

2024/0618

Mr Michael Fearnley

4 Hall Place, Monk Bretton, Barnsley, S71 2EX

Single storey rear extension to form new bedroom and new living/dining room

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### Site Description

The application relates to a detached bungalow dwelling located on a residential street, Hall Place. Access leads from Cross Street to the West. The property is constructed of red rustic brick with a tiled pitched roof. The immediate surrounding area is characterised by detached bungalows however the further surrounding area is characterised by a mix of detached, semi-detached and terraced dwellings constructed from a mixture of brick, stone and render. Additionally, nearby is Monk Bretton WMC to the west and St Pauls Church to the south.



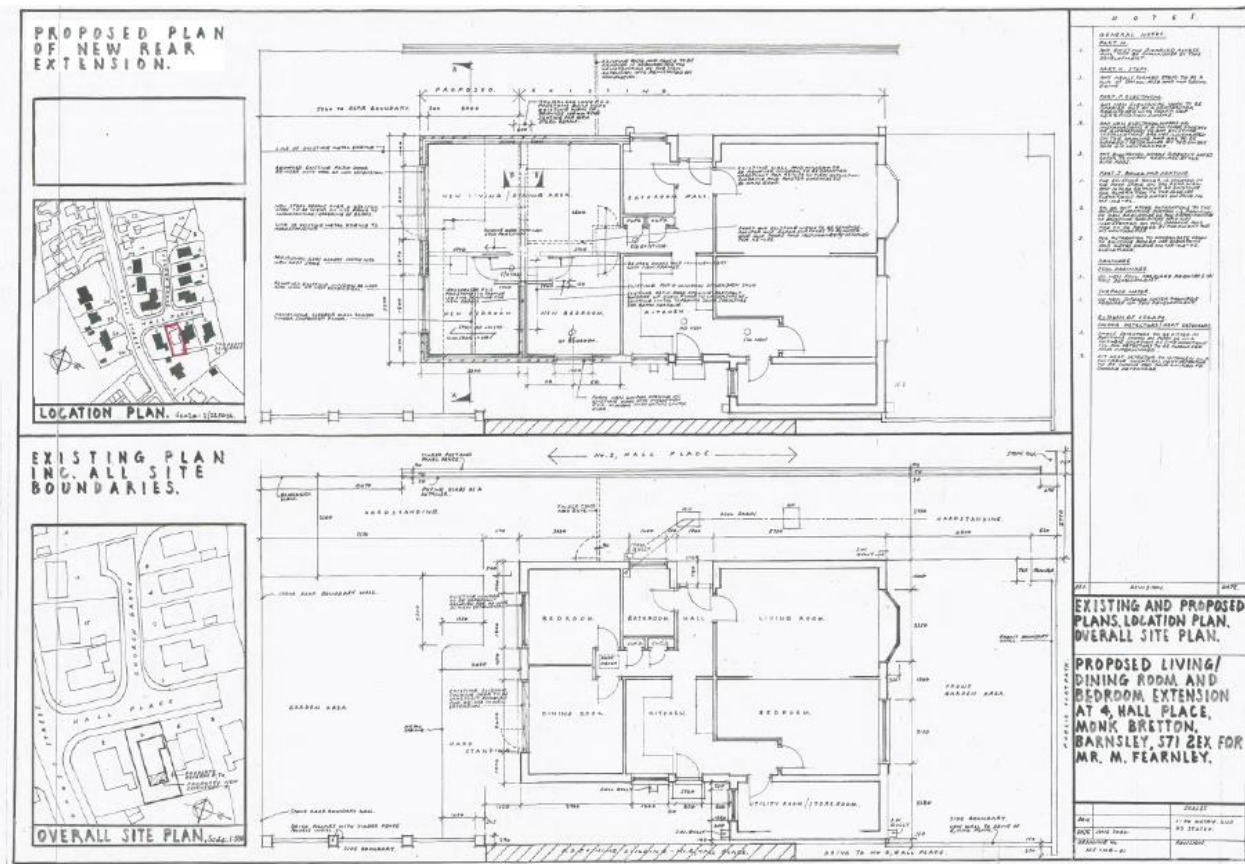
### Planning History

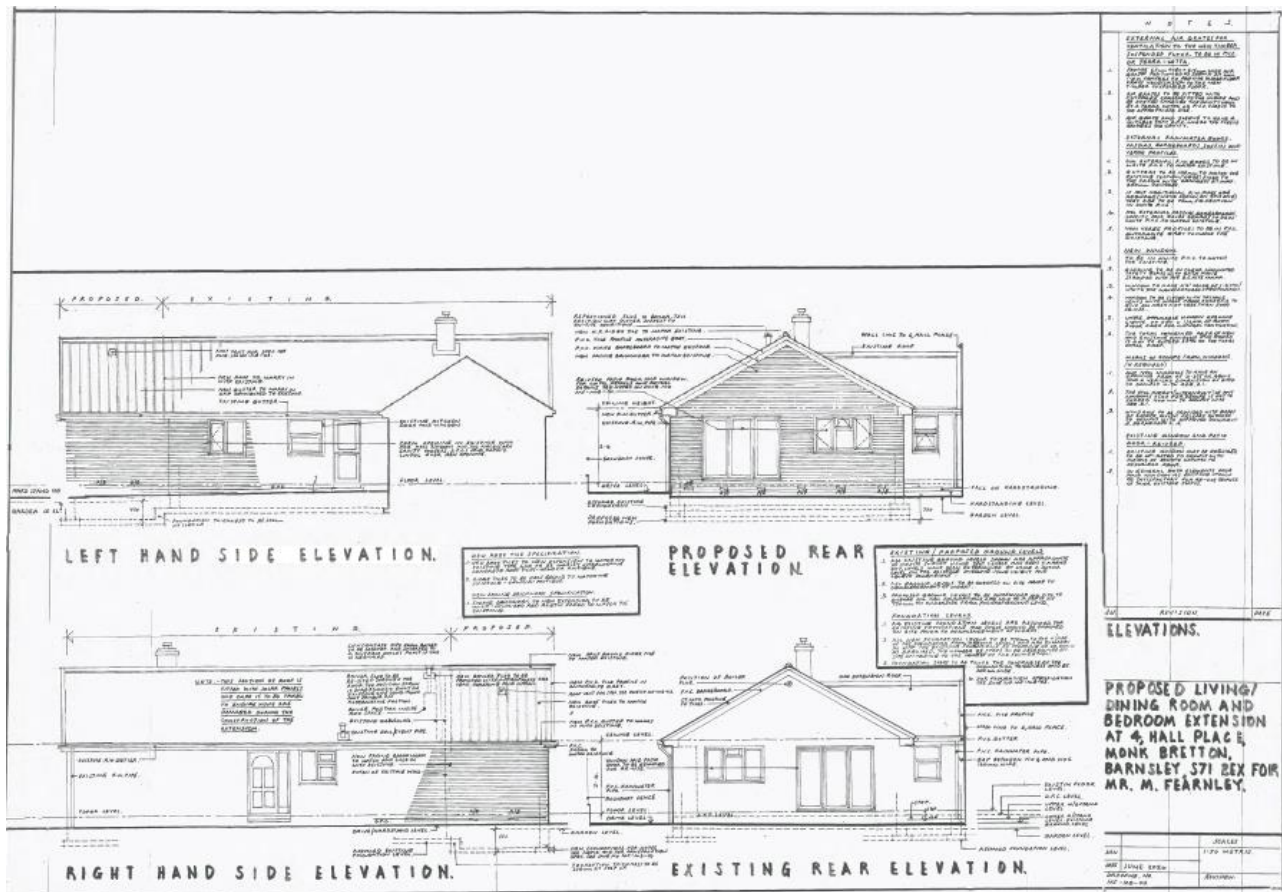
B/88/1263/BA - Erection of extension to dwelling – Historic Decision Unknown

**Proposed development**

The applicant is seeking permission to erect a single storey rear extension to the south of the property.

The proposed extension would project from the south rear elevation of the property by approximately 3 metres spanning the full 7.5 metres width of the property. The extension would follow the same gable roof form as the existing property with a roof height approximately 5 metres with matching materials proposed. Patio doors have been detailed to service the new living/dining area with a rear window to service the new bedroom.





## 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 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.**

### 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.**

### **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 and the erection of detached outbuildings in a domestic curtilage are acceptable in principle if they 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 considered acceptable if the proposal would not adversely affect the amenity of neighbouring properties.

