

2023/0625

Mr Graham Flowers

Westwood, 7 Moor Lane, Birdwell, Barnsley, S70 5TZ.

Front 1st floor extension incorporating a glass gallery and porch.

Site Description

The application relates to a site located in an area that is a mix of residential, commercial, and industrial uses. It is located to the south of Rockingham Business Park, west of Birdwell Roundabout and north of Hangsman Stone Bar Farm.

The north of Moor Lane serves as on-street parking for adjacent sites, including The Aetherius Temple and Tankersley Garden of Rest. The south and east is widely used as on-street parking but also serves as the primary access off Sheffield Road, also providing secondary access to properties located at adjacent Stone Bar Mews and where a grade II listed building is located. The West of Moor Lane acts as the main street, serving several dwellings and forming a cul-de-sac.

Moor Lane comprises other two-storey detached houses of varying in scale and appearance. The host property is principally constructed of red brick with York stone to its principal elevation. It features a pitched and gable roof utilising smooth grey concrete roof tiles and is fronted by garden space, various tree specimens, and a paved driveway bounded by shrubbery and low stone-built walls.



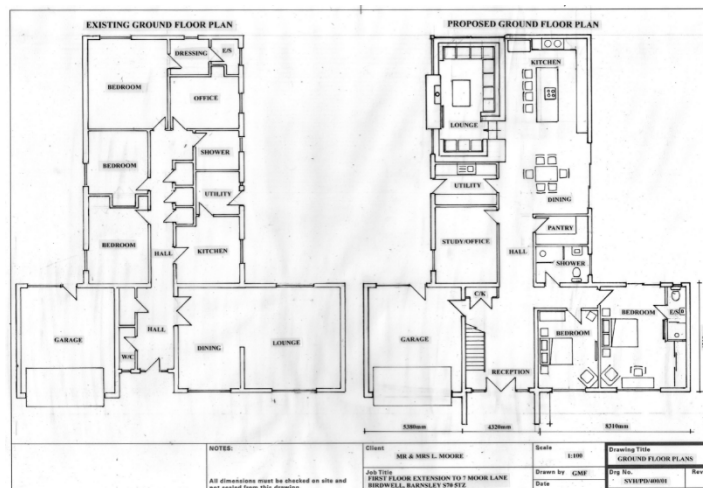
Planning History

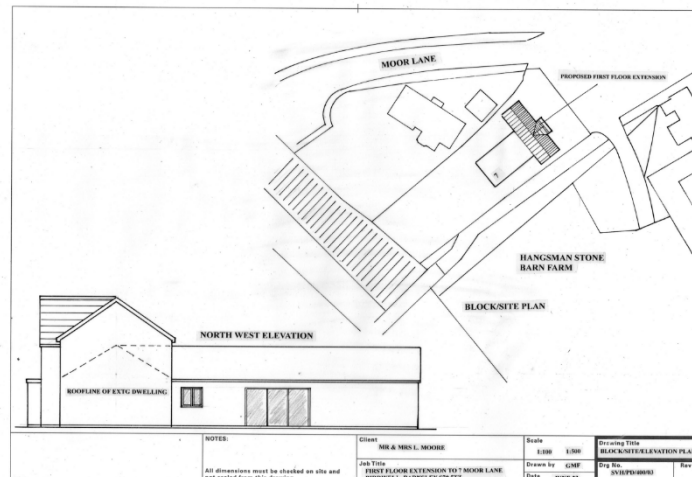
- B/75/3684/WO - Erection of bungalow and garage. – Historic.

Proposed Development

The applicant is seeking approval for a first-floor extension incorporating a glass gallery and porch to the front part of the dwelling. The proposals include various works to alter existing window openings to the rear part of the dwelling, including the creation of floor-to-ceiling corner glazing to the south-east, the build-up of existing openings to the south and west elevations, and the insertion of a larger opening to accommodate glazed sliding doors on the western elevation. An existing chimney breast located to the north-east of the principal elevation will be removed and replaced by a new chimney breast to be constructed to the rear of the dwelling on the south-east elevation.

The existing ground floor entrance line would be brought forward with the walls either side extended to project approximately 1.8 metres beyond the main front wall of the dwelling. The new entrance will comprise a double door with floor-to-ceiling glazed side lights either side. Directly above, a new glazed gallery space would project by approximately one metre from the main front wall of the dwelling with the glazing inserted into the recess by approximately 0.5 metres.





