
2024/0505

Mr Liam Remington

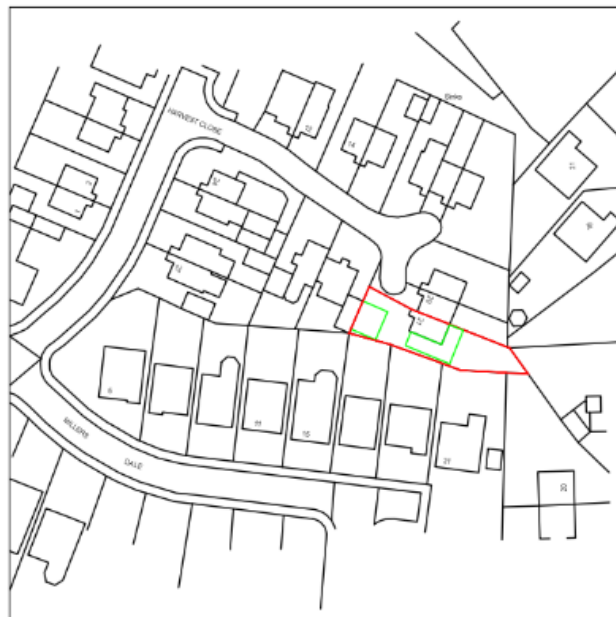
21 Harvest Close, Worsbrough Bridge, Barnsley, S70 5AY

Erection of two-storey side and two-storey and single storey rear 'wrap around' extension to dwelling, and erection of detached garage (Part Retrospective) (Amended Description and Plans).

Site Description

The application relates to a plot located to the south-east corner of Harvest Close – a residential cul-de-sac in an area that is principally residential characterised by two-storey properties of a similar scale and appearance. Properties on Millers Dale to the south are set lower than the application property.

The property in question is a two-storey end-of-terrace dwelling constructed of red brick with first floor rendering to its principal elevation. The property has a jerkinhead roof with concrete interlocking pantiles and features a small single storey front projection with a mono pitched roof. The application property is fronted by some soft landscaping, a driveway and an existing detached garage. The garage is constructed of red brick with a gable roof and grey coloured roof tiles. The garage is served by an existing dropped kerb. To the south side of the property is further soft landscaping which leads to a larger rear garden. An existing raised decking area is located to the rear. The topography of the site is gently sloped and descends north-to-south and west-to-east. The site is bounded by existing timber fencing of varying heights. The lowest fences are located to the west of the plot.



Planning History

There are two previous planning applications associated with this site. However, the most relevant is as follows:

