
2024/0989

Applicant: Mr Mick Upperdine

Development: Removal of rear conservatory, and erection of single storey rear extension to 2 storey semi-detached dwelling.

Address: 9 Park Hill Road, Wombwell, Barnsley, S73 0BE

Site Location & Description

The site for the proposed development is located towards the end of Park Hill Road, just off Station Road in Wombwell. The site consists of a large brick built semi-detached dwelling, designed with a tiled hipped roof. The property has been extended by way of a 2-storey side extension and a single storey front extension. The applicant received permission for the side and front extensions under 2020/1259. Permission for a single storey rear extension was also approved as part of this application; however, this has not been constructed. It was noted during the site visit that the extensions have not been built in accordance with the approved plans. The proposal was to match the host property in red brick. Part of the front elevation and side profile of the side extension has been rendered. This is in breach of the previous application. This information has been passed on to the Council's Enforcement department due to the impact on the street scene.

To the rear of the property is a conservatory which is proposed to be demolished and replaced with this proposal. The rear garden is bound by a red brick wall providing privacy to the rear. The property benefits from a front driveway that provides off street parking for two vehicles and a large rear garden. Adjacent to the northern and north-eastern boundary of the garden is a builders yard with industrial buildings located at the side and rear of the host property. It is noted that the attached property has an existing two storey rear extension built in brick to match the host.

The area is characterised by other semi-detached dwellings that are of similar material construction and have a uniform roof pitch.

Location Plan
Site Address: 9, Park Hill Road, Wombwell, Barnsley, S73 0BE



Date Produced: 28-Nov-2024

Scale: 1:1250 @A4



Planning Portal Reference: PP-13578748v1



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NOTES

1. All work is subject to Building Control approval and shall comply with the relevant Building Standards. On-site building regulations compliance is the responsibility of the Contractor.
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3. These drawings are to the west alongside the existing structure in the height of work for construction.
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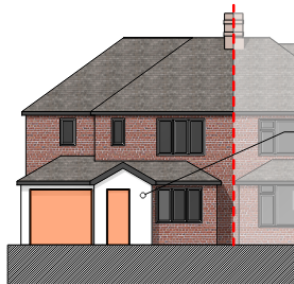
FD 10/05/2025 Drawing amended
 2438-AA-00-ZZ-DR-B-00100
 For Planning

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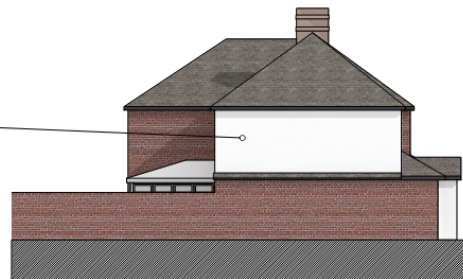
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2438-AA-00-ZZ-DR-B-00100
 Existing Block Plan
 Project: 2438 Rev: JS Date: 11/05/25
 Scale: 1:250

