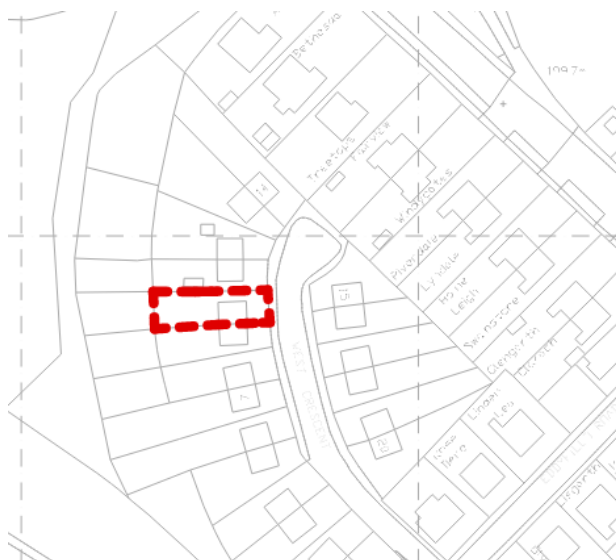


Description: 2 storey rear and single storey side extension, to existing 2 storey semi-detached dwelling.

Located in the small village of Oxspring, West Crescent is a literal dead-end street with access leading from the junction of East Street and Eddyfield Road, which both lead from the B6426 Sheffield Road. The application dwelling is similar to most dwellings on the street being a red-brick semi-detached house with a brown tiled, hipped roof and a rendered side elevation. The dwelling features front and rear gardens with a driveway running down the side elevation of the house.



