
2024/0075

Mr Gary Green

5 Daleswood Avenue, Broadway, Barnsley, S70 6QF

Single storey rear extension.

Site Description

The application relates to a plot located on the east side of Daleswood Avenue and in an area that is principally residential characterised by a mix of dwelling types of varying scale and appearance.

The property in question is a two-storey semi-detached dwelling constructed of red brick with a hipped roof with red coloured roof tiles. The property is fronted by some soft landscaping and an existing driveway and features a two-storey front bay window and integral garage. To the rear of the property is a modest garden with a raised patio. The rear boundary treatments are formed by mixed vegetation.



Planning History

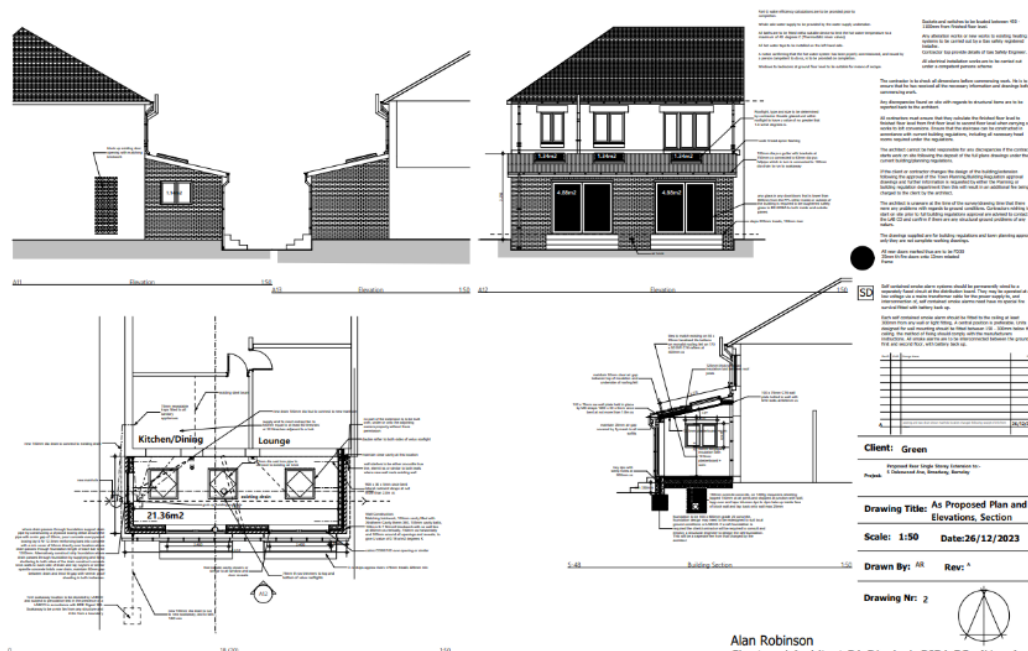
There is one previous application associated with this site.

1. B/76/0875/BA – Erection of bedroom and bathroom extension. – Historic.

Proposed Development

The applicant is seeking permission for the erection of a single storey rear extension.

The proposed extension would project from the rear elevation of the application dwelling by approximately 3 metres and would have a width of approximately 8.6 metres. The extension would adopt a mono pitched roof with an approximate eaves and ridge height of 2.9 metres and 3.8 metres respectively. The extension would be constructed of materials that would closely match those used in the external construction of the existing building.



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 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(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.***

The Town and Country Planning (General Permitted Development) (England) Order 2015

Schedule 2, Part 1, Class A of the GPDO allows single storey extensions to be erected to the rear of semi-detached dwellinghouses without requiring planning permission provided that all the criteria and conditions are complied with, including a rearwards projection that would not exceed 3 metres, an eaves height that would not exceed 3 metres, a total height that would not exceed 4 metres and external materials that would be similar in appearance to those used in the exterior construction of the existing building.

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. No representations were received.

Assessment

Principle of Development

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.

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 extension would be located to the north of adjacent 7 Daleswood Avenue and to the south of adjoining 3 Daleswood Avenue. Extensions located to the south of neighbouring properties are generally considered to have a greater impact regarding overshadowing than those located to the north. Moreover, the proposal would exceed the 45-degree rule (which is applied to assess and limit the extent of overshadowing and loss of outlook) in relation to 3 Daleswood Avenue. As such, it is acknowledged that the proposal could contribute to some additional impact. However, the extent to which the proposal would exceed the 45-degree rule is not considered to be significant (approximately 0.5 metres). Additionally, an extension of this scale could be erected under permitted development therefore not requiring planning permission.

Windows would be limited to the east and south elevations of the extension. Windows on the east elevation (including roof lights) would face into the application site and away from surrounding neighbouring properties and would be well screened by existing boundary treatments. The window on the south elevation would be side facing and would face towards 7 Daleswood Avenue. It was not immediately clear what boundary treatment existed in this location due to an existing outbuilding. However, should the outbuilding be removed or relocated to facilitate development, a boundary fence of up to 2-metres-high could be erected under permitted development (therefore not requiring planning permission) and could offer suitable screening as to lessen the extent of any potential overlooking and loss of privacy.

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.

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 existing dwelling.

The proposed extension would not be visible from the public realm and would be well screened by existing vegetation forming the north, east and south rear boundary treatments of the application

site. The extension would adopt a sympathetic form and features, including a modest scale, pitched roof type, and closely matching external materials.

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 application site is served by an existing driveway and integral garage to the front of the application dwelling which is sufficiently sized to accommodate a minimum of two off-street parking spaces, in accordance with the parking SPD. The proposed extension would not impede existing parking arrangements nor result in a requirement to provide additional spaces.

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**