

**2023/0719**

**Mr Geoffrey Harrison**

**24 Parish Way, Monk Bretton, Barnsley, S71 2JW**

**Erection of new conservatory to rear of existing bungalow.**

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### **Site Description**

24 Parish Way is a semi-detached bungalow located in Monk Bretton and in an area that is principally residential. The site is surrounded by other residential properties and various greenspace to the east (Dearne Valley Littleworth Link and Park) and south (Temple Way and Dearne Valley Park).

Parish Way comprises other semi-detached and detached bungalows that are fronted by garden space and driveways. Properties are generally of a similar scale, however, differences regarding external materials and various additions and extensions create a mixed street scene. Additionally, properties to the eastern side of Parish Way are set in staggered building lines and are set lower due to topography differences.

The applicant dwelling is constructed of grey coloured brickwork and features pitched and gable roofs utilising grey concrete interlocking roof tiles. The property is fronted by garden space and a driveway to the side and rear that serves an existing brick-built detached garage. Further garden space is located to the rear of the dwelling and is enclosed by boundary treatments comprising timber panelled fencing.



### **Planning History**

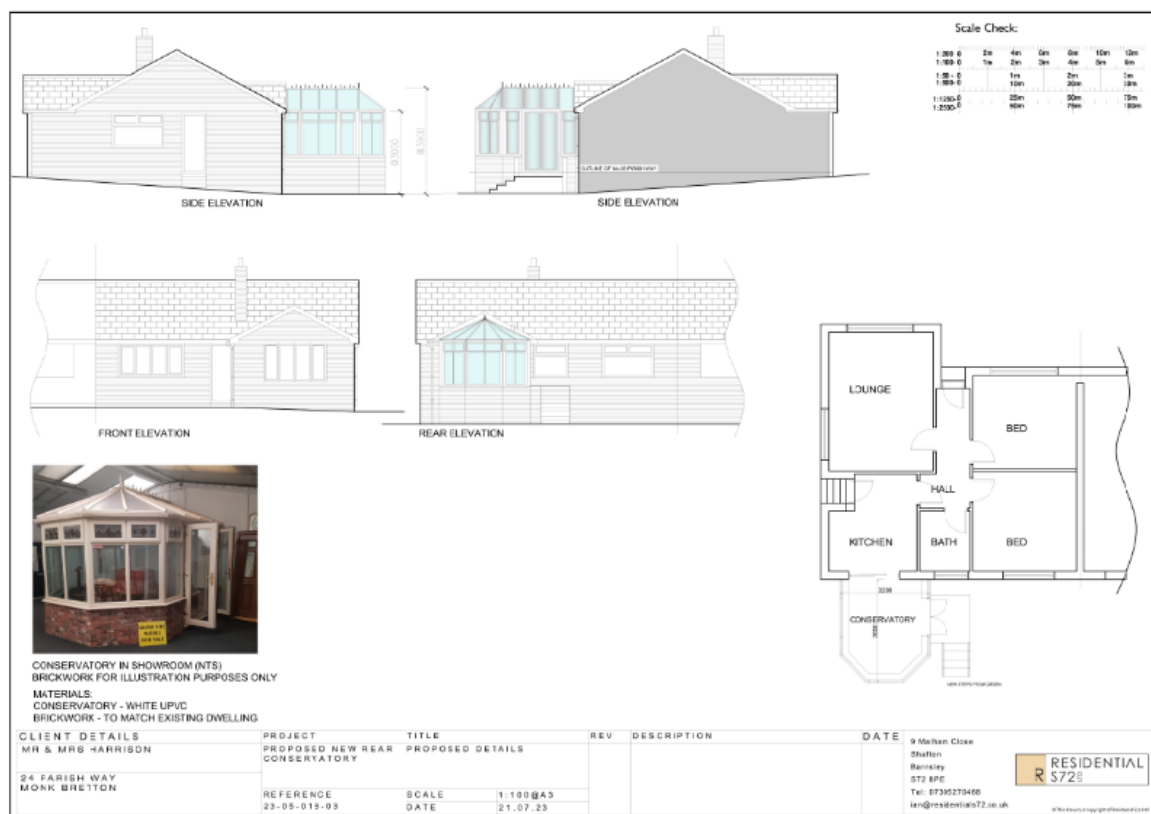
There is no planning history associated with this address.

## Proposed Development

The applicant is seeking approval for the erection of a single storey conservatory to the rear of the dwelling.

The proposed conservatory would project from the rear elevation of the original dwelling by approximately 3.65 metres with a width of approximately 3.2 metres. It would feature a glazed Victorian-style conservatory roof with an approximate eaves and ridge height of 3 metres and 3.75 metres respectively. The proposed conservatory would use external materials including brickwork and white UPVC.

