
2023/1077

Mr Matthew Bell

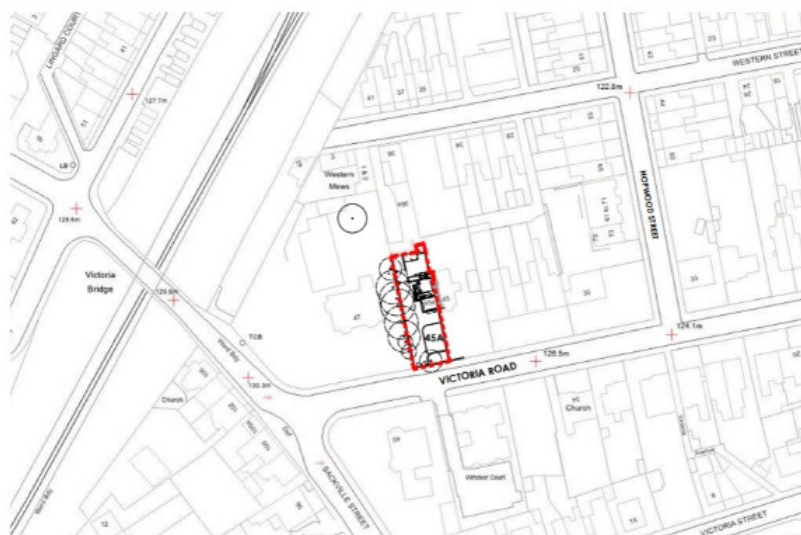
45A Victoria Road, Barnsley, S70 2BU

Rear single storey extension to existing outbuilding with pitched roof to existing outbuilding and extension.

Site Description

The application relates to a two-storey semi-detached dwelling located within the Victoria Road Conservation Area. The conservation area is principally residential in nature. However, some larger buildings have been converted to an office use. Victoria Road acts as the main thoroughfare through the conservation area and the buildings that front it show an evident high quality of design and execution.

The host dwelling and the adjoining neighbouring property were previously a single unit before they were split. The host dwelling is of a stone construction with a hipped, slated tiled roof that also includes a parapet. To the rear of the property is an existing single storey detached outbuilding. The outbuilding is of a stone construction with a flat roof that adjoins the north and east boundary walls. A timber posted flat roof canopy extends beyond its southern elevation. Access is taken from Victoria Road and off-street parking is provided within the site.



Planning History

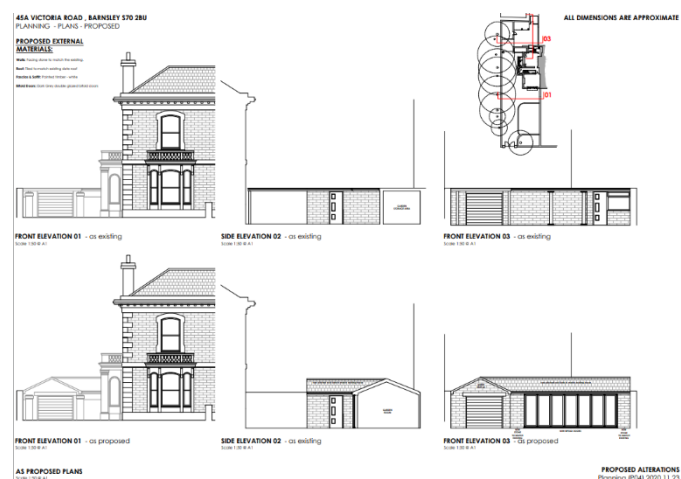
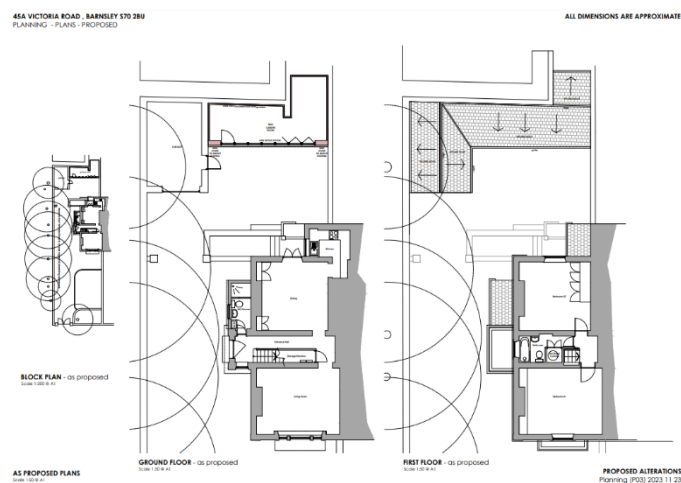
The planning history associated with the site dates to 1974; however, the most recent and relevant applications are as follows:

- 2021/0108 – Erection of two storey side and single storey rear extension retention and relocation of existing entrance. – Refused.
- 2022/0425 – Erection of single storey side and two storey rear extensions. – Approved.

