
2023/0858

Mr and Mrs McNab

16 Wayland Avenue, Worsbrough, Barnsley, S70 5HY

Demolition of existing rear conservatory and erection of side and rear wrap around extension with PVCU replica tiled roof.

Site Description

The application relates to a plot located to the north side of the principal highway and close to the junction with Dale Green Road. The surrounding area is principally residential defined by detached bungalows of a similar scale and appearance.

The property in question is a detached bungalow constructed of red brick. It has a hipped roof with grey concrete roof tiles and a central chimney breast to the principal elevation. The property incorporates an under-build to address the sloping topography of the area and features an existing single storey conservatory to the rear. The property is positioned relatively central within its plot with a garden to the rear and soft landscaping to the front alongside a driveway to the west of the plot. Boundary treatments comprise a mix of hedges and timber fencing.



Planning History

There is one previous planning application associated with the application site:

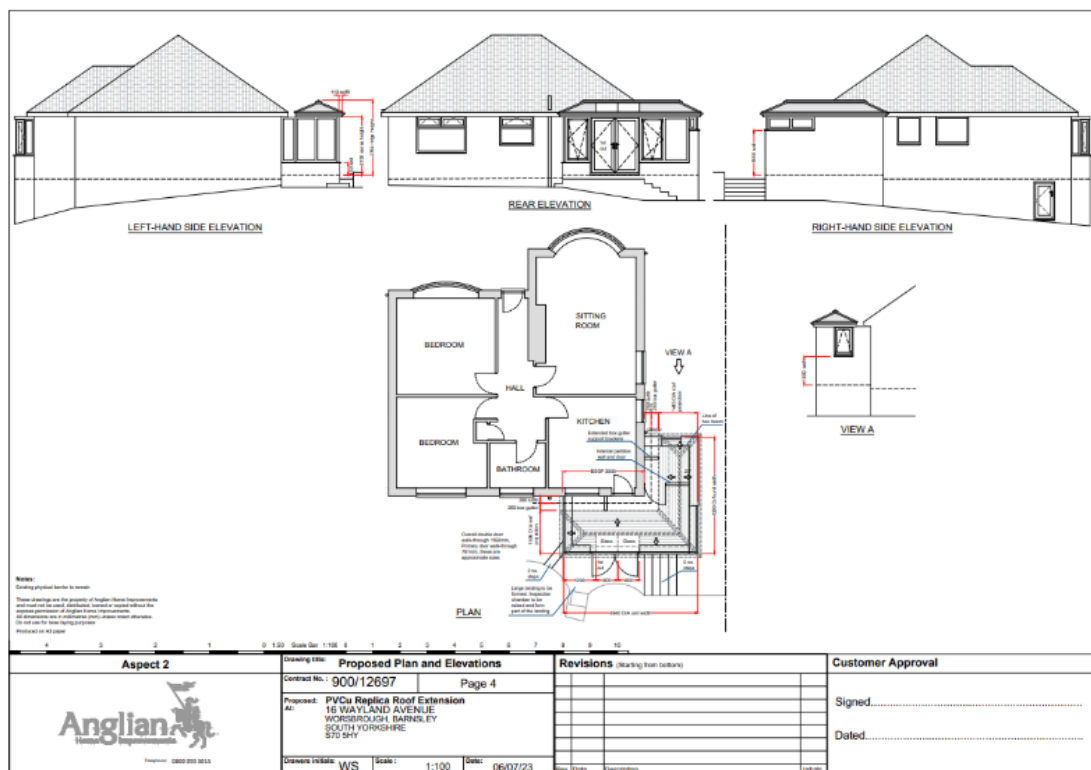
- B/76/1497/BA – Erection of conservatory. – Historic.

Proposed Development

An amended proposal was received 5th December 2023 to address visual amenity concerns. Upon reflection and consideration, it was considered that the original submission was more acceptable, and it was agreed to revert to the original proposal. The original proposal is subject to consideration.

The applicant is seeking approval for the demolition of an existing single storey rear conservatory and the erection of a single storey side and rear wrap around extension.