1 Existing Block Plan
 Scale 1:250



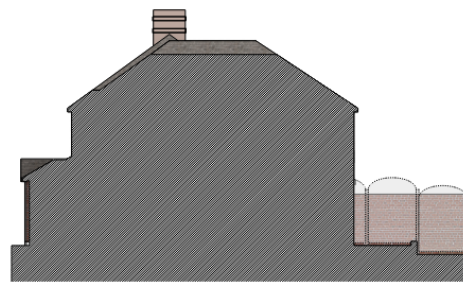
1 Existing Front Elevation
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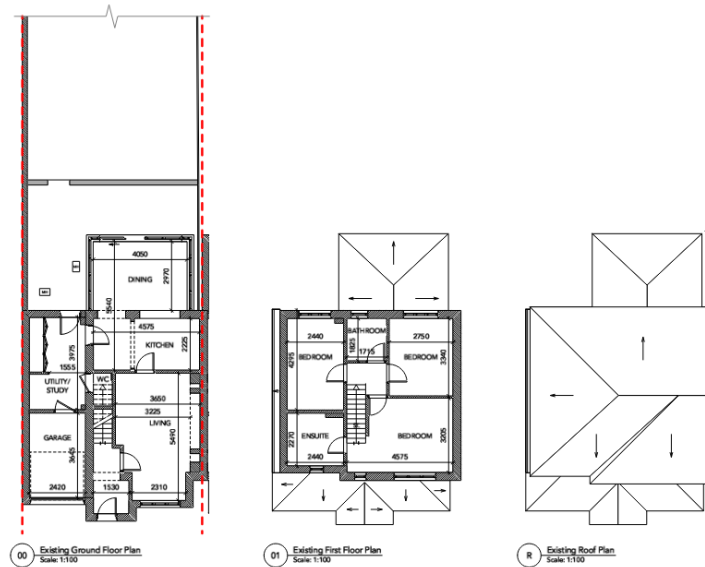
2 Existing Side Elevation
 Scale 1:100



