

2023/0216

Mrs Jane Palmer

14 Browning Close, Monk Bretton, Barnsley, S71 2DW

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

Site Description

14, Browning Close is a single storey, detached dwelling located in Monk Bretton, Barnsley; located in an area which is predominantly residential, dwellings can be found in all directions around the site alongside various greenspaces. In the immediate area around the site, Browning Close comprises of other detached and semi-detached dwellings, including single storey bungalows and two-storey houses. There is some variation to scale due to the topography of the area with properties to the East of Browning Close situated higher than those to the West. Properties located to the South of Browning Close are also situated higher than those to the North due to a descending slope in a South-North direction. Whilst properties are situated within relatively uniform building lines, due to the slope of the street, there are staggered height differences with additional breaks within the building line created by two storey dwellings.

The appearance of properties located on Browning Close are relatively consistent utilising similar external materials, roof types, and design features. The site address utilises stonework, red and stone coloured brickwork, and roof tiles on pitched and gable roof types. The dwelling benefits from an existing single storey porch extension to the front of the dwelling and a single storey rear extension to the rear. Both extensions utilise matching external materials with the existing rear extension resembling a conservatory in appearance with a brick-built base and use of a large amount of glazing and UPVC framing. Both extensions also utilise flat roof designs.

Access to the site is gained off Browning Close onto an existing driveway which leads to an existing attached flat roof garage. Boundary treatments to the front of the dwelling comprise of low brick-built walls, vegetation, and timber fencing with boundary treatments to the rear comprising of high timber fencing and vegetation. The rear garden space comprises of various levels due to the topography of the site.