The proposed extension would project from the rear elevation of the dwelling by approximately 2.25 metres and from the side elevation of the dwelling by approximately 2.1 metres. The extension would be constructed of brickwork and would feature a hipped roof with a valley gutter finished in carbon grey PVCU replica tiles with toughened glass. The extension would have a total approximate eaves and ridge height of 3.4 metres and 3.9 metres respectively.



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 which has no specific land 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: House Extensions and Other Domestic Alterations

This document establishes the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations; reflecting the principles of the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

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 places.***

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

The site falls within urban fabric which has no specific land allocation. Therefore, 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.

Visual Amenity

The proposal would be visible from an area of public realm immediately to the front of the application site.

Initial concerns were raised regarding visual amenity as the extension would abut a bungalow. Because of the level of the eaves, it can often be difficult to construct a satisfactory roof slope without resorting to a roof form that creates an awkward relationship between the bungalow and the extension, as well as a roof junction requiring a valley gutter, which can often be difficult to access and may give rise to maintenance issues in the long term. It also causes an extension to appear unnecessarily high and dominant. An amended proposal was received 5th December 2023 to address these concerns. However, after consideration, it was considered that the amended proposal would be more harmful due to the alterations to the roof of the original dwelling proposed. As such, it was agreed to revert to the original proposal which is subject to consideration.

The proposed extension would not adopt an excessive sideways projection exceeding two thirds the width of the original dwelling (in accordance with the SPD). The extension would adopt a hipped roof with a valley gutter. It is acknowledged that this roof form would not be in accordance with the SPD. However, the proposal would be significantly set back from the principal highway and because of the positioning of neighbouring properties, it would likely only be visible from a relatively small section of public realm to the front of the application site. As such, the proposal would not be an overly prominent nor dominant feature within the street scene.

Both extensions would be constructed of brickwork that would match or be of a similar appearance to the brick used in the construction of the original dwelling. The extensions would adopt various amounts of glazing. To the rear this would add to the appearance of a conservatory. However, as this aesthetic would largely be limited to the rear it would unlikely affect the character of the street scene.

Overall, the proposal would be subordinate to the original dwelling and would adopt sympathetic external materials. The design of the extension would not be wholly in accordance with the SPD. However, the proposed roof form of the extension would maintain the roof of the original dwelling, therefore lessening the impact to its individual character. The proposal would be significantly set back from the principal highway and would be screened by the positioning of the host and neighbouring properties, therefore limiting views from the public realm, and lessening the impact to the character of the street scene.

The proposal is therefore, considered sympathetic to the main dwelling and consistent with the character of the street scene and is considered acceptable and in compliance 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.

Regarding overshadowing and loss of light, the proposed extension would be located on the north-west corner of the host property and to the east of 18 Wayland Avenue. It is acknowledged that the proposal could result in some overshadowing. However, the rear extension would replace an existing conservatory of a similar scale and the side extension would be positioned adjacent to the blank gable wall of 18 Wayland Avenue.

Regarding overlooking and loss of privacy, the host property is positioned lower than 14 Wayland Avenue and higher than 18 Wayland Avenue due to the topography of the area. The proposal would feature various amounts of glazing on all elevations. Therefore, it is acknowledged that the proposal could result in some overlooking. However, the proposal would replace an existing conservatory which features glazing on all elevations. The windows located on the west elevation of the extension would be relatively small and positioned high within the wall and would see an overall reduction of glazing on this elevation compared with the existing conservatory. A sufficient separation distance would be maintained between the glazing on the rear elevation and the rear boundary opposite, and the glazing on the east elevation would face the side elevation of a detached garage within the curtilage of 14 Wayland Avenue.

The proposal is therefore, not considered to be overbearing, resulting in increased overshadowing, overlooking, or reduced levels of outlook that would significantly increase beyond existing levels of impact that are likely to be experienced and tolerated.

Further to the above assessment, neighbouring properties were consulted on this application and no representations were received.

The proposal is therefore, considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Highway Safety

The proposal would be erected on the rear part of an existing driveway. Whilst this would reduce the total space available, sufficient space would remain to accommodate a minimum of two vehicles. As such, it is considered that highway safety would be maintained to a reasonable degree and the proposal is considered acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety*.

Recommendation

Approve with Conditions