
2023/1122

Mr Shane Percival

44 Lilac Crescent, Hoyland, Barnsley, S74 9PW

Single storey side and rear wrap around extension.

Site Description

The application relates to a plot located to the eastern side of Lilac Crescent and to the west of Green Belt land. The application site is located within an area that predominantly residential, comprising other two-storey semi-detached properties of a similar scale and appearance. The topography of the area descends west-to-east and north-to-south.

The property in question is a two-storey semi-detached house constructed of brick with a hipped roof and grey slate roof tiles with the ridge line stepped up from the adjoining property. The property is fronted by existing hardstanding with a white UPVC conservatory to the side and rear. Decking and a shed can be found within the rear garden and boundary treatments comprise of brick walls to the front and timber fencing to the rear.



Planning History

There are no previous planning applications associated with the application site.

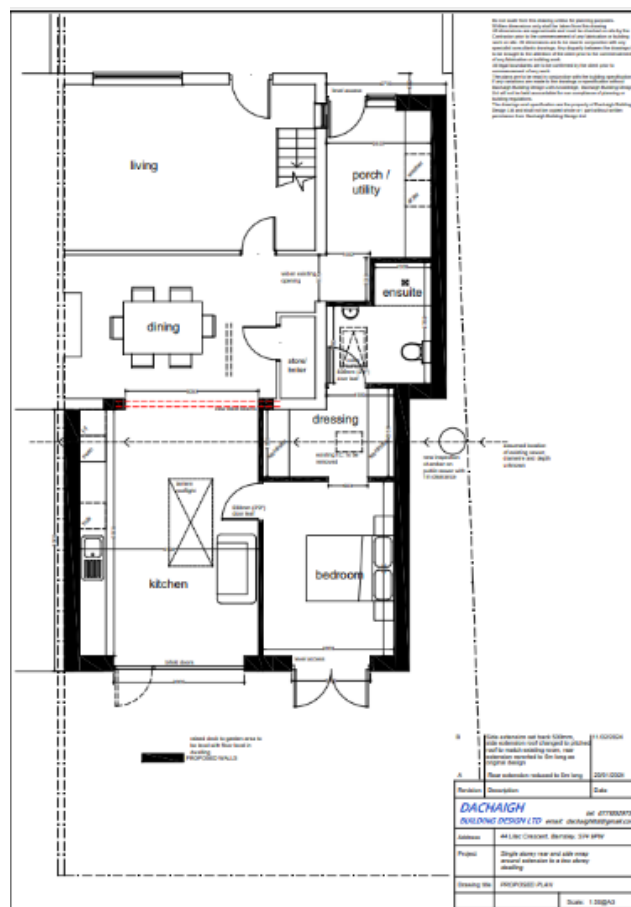
Proposed Development

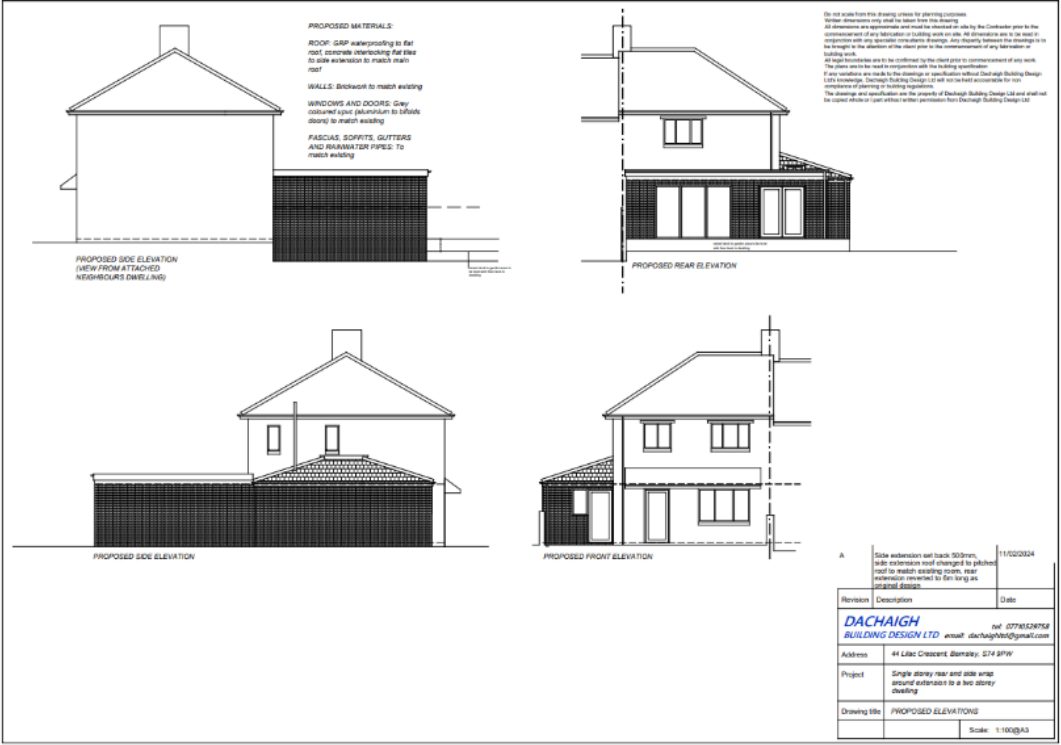
The applicant is seeking approval for the erection of a single storey side and rear wrap around extension.