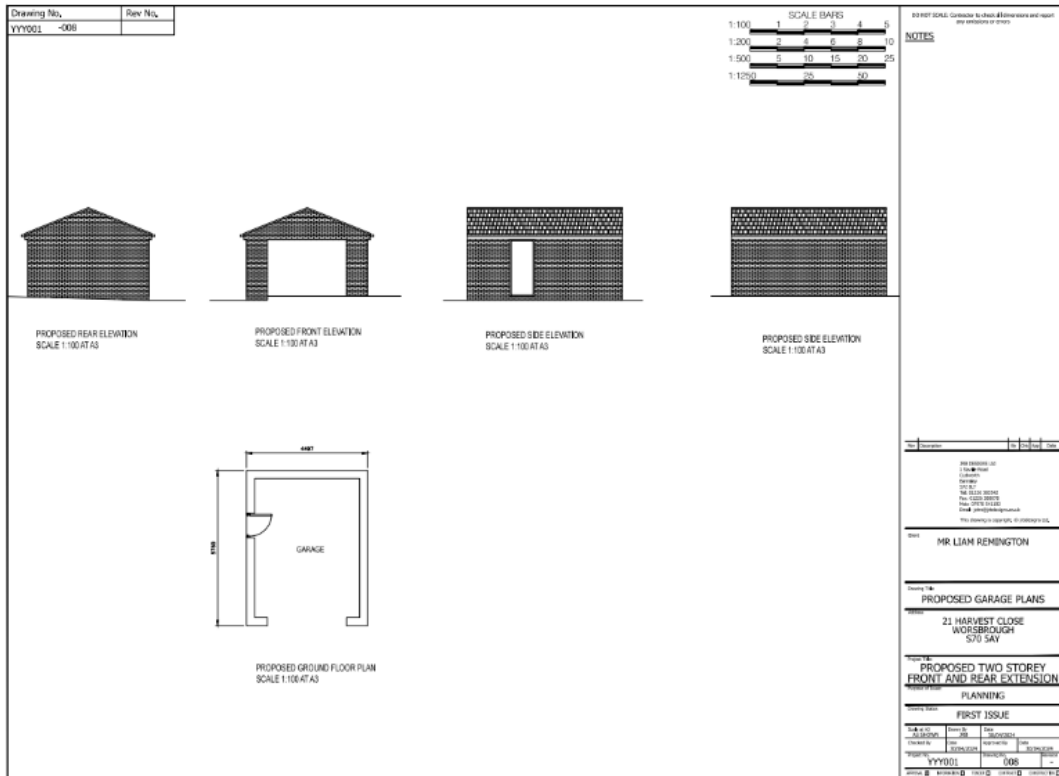
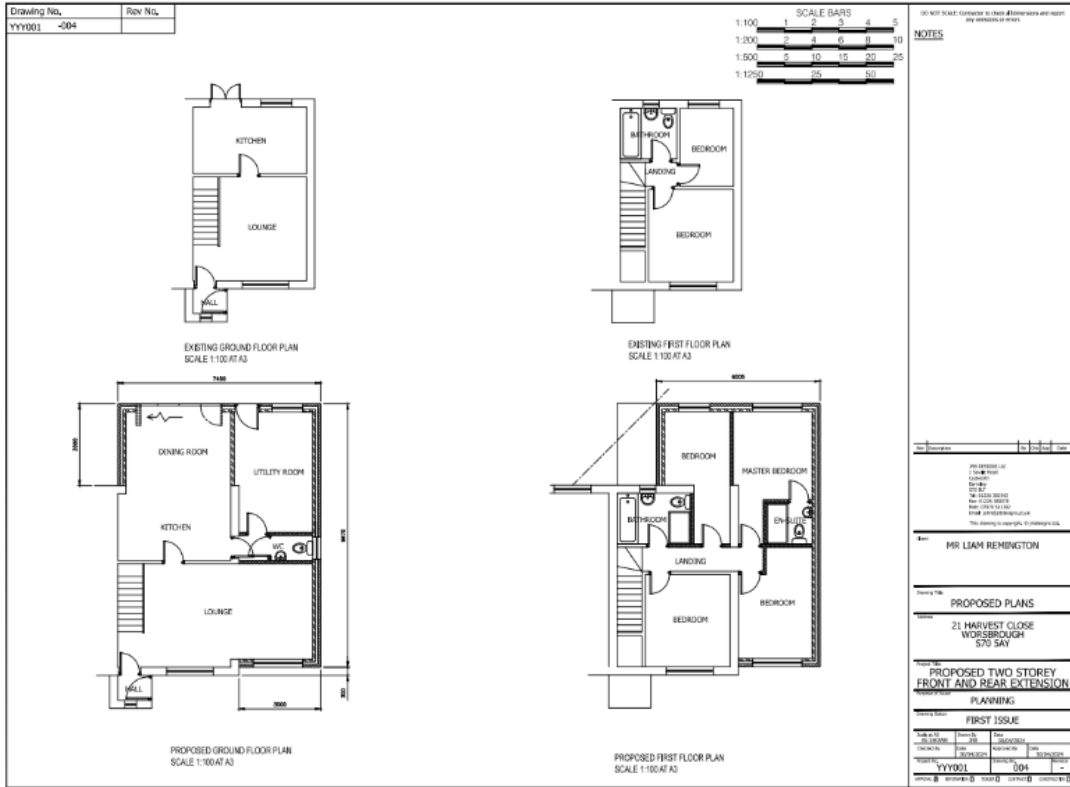
1. B/94/0252/WB – Residential development - 58 dwellings. – Approved.

