, and no objections were received in relation to the extension.

The proposal is therefore considered to conserve or enhance the character or appearance of the building in accordance with Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is considered acceptable and in compliance with *Local Plan Policy HE1: The Historic Environment*, *Local Plan Policy HE4: Developments affecting Historic Areas or Landscapes*, and *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

The application site is served by at least one off-street parking space to the front and side of the application property, and the proposal would not impede existing parking arrangements and would not result in a requirement to provide additional off-street parking 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**