
2024/1028

Mrs Julie Lee

3 Wayland Avenue, Worsbrough, Barnsley, S70 5HY

Removal of existing conservatory and erection of single storey rear extension to bungalow.

Site Description

The application relates to a modest sized plot located on the north-east side of Wayland Avenue, on the bend of the road, between the junctions with Wigfield Drive to the north-west and Stainborough View to the south, and in an area that is principally residential characterised by detached bungalows of a similar scale and appearance. The topography of the area falls north-to-south.

The property in question is a detached bungalow constructed of brick. It has a hipped roof with grey concrete roof tiles and benefits from an existing front projection and front bow window. The dwelling is fronted by soft landscaping with an existing driveway along the south side of the plot. The driveway serves an existing detached garage. To the rear of the dwelling and adjacent to the north boundary is an existing small rear conservatory. The site is bounded by a mix of vegetation and timber fencing.



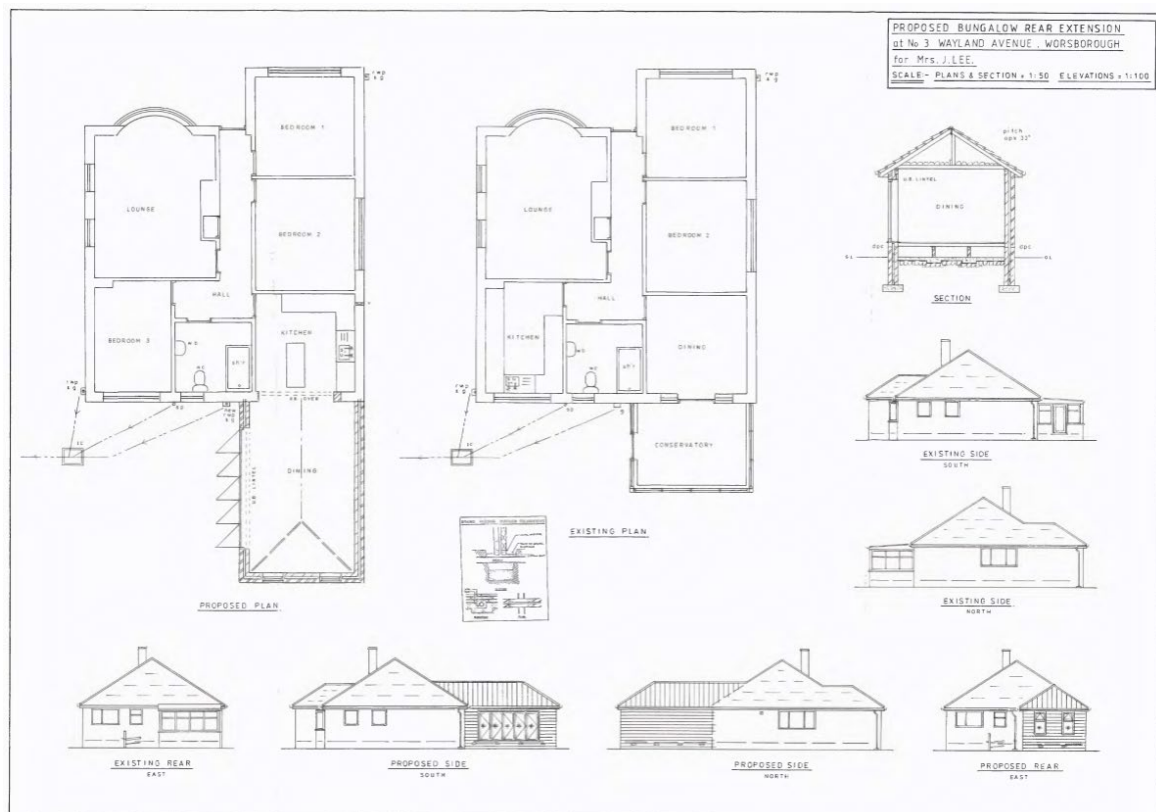
Planning History

There is no planning history associated with the application site.

Proposed Development

The applicant is seeking permission for the removal of an existing conservatory and the erection of a new single storey extension to the rear of the dwelling.

The proposed extension would adopt a rectangular form that would project from the rear elevation of the application dwelling by approximately 6 metres and have a width of approximately 4.1 metres. The extension would adopt a hipped roof with an approximate eaves and ridge height of 3 metres and 4.5 metres respectively and would be constructed of closely matching external materials.



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 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 a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

Local Plan Allocation – Urban Fabric

The application 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 D1: High quality design and place making.***
- ***Policy T4: New Development and Transport Safety.***

National Planning Policy Framework (December 2024)

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 sections include:

- ***Section 12: Achieving well-designed places.***

Supplementary Planning Document(s)

- ***House Extensions and Other Domestic Alterations.***
- ***Parking.***

Other Material Considerations

- ***South Yorkshire Residential Design Guide 2011 (SYRDG).***

Consultees

No consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties. No representations were received.

Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

Extensions and alterations to a dwelling are acceptable in principle if the development 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 acceptable if the proposed development would not adversely affect the amenity of neighbouring properties.

The proposed extension would be positioned to the south-east of 1 Wayland Avenue and therefore it is acknowledged that some overshadowing could occur. However, the neighbouring dwelling is set in from the party boundary and there is an existing detached garage within the neighbouring curtilage located between the south-east-facing side elevation of the neighbouring dwelling and the proposed location of the proposed extension which could offer some mitigation. Moreover, the application site is set slightly lower than the curtilage of 1 Wayland Avenue, and this, together with the orientation of the application dwelling within its plot, could further mitigate and reduce the extent of any potential impact. Additionally, whilst the proposal would exceed the limits set out in the House Extensions and Other Domestic Alterations, an extension of the scale proposed, albeit with a reduced ridge height, could fall within the parameters of larger home extension development as set out by the Town and Country Planning (General Permitted Development Order) 2015. This allows homeowners to erect single storey rear extensions up to 8 metres on detached properties without the need for planning permission where no neighbouring properties object. In this instance, neighbouring properties were notified of this application and no objections were received. It is therefore not considered that the proposal would result in significantly increased levels of overshadowing.

New windows and glazed doors would be limited to the north-east-facing rear and south-east-facing side elevations of the proposed extension respectively. A sufficient distance would be maintained between the rear windows, the rear boundary and the neighbouring properties beyond, and existing vegetation could offer further mitigation. The glazed doors on the side elevation would face towards the rear curtilage of 5 Wayland Avenue. However, the extension would be positioned away from the party boundary and there are existing detached buildings within the application curtilage that could offer some mitigation. It is therefore not considered that the proposal would result in significantly increased levels of overlooking and loss of privacy.

The proposal would not result in significantly reduced levels of outlook.

Considering the above, this weighs significantly in favour of the proposed development.

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

Visual Amenity

The proposed extension would be erected to the rear of the application dwelling and would not be overtly prominent or dominant feature in the street scene, nor would it detract from the existing street scene character. Nevertheless, the proposed extension would adopt an appropriate scale, design and appearance, and would be a sympathetic addition to the existing property. This therefore weighs moderately in favour of the proposed development.

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

Highway Safety

The proposed development would not be prejudicial to highway safety as existing off-street parking arrangements within the development site would be maintained. This therefore weighs modestly in favour of the proposed development.

The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is acceptable regarding highway safety.

Planning Balance and Conclusion

In considering the above assessment, the proposal is considered acceptable regarding residential and visual amenity and highway safety and is therefore recommended for approval.

**Recommendation -
Approve with Conditions**