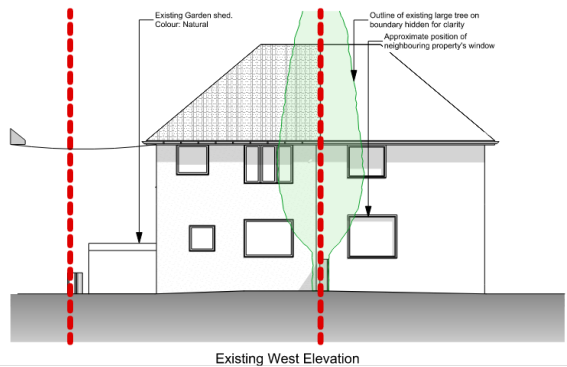
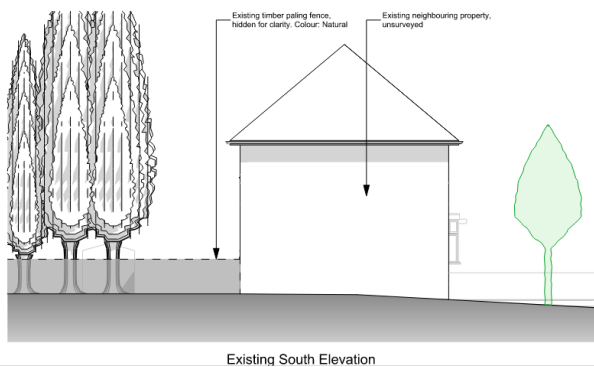
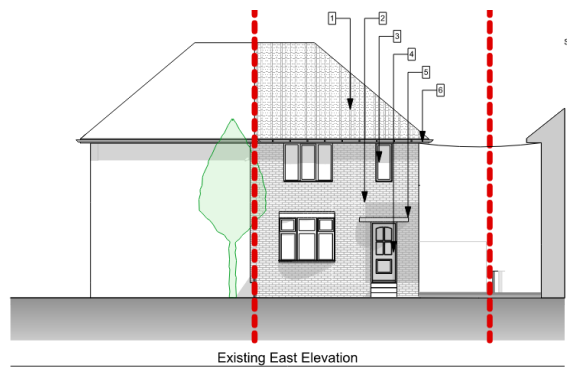
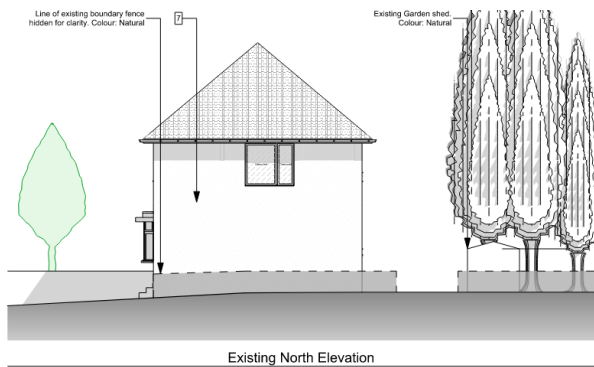
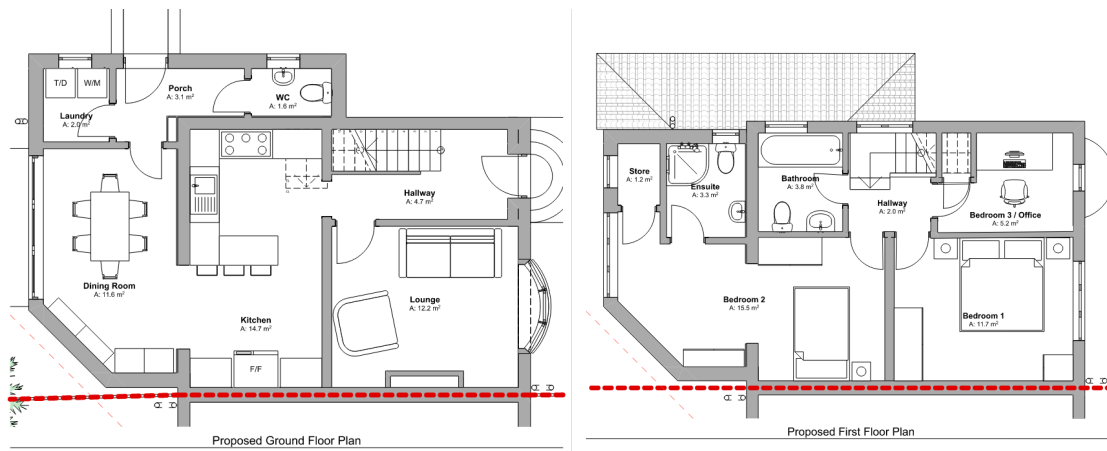
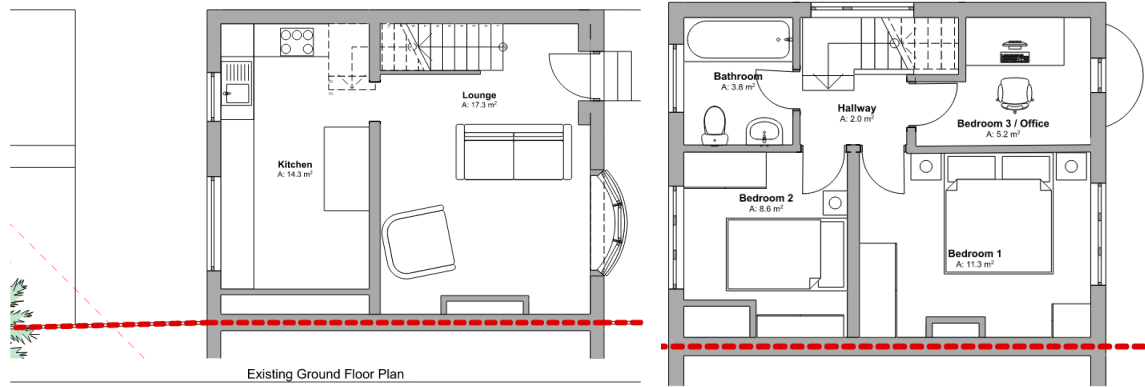
The proposal is for a rear two-story extension, a ground floor side extension, and extended parking provision within the front garden. Existing conifer trees along the border will be removed prior to the development starting.