Proposed Development

The applicant is seeking permission for the erection of a two-storey side extension and a part two-storey and part single storey rear extension that would wrap around the application property. The applicant is also seeking retrospective permission for the erection of a detached garage to the front of the application property.

The proposed side extension would project from the south side elevation of the application property by approximately 3 metres with a total depth of approximately 9.7 metres. The proposed rear extension would project from the east rear elevation of the application property by approximately 3 metres with a total width of approximately 7.5 metres. The side extension would adopt a pitched jerkinhead roof with an approximate eaves and ridge height of 4.9 metres and 6.9 metres respectively. The two-storey part of the rear extension would adopt a pitched gable roof with an approximate eaves and ridge height of 5.3 metres and 7.1 metres respectively. The single storey part of the rear extension would adopt a mono pitched roof with an approximate eaves and ridge height of 2.9 metres and 3.9 metres respectively. The proposal would adopt closely matching external materials, including brickwork, roof tiles, and first-floor rendering to the west front elevation of the side extension.

During the application process, an existing detached garage to the front of the application property was added retrospectively. The garage measures approximately 4.5 metres wide by 5.8 metres in depth and has a gable roof with an approximate eaves and ridge height of 2.3 metres and 3.3 metres respectively. The garage is constructed of closely matching external materials, including brickwork and roof tiles.



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 in the adopted Local Plan 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 POLL1: Pollution Control and Protection.***
- ***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 Considerations

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

Consultations

No consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties and three objections were received from three addresses. During the application process, an existing detached garage to the front of the application property was added retrospectively. Further neighbour notification letters were sent to surrounding properties. A further two objections were received from two addresses.

The following objections which are a material planning consideration were raised:

- The proposed work will cause significant disruption, noise, dust, and dirt.
- Concerns in relation to the days and hours the works would be carried out.
- Proximity of the extension to the boundary line.
- The extension will be overbearing.
- Will impact ability to enjoy garden.
- Will spoil outlook.
- Overlooking.
- The pointing is atrocious, and the ridge tiles are upside down, the bricks don't match with the houses, it is a monstrosity.

The following objections which are not a material planning consideration were raised:

- Duration of disruption caused by construction works.
- The development will feel oppressive.
- Impact to mental health.
- Impact on view of skyline.
- The downpipes from the guttering of the garage leaks and causes a lot of noise that I can't hear my television with my lounge door open when it rains.
- Taking over my wellness and wellbeing and causing anxiety.

Whilst all concerns raised are acknowledged, only those which are material planning considerations can be taken into account.

Assessment

Principle of Development

Extensions and alterations to a domestic property and the erection of detached garages in domestic curtilages are acceptable in principle if they would remain subservient to and 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 demonstrate that it would not be likely to result, directly or indirectly, in an increase in noise or other pollution which would unacceptably affect or cause nuisance to the natural and built environment or to people.

Residential Amenity

Extensions and alterations to a domestic property and the erection of detached garages in domestic curtilages are considered acceptable if they would not adversely affect the amenity of neighbouring properties and would demonstrate that the proposal would not be likely to result, directly or indirectly, in an increase in noise or other pollution which would unacceptably affect or cause nuisance to the natural and built environment or to people.

During the application process, concerns were raised in relation to increased overlooking, reduced outlook, an overbearing impact and significant disruption, including noise, dust, and dirt.