3 Existing Rear Elevation
 Scale 1:100

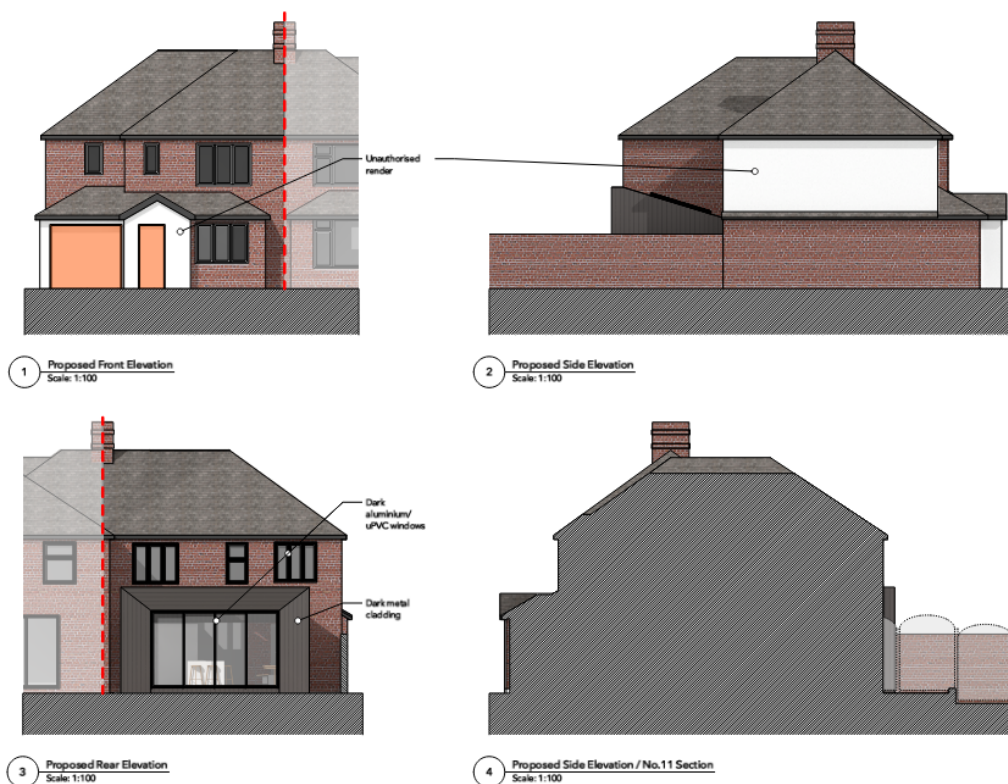


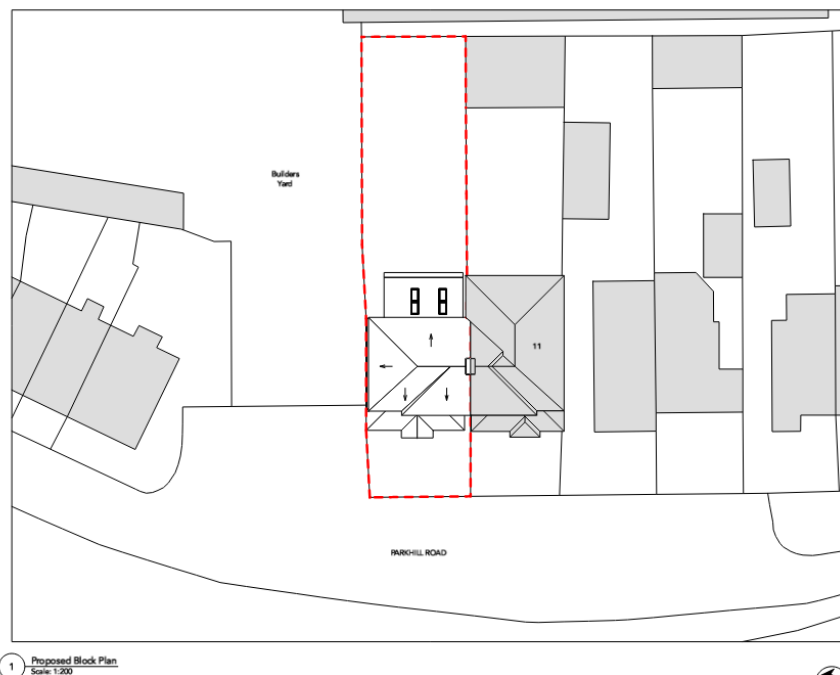
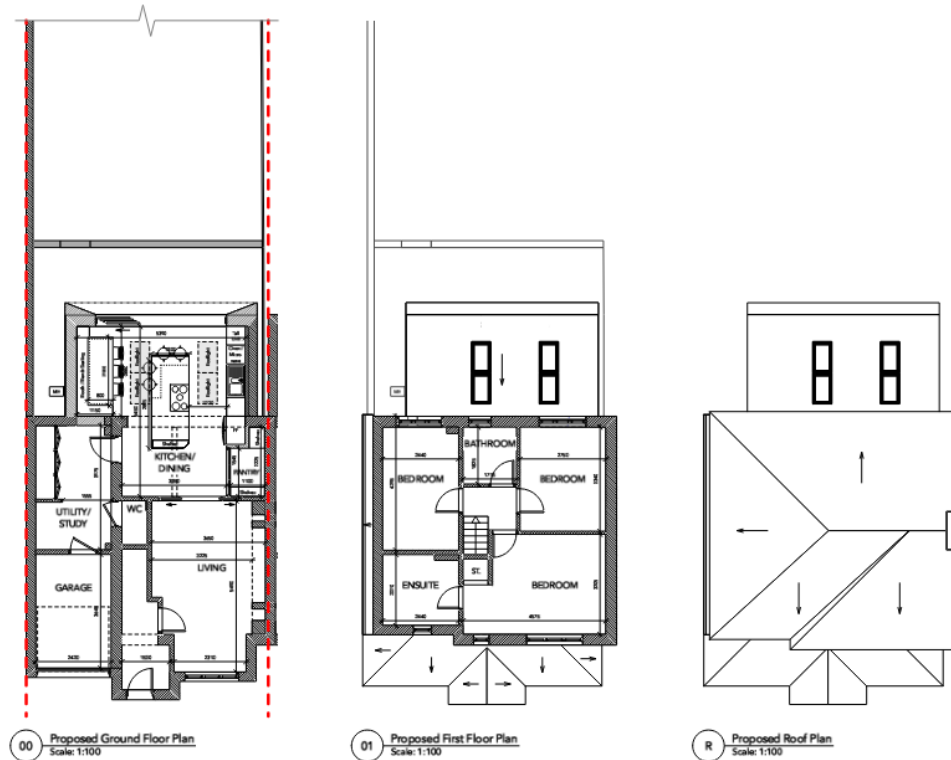
4 Existing Side Elevation / No. 11 Section
 Scale 1:100



Proposed Development

The proposal is for a single storey rear extension to the property. This will follow the demolition of the existing conservatory. The proposed extension will project 3.64m to the rear, measure 6.14m in width and 3.46m in height. The proposal is an unusual design with a sloped roof rising up as the extension projects.. The proposed extension will be clad in dark metal and will have dark aluminium bi-folding doors leading into the rear garden.





