
2024/0049

Mr Ash Leith

67 Wareham Grove, Dodworth, Barnsley, S75 3LU

Two storey side extension.

Site Description

The application relates to a plot located on the south side of Wareham Grove – a residential cul-de-sac characterised by detached bungalows and two-storey semi-detached dwellings of a similar scale and appearance. The most noticeable difference relates to roof types with dwellings adopting either a pitched or Jerkinhead roof. The topography of the area falls steadily north-to-south.

The property in question is a two-storey semi-detached dwelling constructed of red brickwork and has a Jerkinhead roof with grey roof tiles. The dwelling is fronted by a driveway and an area of soft landscaping. The driveway serves an existing single storey detached garaged to the west side of the dwelling. To the rear is a larger private garden. The site is bounded by a mix of timber fencing and vegetation, including several trees within the adjacent Council owned greenspace to the south-west.



Planning History

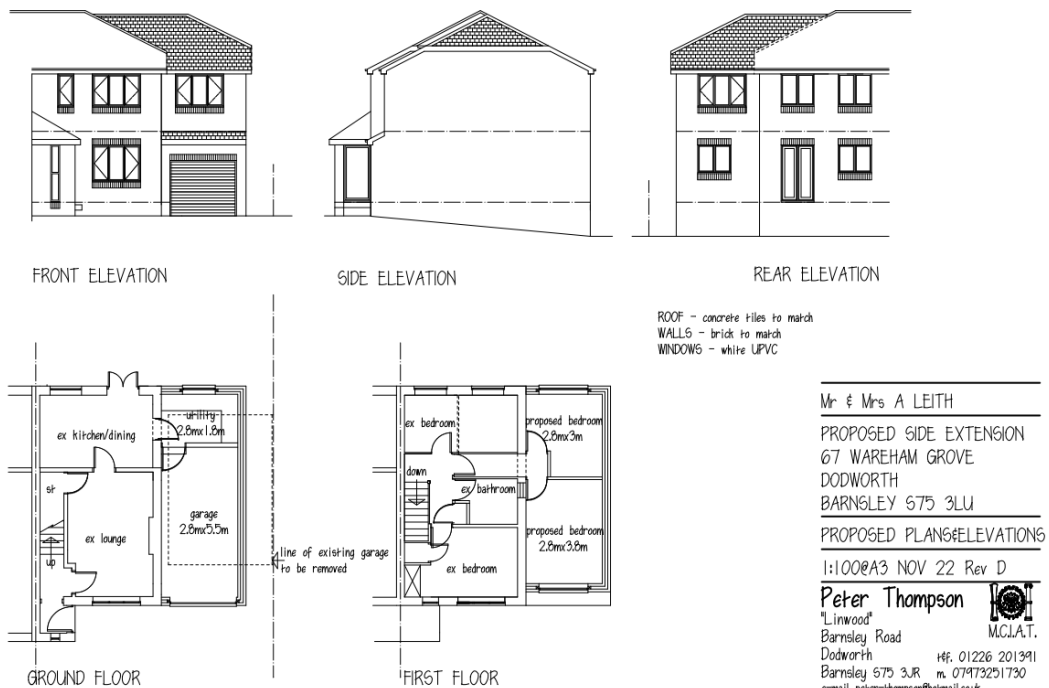
There are four previous applications associated with this site, but the most relevant are as follows:

1. B/89/1004/DT – Erection of 128 dwellings with garages. – Approved.
2. B/91/0018/DO – Substitution of house types. – Approved.

Proposed Development

The applicant is seeking permission for the erection of a two-storey side extension.

The proposed extension would project from the south-west elevation of the application dwelling by approximately 3.1 metres and would have a total depth of approximately 8 metres. The proposed extension would adopt a Jerkinhead roof with an approximate eaves and ridge height of 5.4 metres and 7.4 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 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.***
- ***Trees and hedgerows.***

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 policies include:

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

Other Material Consideration

- ***South Yorkshire Residential Design Guide 2011.***

Consultations

Forestry Officer	Objection.
------------------	------------

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 domestic property are acceptable in principle if the development would remain subsidiary and would be of a scale and design which would be appropriate to the host property. Development should also not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

Visual Amenity

Extensions and alterations to a domestic property are considered acceptable if the proposals 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 proposed extension would adopt a modest sideways projection that would not exceed two thirds the width of the original dwelling. The extension would be set back from the front elevation at first floor level and would be set below the ridge of the existing roof. Moreover, the extension would also be constructed of closely matching external materials, including brickwork and roof tiles.

The proposed development would therefore appear subservient and would not significantly alter or detract from the character of the street scene. This weighs significantly in favour of the proposal.

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

Residential Amenity

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

The proposed extension would be positioned to the south-west of the application dwelling, adjacent to an area of trees bounding adjacent greenspace, and would not be in proximity of any surrounding dwellings. The development would therefore unlikely contribute to significantly increased levels of overshadowing or reduced levels of outlook. First floor windows would be limited to the front and rear elevations of the extension. The extension would not project beyond the front or rear elevations of the main dwelling and existing separation distances would be maintained. The development would therefore unlikely result in significantly increased levels of overlooking and loss of privacy. As such, this weighs moderately in favour of the proposed development.

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

Highway Safety

The proposed development would not be prejudicial to highway safety. The existing site access and off-street parking provision would be retained. Whilst the proposed integral garage would not meet modern spacing standards for a garage, the retained driveway would be of a sufficient size as to accommodate a minimum of two off-street parking spaces, in accordance with the parking SPD. This weights moderately in favour of the proposed development.

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

Trees

To the south-west of the application site are a group of trees bounding the adjacent greenspace. A Tree Survey and Arboricultural Impact Assessment were therefore requested during the application process. Subsequently, this was submitted, and the Council's Forestry Officer was consulted.

The Forestry Officer raised significant concerns with the proposed development due to the potential impacts on the adjacent Council owned trees. The Arboricultural Impact Assessment provided notes issues with the canopies of the trees and their proximity to the proposed extension, and given that the proposed extension would be built up to the boundary line, conflicts with the Council owned trees would be unavoidable, likewise the positioning of the extension up to the boundary line means that the ability to maintain the trees using the common law right to cut back overhang is also negated as it would be impossible for the applicant to undertake the works entirely on their side of the boundary. The proposal was therefore considered unacceptable from an arboricultural perspective due to the direct impacts on the trees as well as the fact that any issues experienced could worsen over time, especially as the trees grow and mature. The Forestry Officer therefore objected to the proposal.

The Forestry Officer's comments were relayed to the agent, and as a result, it was noticed that the Arboricultural Impact Assessment did not reference the revised scheme which includes a one metre set in from the boundary line. The agent was asked to supply a revised assessment based on the up-to-date proposal, and a verbal conversation was also held between the Case Officer and Forestry Officer in which this discrepancy was discussed. The initial objection was maintained. However, the set in from the boundary line would provide sufficient space to maintain the trees going forward using the common law right to cut back overhang. The proposed development would also be implemented in an area that is hard surfaced and accommodates an existing detached garage. Considering this, the proposal would unlikely present significantly more harm than existing development.

Planning Balance and Conclusion

In considering the above assessment, the proposed development is acceptable regarding visual and residential amenity and highway safety. Whilst there are concerns regarding adjacent Council owned trees, the proposed development incorporates a sufficient gap as to provide ongoing maintenance using the common law right to cut back overhang to the boundary line. In addition, the proposed development would be implemented within an area that is hard surfaced and accommodates existing development. The proposed development would therefore unlikely present significantly more harm than existing development. On balance, this application is therefore recommended for approval.

**Recommendation -
Approve with Conditions**