
2024/0301

Mr Matthew Ahmed

63 Huddersfield Road, Barnsley, S75 1DR

Proposed two and half storey side extension with dormer to rear and demolish existing garage and replace with garden shed.

Site Description

The application relates to a plot located on the east side of Huddersfield Road, in the Huddersfield Road Conservation Area, and in an area that is principally residential characterised by a mix of dwelling types of varying scale and appearance. The former Barnsley College, a grade II-listed building, is located to the north of the application site on the north side of Hall Balk Lane. A bowling green is located to the north and east.

The property in question is a two-storey semi-detached dwelling with an existing two-storey south-west gable projection and a two-storey rear projection. The property has a stone frontage with red brick to its side gable and rear elevations and has a gable roof with rosemary roof tiles. The property has a modest narrow curtilage with hard landscaping to the front, side and rear. To the rear is an existing flat roof pebble dash detached garage. The rear part of the curtilage is bounded by a brick wall to the north and poor-quality fencing to the south.



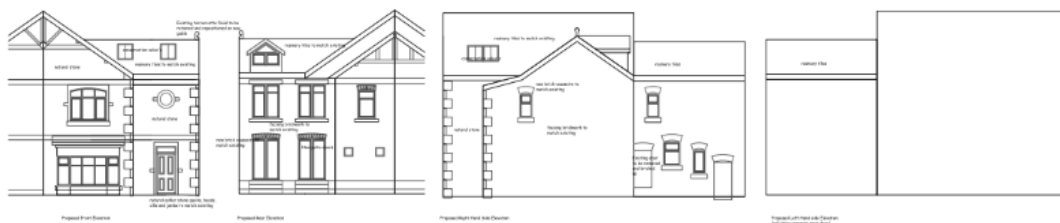
Planning History

There are no previous planning applications associated with this site.

Proposed Development

The applicant is seeking permission for the demolition of an existing detached garage and the erection of a replacement garden shed, and the erection of a two and a half storey side extension with a pitched roof rear dormer window.

The proposed extension would project from the south-east side elevation of the application property by approximately 3.3 metres with a depth of approximately 7.7 metres. The extension would adopt a pitched roof with an approximate eaves and ridge height of 5.8 metres and 7.8 metres respectively. The extension would be constructed of materials that would closely match those used in the external construction of the existing building.



REV A - AMENDED IN ACCORDANCE WITH PLANNERS COMMENTS
15 HULLERSFIELD ROAD, BARNLEY S75 1SR
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PROPOSED PLANS AND 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/ Huddersfield Road Conservation Area.

The site is allocated as urban fabric in the adopted Local Plan which has no specific land allocation. The site is also in the Huddersfield 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 subject to conditions.

Representations

Neighbour notification letters were sent to surrounding properties and the application was advertised by way of a site notice, expiring 3rd June 2024, and a press notice, expiring 7th June 2024.

One representation was received raising concerns in relation to the overshadowing of rear leisure and plantation areas.

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 Huddersfield 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.

During the application process, concerns were raised in relation to overshadowing. The proposed extension would be erected to the north-west of the blank side elevation of adjacent 61 Huddersfield Road and would not extend beyond the main rear wall of the application property. Any potential impact would therefore likely be limited to the curtilage of the application property and not to neighbouring habitable room windows or neighbouring gardens. In addition, the demolition of an existing detached garage to the north-east corner of the plot could offer some improvement and would enable the reinstatement of a rear garden to be used by the occupant(s) of the application property. A small garden shed with an approximate overall height of 2.1 metres would be erected adjacent to the north boundary to the rear of the application property. Whilst some overshadowing could occur, an existing 1.8-metre-high wall forming the boundary treatment in this location would likely mitigate most of any potential impact. Moreover, a garden shed of the same scale as proposed could be erected under permitted development without the requirement of planning permission.

New first-floor windows (and above) would be located on all elevations of the proposed extension. The House Extensions and Other Domestic Alterations SPD states that 12 metres should be maintained to a blank gable wall and 10 metres should normally be provided between rear-facing windows on the first floor (and above) and the rear boundary. In this instance, approximately 10.6 metres would be maintained to the rear boundary and the blank side elevation of a neighbouring two-storey detached outbuilding. Whilst this would be less than the 12 metres stated, the proposal would maintain existing separation distances and would therefore maintain levels of privacy and outlook to a reasonable degree. A sufficient distance (21 metres or more) would be maintained between the first-floor front-facing windows and the neighbouring property opposite. Existing street trees and boundary hedges would also continue to provide an acceptable level of screening. The first-floor side-facing window would face the blank side elevation of 61 Huddersfield Road. This window could experience limited light and outlook. However, the window would be secondary, serving a non-habitable room which would also be served by a window on the front elevation. As

such, it is not considered that the amenity of the occupant(s) of the application property would be significantly detrimentally impacted.

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 site is located at the northern edge of the Huddersfield Road Conservation Area and sits at the corner of Huddersfield Road with Hall Balk Lane. The conservation area boundary wraps around the northern edge of 65 Huddersfield Road which forms a pair of semi-detached dwellings with the application property. The conservation area boundary continues to the rear of properties on the east side of Huddersfield Road. The former Barnsley College is a grade II-listed building located on the north side of Hall Balk Lane. Due to its orientation its principal elevation faces towards the rear of the application property and 65 Huddersfield Road. However, Hall Balk Lane is a substantial physical barrier and consequently, despite the intervisibility between the application site, the contribution to the setting of and potential harm to the listed building is considered to be limited.

The principal elevations of the application property and adjoining 65 Huddersfield Road have a strong symmetrical appearance. The frontage is stone with ashlar quoins and the roof is covered with rosemary tiles and finished with decorative terracotta finials above the gable. To the south-west side of the application property is a two-storey gable projection and to the rear, the building extends with a ridge that runs at right angles to the front facing gable. The gable elevation of the existing side projection and all rear elevations are red brick which is typical. The existing building is therefore considered to retain a good degree of character and architectural quality and contributes positively to the conservation area group value, but one which has undergone a degree of change that has eroded its original value.

The proposal would result in the relative loss of some of the existing symmetry of the pair of semi-detached properties when viewed from the public realm of Huddersfield Road. However, any potential impact would likely be lessened as the proposed extension would be set back from the main front wall of the application property by approximately two metres. Existing street trees could also offset the degree of any potential intrusion and could provide a degree of screening. The proposed extension would not adopt an excessive sideways projection of more than two thirds the width of the original building and would be set below the ridge of the existing roof. The proposal would therefore appear subservient to the application property.

The proposal would adopt the use of sympathetic materials that would closely match those used in the external construction of the existing building. The use of matching stone (and ashlar for matching quoins) to the front, facing brickwork to the side and rear, the conservation rooflights, the dressed round window and the stone heads and sills are all welcomed. During the application process, the proposal was amended to include rosemary roof tiles, the retention and reset of an existing terracotta finial, and brick voussoirs in line with the comments of the Conservation Officer.

The proposed rear dormer window would adopt a sympathetic form and features, including a pitched roof and closely matching external materials. The dormer would be set back from the eaves of and would not extend beyond the ridge of the proposed 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 proposal would result in the loss of an existing garage and some hardstanding. However, two off-street parking spaces would be maintained to the front of the application property, 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**