Proposed Development

The applicant is seeking approval for the erection of a single storey extension to an existing detached outbuilding, incorporating an existing garden storage area to form a new larger garden room and the erection of a new pitched roof to cover the existing outbuildings and the proposed extension.

The proposed extension would measure approximately 2.7 metres in width by 1.8 metres in depth, creating approximately 4.8sqm of additional floor space. The enlarged garden room would have an approximate cumulative internal floor space of 20.1sqm and bi-folding doors would be inserted on its south elevation. A new pitched roof would be erected over the existing outbuildings and the proposed extension and would have an approximate eaves and ridge height of 2.3 metres and 3.2 metres respectively. An existing flat roof canopy would be removed. External materials would match or be of a similar appearance to those used in the construction of the main dwelling.



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/ Victoria Road Conservation Area

The site is allocated as urban fabric within the adopted Local Plan which has no specific land allocation and is located within the Victoria Road Conservation Area. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy HE1: The Historic Environment.***
- ***Policy HE4: Developments affecting Historic Areas or Landscapes.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy T4: New Development and Transport Safety.***

Supplementary Planning Document: House Extensions and Other Domestic Alterations

This document establishes the design principles that specifically apply to the consideration of planning applications for domestic extensions, outbuildings, roof and other domestic alterations. The document reflects the principles of the National Planning Policy Framework which promotes high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

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 72: General duty as respects conservation areas in exercise of planning functions.***

Other Material Considerations

- Victoria Road Conservation Area Appraisal.
- South Yorkshire Residential Design Guide 2011.

Consultations

Conservation Officer – No objection subject to conditions.

Forestry Officer – No objection.

Representations

Neighbour notification letters were sent to surrounding properties and the application was advertised by way of a press and site notice, expiring 05/01/2024 and 15/01/2024 respectively.

No representations were received.

Assessment

Principle of Development

The site is allocated as urban fabric within the adopted Local Plan which has no specific land allocation and is located within the Victoria Road Conservation Area. Therefore, 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, 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 Victoria Road Conservation Area.

Design, Heritage, and Visual Amenity

The application seeks permission to remodel an existing detached garage and detached outbuildings to the north of the host dwelling by infilling the space currently occupied by the eastern canopy and adding a new pitched roof with gables above the garage and to the east.

The host dwelling is a relatively handsome property that retains a good degree of character and architectural quality, contributing positively to the conservation area group value. The existing garage and outbuildings have sandstone walls which have a broadly sympathetic appearance to historic buildings within the conservation area. However, the overall design and appearance of these structures is not considered to contribute positively to the setting of the host dwelling or the wider conservation area.

The proposal would see the plastic roof, columns and frontage of the existing outbuildings removed with the space being consolidated into a single, larger garden room. The canopy to the front of the garage would be removed and the entire structure would receive a pitched roof with a gable over the garage and a second gable facing east. Bi-folding doors would be inserted on the south elevation of the garden room. The proposed works are generally welcome and would see the unification of a set of disjointed existing structures in an 'L' shaped form that is considered to enhance the setting of the host dwelling. It is acknowledged that the proposed bi-folding doors are not particularly traditional. However, the area is generally well hidden from public view and the dark grey frames would likely ensure that the elevation remains recessive.

Generally, the proposal is considered to be an improvement on existing arrangements and would adopt a sympathetic design, including a sympathetic form and external materials that would improve the setting of the host dwelling and contribute more positively to the conservation area group value. Additionally, the Conservation Officer was consulted on the application and has raised no objection subject to conditions.

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.

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 application seeks permission to remodel an existing detached garage and detached outbuildings to the north of the host dwelling by infilling the space currently occupied by the eastern canopy and adding a new pitched roof with gables above the garage and to the east. It is acknowledged that the proposal could contribute to increased levels of overshadowing. However, the roof height would be relatively restrained, and the new pitched roof would be erected above existing structures that are located adjacent to the blank elevations of properties to the north and existing boundary treatments comprising mixed vegetation and mature tree specimens. Therefore, the extent of any potential impact is likely to be lessened. The proposal would feature limited new glazing in the form of south-facing bi-folding doors that would face into the site and away from surrounding properties. As such, it is not considered that the proposal would result in significantly increased levels of overshadowing, overlooking or reduced outlook.

The use of the garage and garden room will be conditioned for domestic use only.

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

Highway Safety

The proposal would not interfere with existing off-street parking arrangements which are sufficient to accommodate a minimum of two vehicles.

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

Other Matters

A group of 6 no. individually protected trees, including mature Sycamore and London Plane specimens, are located along the western boundary line of the application site but not within its curtilage. Some of the trees overhang the area where a new pitched roof would be erected above existing single storey detached structures. Following confirmation from the applicant that no further works to the trees would be carried out beyond those previously approved under planning application 2022/0425, the Forestry Officer raised no objection.

**Recommendation -
Approve with Conditions**