The proposed extension would be erected to the north of neighbouring 5 Cross Street. The proposal is completely screened by existing boundary treatment preventing any overlooking. Given the proposal is to the north, no overshadowing will be caused. The proposal is to the west of 6 Hall Place and the east of 2 Hall Place. Given the proposal is single storey the proposal is not likely to have a detrimental overbearing impact on the neighbouring properties. No side elevation windows have been proposed reducing any possible overlooking issues as well as existing boundary treatment being in affect. It is acknowledged some overshadowing could be caused however this will only be impactful to 6 Hall Place in the evenings and 2 Hall Place in the mornings.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and would not have an overbearing impact. The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

#### Visual Amenity

Extensions and alterations to a domestic property are considered acceptable if they 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 House Extensions and Other Domestic Alterations SPD states that a side extension should reflect the design of the existing dwelling in terms of roof style, pitch, materials and detailing and should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling), and that all two-storey side extensions should have a pitched roof following the form of the existing roof. In addition, to prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 0.5 metres from the main front wall of the dwelling, and where practicable, a side extension should also be set in by one metre from the side boundary with an adjacent property to further avoid the terracing effect and to give the benefit of external access to the rear of the property.

The proposed extension would reflect the design of the existing dwelling in terms of roof style, pitch, external materials and detailing. The extension would take up approximately half the existing garden size. Sufficient garden space is considered to be retained along with the proposal however given this reduction, permitted development rights will be conditioned to be removed.

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 proposal would result in an increase in bedroom accommodation of 2 to 3. This will require facility for 2 or more parking spaces. The site already provides enough parking facilities for 2 or more cars so will not require any additional parking facilities.

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**