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.***
- ***POLL1: Pollution Control and Protection.***
- ***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

A forestry Officer, Public Rights of Way, Pollution Control and Tankersley Parish Council were consulted on this application. The Forestry Officer offered no objections subject to a condition and no responses were received from Public Rights of Way or Pollution Control. Nevertheless, a standard informative regarding the need to maintain access to the public footpath, and a condition regarding construction times due to the development site being within an Air Quality Management Area, will be included.

Representations

Neighbour notification letters were sent to surrounding properties and the application was advertised by way of using a site and press notice, expiring 26/09/2023 and 29/09/2023 respectively. No representations were received.

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation; 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.

The site falls within an Air Quality Management Area; therefore, development will also be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause nuisance to the natural and built environment or to people.

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 and would not result in an unacceptable increase in pollution which could affect or cause nuisance to the natural and built environment or to people.

The proposed first-floor extension would be located to the south of a detached double garage within the curtilage of 8 Moor Lane and to the east of the main dwellinghouse of 8 Moor Lane. There are no other neighbouring properties within proximity of the application site. Generally, extensions

located to the south of neighbouring properties are expected to have a greater impact regarding overshadowing, whilst those to the east are expected to have a lesser impact that is likely to be limited to early morning.

It is acknowledged that some overshadowing could occur due to the increase in height; however, this is not expected to be detrimental, especially as the detached garage within the curtilage of 8 Moor Lane is forward of the main dwellinghouse and likely to contribute to existing levels of impact that are likely to be experienced by this property.

Sufficient separation distances would be maintained between the first-floor front-facing windows and glazing of the first-floor extension and the neighbouring properties to the north-east and east. It is acknowledged that the extensive use of glazing could impact the privacy of the host property; however, the internal spaces to be served by the glazing would not be habitable, and remaining trees to the front of the property could offer some screening. Sufficient separation distance would also be maintained between the first-floor rear-facing windows of the extension and the rear boundary. No new windows are proposed to be inserted on either side elevation of the extension.

The north-west elevation of the rear part of the dwelling would see one existing window retained and several others replaced by bi-folding doors. Whilst this would create a larger opening, it would face the blank gable wall of 8 Moor Lane and is likely to be screened by suitable party boundary treatments comprising mixed vegetation.

The south-east corner of the rear part of the dwelling would see existing openings replaced by floor-to-ceiling glazing. It is acknowledged that this could impact the privacy of the host property due to an adjacent public footpath; however, existing boundary treatments comprising a brick wall and high hedging could offer some screening and mitigation. As such, the proposals are not considered to result in significantly increased levels of overlooking and loss of privacy.

The proposals are unlikely to result in reduced levels of outlook as existing separation distances between the external walls of the dwelling and boundary treatments would be maintained, and some trees to the front of application site have been removed.

The proposals are, therefore, not considered to be overbearing, resulting in increased overshadowing, 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 application site is prominently located within the street scene and is visible from the public realm of Moor Lane, Westfield Avenue, and a public footpath immediately adjacent. The street scene comprises other two-storey detached houses of either a red brick or stone construction, with several properties also being rendered.

The host property is largely constructed of red brick, featuring coursed York stone to the principal elevation, and utilises grey concrete roof tiles. It is proposed that Coursed York stone would be maintained to the principal elevation, and all other elevations would be rendered in a grey-white colour (RAL9002) with a smooth finish. Whilst the host property is currently characterised by a red brick construction, the use of render would not be out of character for the area and would add to a varied street scene comprising a mix of external materials. The external roofing materials would continue to utilise grey concrete roof tiles.

The proposals would result in the formation of a two-storey dwellinghouse. Whilst it is acknowledged this would fundamentally alter the character of the host property, it would not be out of character for

the area which comprises other two-storey detached houses. A modernised aesthetic would also be introduced to the street scene. Whilst it is acknowledged that this would not directly reflect the more traditional character of some surrounding properties, the proposals would adopt sympathetic features and external materials that continue to reflect the character of the street scene.

Overall, the scale of the proposed development is proportionate to the host property and aligned with policy guidance. A modern approach to design has been undertaken, resulting in a distinguishable individualised character that remains conscious of its surroundings, incorporating sympathetic features and external materials.

The proposals, therefore, are considered sympathetic to 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 accommodates a three-bedroom property served by an existing paved driveway and integral garage located to the north-east. Generally, three-bedroom properties or larger are expected to provide a minimum of two off-street parking spaces. In this instance, the proposals would retain existing off-street parking arrangements which are currently sufficient to accommodate at least two vehicles. As such, it is considered that highway safety would be maintained to a reasonable degree.

The proposals, therefore, are considered acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety*.

Recommendation

Approve with Conditions