It is acknowledged that the proposed development could result in some disturbance which could affect or cause nuisance to the natural and built environment or to people. However, any potential impacts would likely be temporary, and a condition will be attached to any forthcoming decision to limit the hours of any development related activities, in accordance with Local Plan Policy POLL1. In addition, a standard condition will be attached that would require the material commencement of the development before the expiration of 3 years from the date of any grant of permission, in accordance with Section 91 of the Town and Country Planning Act 1990. If approved, the Council could not control the duration of the development works or any associated disruption, provided that the material commencement of the development would occur before the expiration of the 3-year time limit.

The proposed extension would be erected to the north (rear) of adjacent properties located on Millers Dale and to the south of adjoining property 20 Harvest Close. Generally, an extension erected to the south, south-east or south-west of a neighbouring property would likely have a greater impact regarding overshadowing than those located to the north, east or west. It is therefore acknowledged that some overshadowing could occur. However, the greatest impact would likely affect 20 Harvest Close and not properties on Millers Dale.

The House Extensions and Other Domestic Alterations SPD states that a two-storey rear extension will be considered based on the extent of overshadowing, loss of privacy and outlook. A two-storey rear extension to the rear of a terraced property which would abut a party boundary and adversely affect main windows will not normally be allowed. Such extensions should therefore be designed with a rearward projection of less than 2.5 metres, though larger extensions may be acceptable in certain circumstances. As a general test, the 45-degree rule will be applied as a guide to assess and limit the extent of overshadowing and loss of outlook. The test will be applied to the mid-point of the nearest neighbouring habitable room window. Notwithstanding the 45-degree rule, an assessment will be made about whether an extension would have an overbearing impact on adjacent properties.

The proposed rear extension would be erected adjacent to the northern party boundary and would adopt a rearward projection of approximately 3 metres. The two-storey part of the rear extension would be set back from the party boundary and would comply with the 45-degree rule when applied to the nearest first-floor habitable room window of 20 Harvest Close. The single storey part of the rear extension would exceed the 45-degree rule when applied to 20 Harvest Close. However, a single storey rear extension with a rearward projection of 3 metres and an eaves and ridge height of

3 metres and 4 metres respectively could be erected as permitted development. Such an extension would not require planning permission, would also exceed the 45-degree rule and would likely result in similar overshadowing and outlook impacts.

In relation to adjacent properties located on Millers Dale, the proposed side extension would be erected adjacent to the southern party boundary. The extension would unlikely result in significant overshadowing due its northerly position. In relation to loss of outlook, the House Extensions and Other Domestic Alterations SPD states that 12 metres should be maintained to a gable wall. In this instance, due to the orientation of the application site and subsequently the side extension, the maintained separation distance between the extension and the rear elevations of the neighbouring properties would vary between the range of 10 metres to 12 metres. It is therefore not considered that the proposal would result in significantly reduced levels of outlook. Whilst concerns have been raised in relation to the impact on the view of the skyline, there is no legal right to a view.

New windows would be located on the front, side and rear elevations of the proposed wrap around extension. New-first floor windows would be limited to the front and rear elevations. The House Extensions and Other Domestic Alterations SPD states that 10 metres should be maintained between first-floor windows and the rear boundary, and 12 metres should be maintained to a blank gable wall with 21 metres maintained to habitable room windows of neighbouring properties. In this instance, the first-floor front-facing windows would face towards the rear curtilage off 22 Harvest Close and approximately 11.4 metres would be maintained to the eastern party boundary. Whilst some overlooking could occur, any potential impact would likely be lessened by existing detached structures within the curtilages of both the application and neighbouring properties. In addition, the occupant(s) of 22 Harvest Close were notified of the application and no objections were received. The first-floor rear-facing windows would face into the application site and approximately 13.3 metres would be maintained to the rear boundary. Due to the location and orientation of 19 Lewdendale within its plot, the rear-facing windows of the proposed extension would not face any habitable room windows of this property. In addition, the occupant(s) of 19 Lewdendale were notified of the application and no objections were received. One ground floor window would be located on the side elevation of the extension. During the application process, concerns were raised in relation to overlooking of properties on Millers Dale which are set lower than the application site. Whilst the window would serve a non-habitable room and existing good quality boundary treatments would likely offer some screening, a condition will be attached to any forthcoming decision to require obscure glazing in this location to maintain the amenity of the occupant(s) of the application property and surrounding neighbouring properties.