The proposals also include the provision of a raised platform and side access stair to the rear garden. The raised platform would be approximately 0.6 metres from ground level and would have a sideways projection from the conservatory of approximately 1.45 metres and would extend alongside it for approximately 1.7 metres, increasing to 2.9 metres to include the stairs. The raised platform and access stairs would also be constructed of brickwork.



## 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 land allocation and 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: House Extensions and Other Domestic Alterations

This document establishes the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations; reflecting the principles of the NPPF, which promote 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 places.***

#### **Consultations**

No consultees were consulted on this application.

#### **Representations**

Neighbour notification letters were sent to surrounding properties and no responses were received.

#### **Assessment**

##### Principle of Development

The site falls within urban fabric which has no specific land allocation; however, the site and surrounding area is made up principally of housing; therefore, extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity, and highway safety.

### Residential Amenity

Proposals for conservatories are considered acceptable where they do not adversely affect the amenity of neighbouring properties.

The SPD states that *'extensions to the rear of semi-detached houses should not project by more than 4 metres and where the projection would exceed 3 metres, the eaves height should not exceed 2.5 metres.'*

In this instance, the proposed conservatory would project from the rear elevation of the main dwelling by approximately 3.65 metres with an eaves height of approximately 3 metres and would be located to the south of adjacent neighbouring property 26 Parish Way. Generally, development located to the south, south-east or south-west of neighbouring properties are expected to have a greater impact regarding overshadowing due to the movement of the sun path. Though the proposed conservatory would be located to the south and would have an eaves height that exceeds the guidance of the SPD, it would be positioned away from the shared northern boundary line and would, therefore, be unlikely to result in increased overshadowing that could adversely impact the rear-facing habitable room windows or rear garden space of 26 Parish Way.

The proposed conservatory would be located to the north of adjacent neighbouring property 22 Parish Way. Generally, development in this location is expected to have a lesser impact regarding overshadowing due to the movement of the sun path. Moreover, the proposed conservatory would be set in from the shared southern boundary line where an existing detached garage is likely to contribute to existing levels of impact. As such, it is not considered that the proposed conservatory would result in increased overshadowing to the detriment of the amenity levels experienced by 22 Parish Way.

Regarding overlooking, loss of privacy and outlook, the SPD states that *'12 metres should be maintained to a blank gable wall and 10 metres should normally be provided between rear-facing windows on the first floor (and above) and the rear boundary.'* It also states that *'21 metres should be maintained between the windows to habitable rooms on the extended property and those located on any other property.'*

In this instance, the proposed conservatory would be of a single storey and approximately 7.8 metres would be maintained between the rear elevation and the rear boundary. Beyond the rear boundary an existing tree line of mature specimens within an area of greenspace (Dearne Valley Littleworth Link) would provide sufficient screening of the application site from the east. The proposed conservatory would incorporate extensive glazing that is acknowledged could result in impacts regarding overlooking. However, existing boundary treatments comprising timber panelled fencing to the north and south and a staggered building line are considered sufficient to offer appropriate mitigation to maintain amenity levels to a reasonable degree. Moreover, it is not considered that the proposed conservatory would result in reduced levels of outlook due to its positioning away from shared boundary lines.

The proposals, therefore, are not considered overbearing resulting in increased overshadowing and overlooking or reduced levels of outlook, that would significantly increase beyond existing levels of impact that are likely to be experienced and tolerated.

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

### Visual Amenity

The proposed conservatory to the rear of the dwelling would not be visible within the public realm of Parish Way and is, therefore, unlikely to adversely impact the character of the street scene. Nevertheless, the SPD states that *'materials should normally be of the same size, colour and texture as to the existing house or as close a match as possible, and that the roof style, pitch and detailing should match those of the existing dwelling.'*

In this instance, the proposed conservatory would use external materials, including brickwork and white UPVC, also featuring a Victorian-style conservatory roof. The roof of the conservatory and the extensive use of glazing would not directly reflect the character of the main dwelling; however, the design of the conservatory is a standard approach for this type of development.

As such, it is considered that the proposals would not be a prominent feature within the street scene and would not detrimentally alter nor change its character whilst elements of its design - mainly the incorporation of brickwork that would match or be of a similar appearance to the brickwork used in the construction of the original dwelling – which would be sufficient to reflect the character of the dwelling.

The proposals, therefore, are considered sympathetic to the main dwelling and consistent with the character of the street scene and are considered acceptable and in compliance with *Local plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

#### Highway Safety

The application site benefits from an existing driveway located to the front and side of the property that serves an existing detached garage to the rear.

The location of the proposed conservatory to the rear of the dwelling is unlikely to interfere with existing arrangements and would not result in a requirement for additional spaces to be provided.

As such, the proposals would be considered acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety*.

#### **Recommendation**

#### **Approve with Conditions**