The proposed side extension would project from the north elevation of the application dwelling by approximately 2.75 metres with a depth of approximately 7 metres and would be set back from the main front wall by approximately 0.5 metres. The extension would adopt a hipped lean-to roof with an approximate eaves and ridge height of 2.5 metres and 3.5 metres respectively.

The proposed rear extension would project from the east elevation of the application dwelling by approximately 6 metres with a width of approximately 7.9 metres. The extension would have a flat roof with a total height of approximately 2.85 metres.

The proposal would adopt 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 within the adopted Local Plan, which has no specific land allocation, and is located adjacent to Green Belt land. 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 GB1: Protection of Green Belt.***
- ***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 domestic extensions, outbuildings, roof and other domestic alterations. The document reflects the principles of the National Planning Policy Framework which promotes 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 and beautiful places.***
- ***Section 13: Protecting Green Belt land.***

Consultations

No Consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties and 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.

The site is located adjacent to Green Belt land but is allocated as urban fabric within the adopted Local plan. As such, a separate Green Belt assessment is not required in this instance. However, consideration will be given to the impact upon and preservation of the openness of the Green Belt in relation to 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.

The proposed side extension would be erected to the south of 42 Lilac Crescent. It is acknowledged that some overshadowing could occur. However, the proposed extension would replace an existing extension of a similar scale and would be erected adjacent to an existing side extension of the neighbouring property. Therefore, any potential impact is likely to be limited to ground level secondary windows located on the front elevation of the extension and the side elevation of the neighbouring property. Secondary windows are not afforded the same protections as habitable room windows located on the front and rear elevations of neighbouring properties.

The proposed rear extension would be erected to the north of 46 Lilac Crescent and to the south of 42 Lilac Crescent. The extension would be erected in proximity of the southern boundary line and set in from the northern boundary line. Due to the topography of the site, the extension would be set higher than 42 Lilac Crescent and lower than 46 Lilac Crescent. The extension would exceed the 45-degree rule (which is applied to assess and limit the extent of overshadowing to neighbouring properties), and would exceed a rearwards projection of 4 metres, contrary to the SPD. As such, it is acknowledged that some overshadowing could occur. However, the proposal would fall within the parameters of Larger Home Extension development as set out in the Town and Country Planning (General Permitted Development Order) 2015 (as amended). This allows homeowners to erect single storey rear extensions up to 6m on semi-detached properties without the need for planning permission where no neighbouring properties object. The neighbours have not objected to the proposal, and the impact to the adjoining and adjacent neighbours would be similar to that which is likely already experienced and tolerated. Moreover, any potential impact is unlikely to be significantly detrimental because of the location of the extension in relation to the sun path and adjoining 46 Lilac Crescent, and the extension would be set in and set down from the northern boundary line and adjacent 42 Lilac Crescent. Additionally, the extension would adopt a restrained roof height and would replace an existing extension of a similar scale. Furthermore, the extension would reduce the amount of existing rear garden space available. However, the extension has been designed with appropriate adaptations to benefit an individual with mobility issues. Therefore, the likely benefits of the scheme would outweigh any potential harm caused by the loss of rear garden space.

Glazing would be limited to the front and rear elevations of the side and rear extension. The glazing to the rear would face into the application site and away from surrounding properties. The glazing to the front would be set down and sufficiently distanced from neighbouring properties opposite. The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook.

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

Visual Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they do not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the original dwelling.

The proposed side extension would replace an existing white UPVC extension of a similar scale and would adopt a sympathetic form and features, including a setback from the main front wall of the dwelling, a hipped lean-to roof, and external materials. Moreover, 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 proposed rear extension would replace an existing white UPVC flat roof extension. The proposed extension would adopt a larger footprint, maintaining a flat roof and similar roof height and would adopt sympathetic external materials. A flat roof is not preferred. However, the roof would not be visible from the public realm, nor would it prominently feature within the street scene. The extension would also be erected within the curtilage of the host property, comprise a single storey and would be setback from the rear boundary and adjacent Green Belt land beyond. As such, the proposal is unlikely to significantly impact the openness of the Green Belt or the character of the street scene.

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

Three-bedroom properties or larger are expected to provide a minimum of two off-street parking spaces within the curtilage of the dwelling. A newly formed driveway to front of the dwelling would provide sufficient off-street parking space. However, it is acknowledged that there is no existing dropped kerb to access the driveway and that the installation of one will be required to enable lawful access. Lilac Crescent is not a classified road and therefore the installation of a dropped kerb does not require planning permission. However, a dropped kerb license will be required, and an informative note will be included on any forthcoming decision.

The proposal is therefore considered acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety* and highway safety would be maintained to a reasonable degree.

**Recommendation -
Approve with Conditions**