

2024/0832

Mr Karl Morley

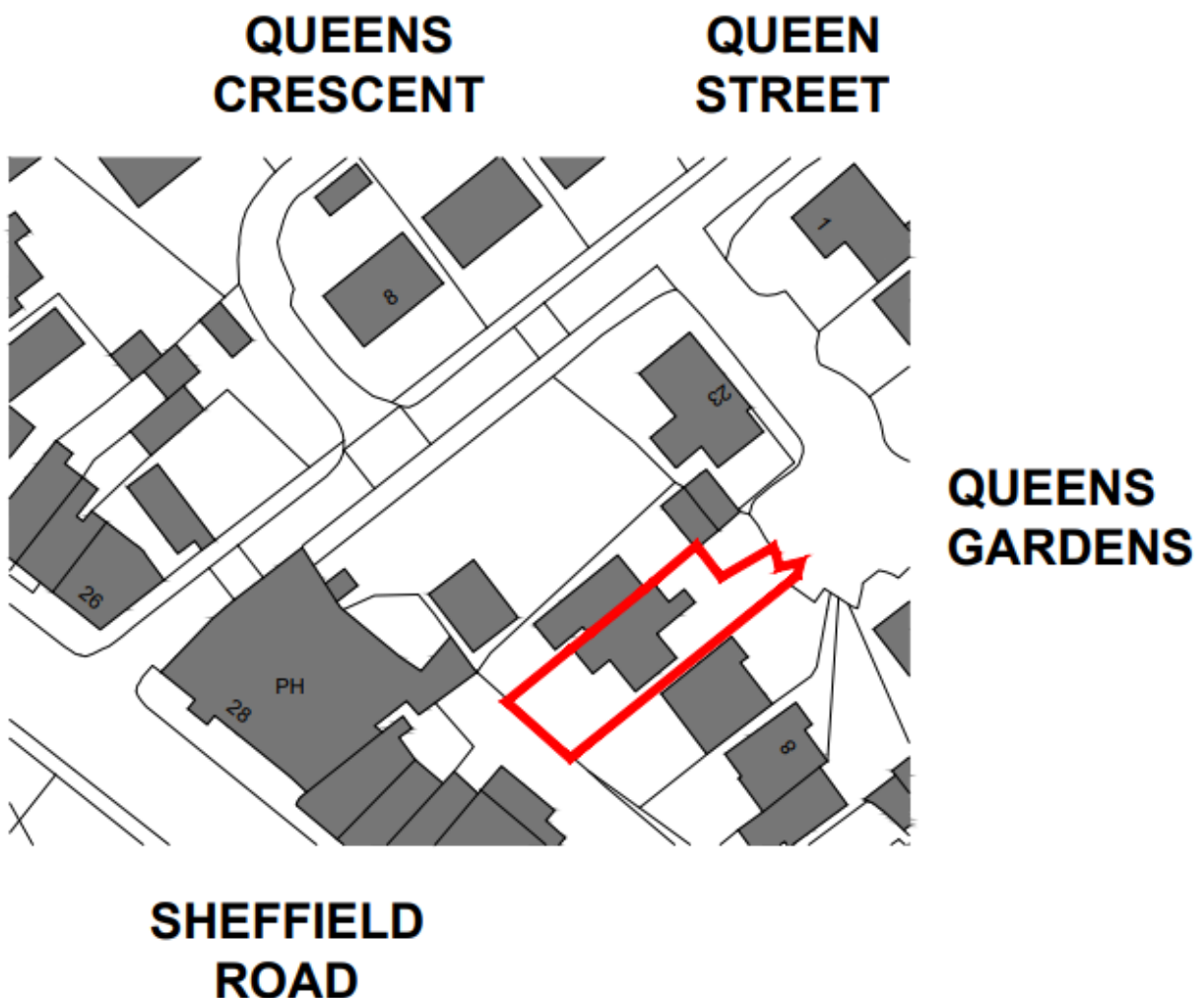
4 Queens Gardens, Hoyland Common, Barnsley, S74 0PH

Erection of 2 storey side and 1st storey above existing extension and internal alterations.