NOTES:

1. All work is subject to Building Control approval and should comply with the relevant British Standard. On-site Building Regulations compliance is the responsibility of the Contractor.
2. The Contractor is responsible for checking dimensions on site before construction. Please check any queries to the architect.
3. These drawings are to be read alongside the structural engineers' package for use in construction.
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P3 10/08/2025 Drawing amendments
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2020/1259 Erection of a two-storey side extension and single storey rear extension to dwelling

Policy Context

Planning decision should be made in accordance with the local plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Section 12: Achieving well designed places - The Government attaches significant importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces, and wider area development schemes.

Within section 12, paragraph 139 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Local Plan

In reference to this application, the following Local Plan 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 Highway Improvement

SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - House Extensions

Supplementary Planning Document – Parking

These policies are considered to reflect the Principles in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

None

Representations

None

Assessment

Principle of development

The site falls within urban fabric and the site and surrounding area is made up principally of housing. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety.

Residential Amenity

SPD House extensions and other domestic alterations states that single storey rear extensions to semi-detached dwellings should not project more than 4m and the eaves should not exceed 2.5m where the extension would project beyond 3m. This is to protect the residential amenity of the adjoining properties. The proposal projects 3.64m to the rear and due to the box design of the proposal the eaves height is 3.46m which is above the recommended. However, it is noted that the adjoining property has an existing two storey rear extension projecting just short of the proposal resulting in a negligible impact of overshadowing to the adjoining neighbours. As the impact would be negligible to the adjoining property in this instance the raised eaves are found acceptable. The application is therefore acceptable in terms of residential impact, and in compliance with Local Plan Policy.

Visual Amenity

The host property is a large traditional red brick semi-detached dwelling which has been extended over the years. The most recent being 2020/1259. It is noted that the applicant has introduced white render to the property which is in breach of the previous planning permission resulting in the front and side extension been at odds with the host property and becoming visually prominent within the street scene. This breach in planning will not be dealt with under this planning application but will be investigated further by planning enforcement.

SPD: House extensions and other domestic alterations states that it is important that any extension is designed to be in keeping with your property and the character of the neighbourhood. Unsympathetic additions can destroy the character of the house. Materials should normally be of the same size, colour, and texture as to the existing house or as close a match as possible. The main property is red brick.

The main concerns with this proposal are with the materials and design, however, it must be noted that the proposed rear extension will not be viewable within the surrounding street scene due to the orientation of the host property and the existence of the high wall located along the side/ rear boundary of the property. It is also noted that there are industrial units located to the rear and side of the property.

Although I acknowledge that the proposed material dark metal cladding does not harmonise with the host property, the location of the proposal and the potential impact needs to also be taken into consideration.

The application has been amended during the course of the planning process, with proposed render on the rear elevation removed. This has significantly reduced the potential impact of the proposal and resulted in a more harmonious design. The neighbour's large rear extension will ensure that the proposal is unlikely to be overlooked by the neighbouring property and due to the orientation of the host property and the high brick walls along the boundary the proposal is not expected to be viewable within the surrounding area.

Taking into consideration the above, the proposed materials and design when viewed in their entirety are not expected to be visually detrimental within the surroundings and as a result the proposal is in compliance with Local Plan Policy GD1 and House Extensions SPD.

Highway Safety

The proposal will not have any highway implications.

Recommendation

Approve