The House Extensions and Other Domestic Alterations SPD states that detached garages and outbuildings should be single storey structures, and the eaves height should not normally exceed 2.5 metres from ground level, whilst the ridge height should not exceed 4 metres. In this instance, the existing detached garage is a single storey structure with a gable roof with an approximate eaves and ridge height of 2.3 metres and 3.3 metres respectively. The garage has been erected to the east of and adjacent to an existing detached garaged within the curtilage of 22 Harvest Close and to the north of properties on Millers Dale. The garage does not feature any windows, and a separation distance of approximately 12 metres is maintained between the rear habitable room windows of 19 Millers Dale and the blank rear gable elevation of the garage, in accordance with the House Extensions and Other Domestic Alterations SPD. The garage is therefore not considered to result in significantly increased levels of overshadowing, overlooking and loss of privacy or reduced levels of outlook that would otherwise be detrimental to the amenity of the occupants of surrounding properties. The garage will be conditioned for domestic use only.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook or have an overbearing impact and is considered to comply with *Local Plan Policy GD1: General Development* and *Local Plan Policy POLL1: Pollution Control and Protection* and would be acceptable regarding residential amenity.

Visual Amenity

Extensions and alterations to a domestic property and the erection of detached garages in domestic curtilages are considered acceptable if they would not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling.

During the application process, concerns were raised in relation to the finishing quality and materials of the existing detached garage.

The House Extensions and Other Domestic Alterations SPD states that detached garages and should relate sympathetically to the main dwelling in terms of style, proportions and external finishes, and in most cases, it will not be appropriate for a garage to be sited between the house and the road. In this instance, the garage is located between the application property and the road. However, the application plot is located to the south-east corner of the cul-de-sac and is relatively hidden with adjacent properties providing additional screening. The garage itself only comes into full view at the end of the cul-de-sac and is therefore not considered to be an overly prominent or dominant feature in the street scene. The garage adopts a modest scale and is constructed of materials that are similar in appearance to those used in the external construction of the main dwelling. As such, it is not considered that the garage significantly alters or detracts from the character of the street scene.

The House Extensions and Other Domestic Alterations SPD states that all two-storey side extensions should have a pitched roof following the form of the existing roof. To prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 0.5 metres from the main front wall of the dwelling. In addition, and where practicable, a side extension should also be set in by one metre from the side boundary with an adjacent property, to further avoid the terracing effect. This also gives the benefit of external access to the rear of the property. The sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling. In this instance, the proposed two-storey side extension would not have an excessive sideways projection more than two thirds the width of the original dwelling, it would be set back from the main front wall of the application property by approximately 0.3 metres and would adopt a roof that would reflect the style, pitch and detailing of the existing roof. The roof of the proposed two-storey side extension would also be set below the ridge of the existing roof. In addition, the proposed rear extension would also adopt sympathetic roof types set below the ridge of the existing roof. The proposal would adopt closely matching external materials, including brickwork, roof tiles and render. The proposed wrap around extension would therefore appear subservient to the main dwelling and it is not considered that the extension would significantly alter or detract from the character of the street scene or existing property.

The proposal is therefore considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

The proposal would not impede existing off-street parking arrangements and would not result in a requirement to provide additional spaces. The existing detached garage would not comply with the South Yorkshire Residential Design Guide in terms of internal space standards and cannot therefore be counted as a parking space. However, it is acknowledged that the internal floor space of the garage could accommodate a standard sized parking space and could therefore accommodate smaller vehicles. The application site can accommodate a minimum of two off-street parking spaces, 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.

**Recommendation -
Approve with Conditions**