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### Site Description

The application relates to a semi-detached dwelling on Queens Gardens within the Hoyland Common area. Access leads from Queens Street. The property is formed from brown brick with a pitched tiled roof. The property features a single storey side extension and a single storey rear extension. The neighbouring dwellings are formed from similar materials. The surrounding dwellings are a mixture of detached dwellings, bungalows, semi-detached bungalows and semi-detached dwellings. To the south-west of the property are various commercial properties. Hare and Hounds Inn public house and Saville Square public house as well as various minor commercial properties. To the west of the property is a car park which services The Hare and Hounds Inn. The car park is shielded from view by attached property, 2 Queens Gardens.



## Relevant Planning History

B/77/2095/HN - Residential development – Historic

B/77/2095/HR - Residential development – Historic

B/84/0284/HN - Erection of 14 dwellings and garages and formation of accessway – Historic

2007/1094 - Erection of a first-floor side extension to dwelling – Approve with Conditions

2012/0643 - Erection of a single storey rear extension to dwelling – Withdrawn Decision Type

## Proposed development

The applicant is seeking permission for a two storey and first floor side extension.

The proposed first floor extension will be erected above an existing single storey extension forming a complete two storey side extension. The proposal will have a sideward projection of approximately 2.9 metres and a total length of approximately 7.8 metres. A set back of approximately 300mm has been proposed to the principal elevation. The proposal provides a set down from the ridge. An overall height of approximately 7 metres is proposed with an approximate height of 4.4 metres to the principal elevation eaves. Glazing is proposed to the principal elevation at both ground and first floor level in matching style to the existing principal elevation glazing. The first-floor principal elevation window services a bathroom. Glazing has also been detailed to the rear elevation at both ground and first floor level. A window would be added on the east side elevation first floor, servicing a hallway. Matching materials would be used throughout.



## 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 D1: High Quality Design and Place Making.***
- ***Policy GD1: General Development.***
- ***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.***

## 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 and the erection of detached outbuildings in a domestic curtilage are acceptable in principle if they would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety

### Residential Amenity

Extensions and alterations to a domestic property are considered acceptable if the proposal would not adversely affect the amenity of neighbouring properties.

The proposed extension would be erected to the west of neighbouring 6 Queens Gardens. The proposal would reduce the distance between the properties by approximately 2.9 metres retaining an approximate distance of 0.9 metres to the boundary. Given the proposal is to the west of 6 Queens Gardens any overshadowing is likely to be restricted to evenings. The host dwelling is set back slightly from this neighbour which will prevent any overbearing impact.

Glazing to the first-floor principal elevation will service a bathroom. This will therefore be conditioned to be obscured glass in order to protect the residential amenity of the applicant and any surrounding neighbours. The window proposed to the side elevation first floor will not have any impact on residential amenity as this does not service a habitable room and faces a neighbouring blank elevation. Overlooking of the neighbouring property would not occur, with the existing boundary treatment providing additional screening.

Existing site boundary treatment prevents any residential impact to the commercial properties to the rear of the site.

There will be no residential impact on adjoining property 2 Queens Gardens.

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

### Visual Amenity

Extensions and alterations to a domestic property 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,

The House Extensions and Other Domestic Alterations SPD states that a side extension should reflect the design of the existing dwelling in terms of roof style, pitch, materials and detailing and should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling), and that all two-storey side extensions should have a pitched roof following the form of the existing roof. In addition, 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, 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 and to give the benefit of external access to the rear of the property.

The proposal benefits from a setback of approximately 300mm and a lowering of the ridge. This helps to ensure the proposal remains subservient to the existing dwelling. Although the proposal has a sideways projection greater than two thirds the width of the existing dwelling; the proposal is considered acceptable at only approximately 300mm over the desired two thirds.

Glazing is proposed to the principal and rear elevations which reflects the glazing on the existing dwelling.

Matching materials have been detailed which prevents any detrimental effect to the character of the street scene.

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.

#### Highway Safety

The proposal will not result in any increase of bedroom facility or the loss of any parking facility.

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**