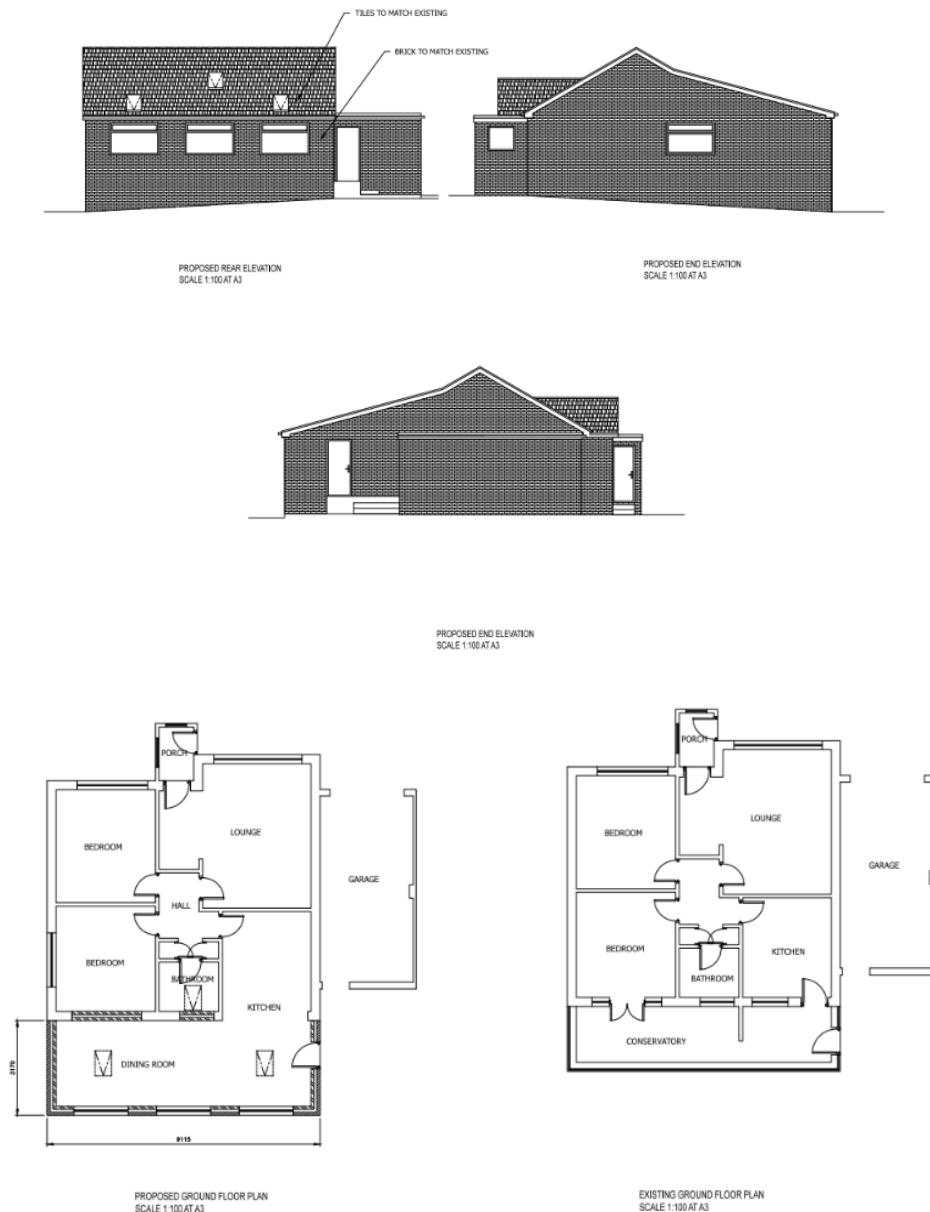
Planning History

B/04/0583/BA - Erection of side attached garage. – Approved with conditions.

Proposed Development

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

The proposed extension would project from the rear elevation of the dwelling by approximately 3.17 metres with a width of approximately 9.11 metres. The proposed extension would utilise a mono-pitched roof that would also involve alterations to the original roof of the dwelling with an eaves and ridge height of 3.07 metres and 4.66 metres respectively. The proposals include provisions for three roof lights and a new window within the North (side) elevation of the original dwelling. The proposed extension would feature three individual windows along its rear elevation. Some internal alterations are also proposed, and the proposed extension would utilise matching external materials, including brickwork, roof tiles, and UPVC.



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, no objections or comments 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 extensions are considered acceptable where they do not adversely affect the amenity of neighbouring properties.

The SPD states that *'Extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected'*.

In this instance, the proposals would not be considered overbearing resulting in an increase of overshadowing that would be detrimental to the amenity of neighbouring properties. The proposed extension would be similar in size to an existing conservatory and therefore, modest in scale with a ridge height of approximately 4.66 metres and an eaves height of approximately 3.07 metres, both of which would remain below the ridge height of the roof of the original dwelling. Moreover, whilst 14, Browning Close is situated higher than adjacent neighbouring property 12, Browning Close the proposed extension is not considered to contribute to further overshadowing that would be detrimental due to existing extensions to neighbouring properties and that the proposed extension to No.14 would remain relatively uniform to those extensions regarding projection. Additionally, due to the proposed extension following the form of the existing conservatory, it is considered that there would be no additional adverse effect to loss of outlook that would be detrimental to the amenity of neighbouring properties.

In terms of overlooking, resulting in a loss of privacy, one new window is proposed on the North (side) elevation of the original dwelling to allow natural light into a habitable room which would face the blank gable wall of adjacent neighbouring property 12, Browning Close with a flat roof attached garage situated between the two properties. Moreover, the SPD states that *'12 metres should be maintained to a blank gable wall and 10m should normally be provided between rear-facing windows on the first floor (and above) and the rear boundary'*. In this instance, approximately 6.63 metres would be maintained between the rear-facing windows of the proposed extension and the rear boundary. Whilst the proposed extension would be of a single storey, it would be situated higher than neighbouring properties 41 and 43 Livingstone Crescent due to varying topography levels. As such, this would naturally create a situation where overlooking would occur; however, in this instance, the overlooking created by the proposed extension would not differ significantly from that created by the existing conservatory. Additionally, the proposed extension incorporates a much-reduced level of glazing into its design and though some overlooking would continue to occur, no objections have been received and therefore, when considered together, the proposals would be considered acceptable.

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

Visual Amenity

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'*. In this instance, the proposed extension would utilise external materials that would match those utilised by the original dwelling, including brickwork, roof tiles, and UPVC. The proposed extension would also utilise a roof type that would be sympathetic to the roof type of the original dwelling regarding style with alterations to the pitch at the

rear. This alteration would occur to the rear of the property, therefore, maintaining the pitch of the original roof of the dwelling to the front which would have the most impact regarding visual amenity and maintaining the character of the street scene.

The SPD also states that *'Windows and doors should generally repeat the proportion and style of the existing dwelling, lining through with existing openings and using matching design details, including the heads, sills, and other opening surrounds.'* In this instance, the proposed windows to the rear elevation of the proposed extension and the North (side) elevation of the original dwelling would repeat the proportion and style of those existing within 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 proposals would not change existing off-street parking provisions that serve the dwelling and would therefore, not result in any detrimental loss of existing off-street parking provision that could adversely affect highways safety.

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