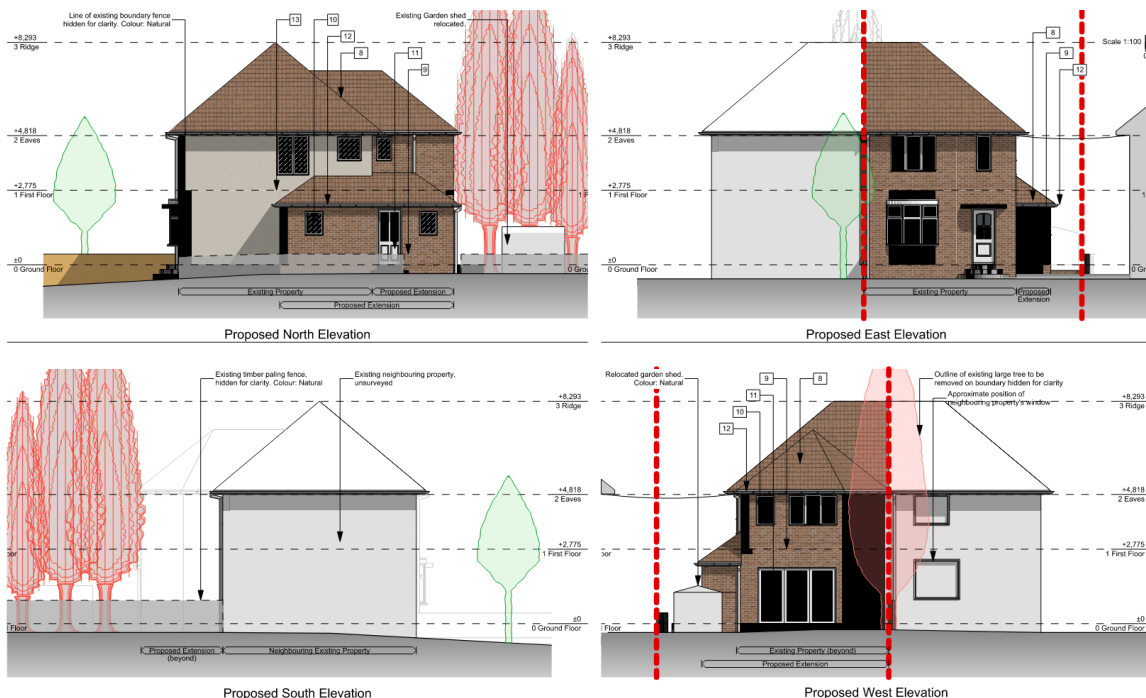
All existing roof and eaves heights have been checked on the existing plans and remain unaltered on the proposed plans. Due to the varying ground level, the highest of the eaves and roof heights have been used.

- Side Projection: 1.3m
- Length: 6.5m
- Eaves Height: 2.65mm
- Roof height: 3.75m

- **Maximum Rear Projection: 3.05m**
- **Width: 6.83m**
- **Eaves Height: 5.92m**
- **Roof height: 7.51m**

Existing and Proposed Floor Plans and Elevations





Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; No comments were received.

Consultees:

- Forestry Officer:** There was concern over the impact of the rear extension and driveway, potentially on the tree outside of the red-line boundary, and for the existing leylandii hedge running along the side boundary of the rear garden. Whilst in arboricultural terms, there is no requirement to maintain the hedge, permission could not be agreed for works which may damage the hedge, especially as it is within ownership of the neighbouring dwelling. In further correspondence, it was suggested that an agreement has been reached with the owner (neighbouring dwelling) of the hedge for the removal of the leylandii hedge, as indicated on proposed Site Plan Rev E (STE-JMA-ZZ-00-DR-A-(01)002E), and prior to construction starting. If consent has or is received for the removal of the hedge, there would be no objection from the Forestry Officer. Equally, following confirmation of the location of the tree outside of the red line boundary, there is no objection to the proposed hard surfacing of the front garden.
- Highways DC:** Subject to some standard conditions, Highways have approved the proposal as it proposes to increase the off-street parking provision to at least two spaces.

- **Highways Drainage:** Advised that the supplied plans are sufficient and happy for building control to check during their checks.
- **Parish Council:** No comments or objections received.

Policy Context

Planning decisions should be made in accordance with the development 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 Local Plan was adopted in January 2019 and is also 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 and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 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.

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 and beautiful places -

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Within section 12, paragraph 139 is the most relevant which indicates:-

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

GD1 - General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

SD1 - Presumption in favour of Sustainable Development: When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

D1 - High Quality Design and Place Making: Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

T4 - New Development & Highway Safety: New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Supplementary Planning Documents (SPD)

House Extensions and Other Domestic Extensions

Assessment

Principle of development

The site is located within land designated as Urban Fabric. 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

There have been no objections to the proposal, and it would be assumed that the attached neighbouring dwelling does not have an issue with the proposal as their consent is required for the removal of some of the leylandii hedge which runs along the boundary between the two dwellings. Furthermore, although the proposed rear extension is two-story, it has been considerably designed to meet local policy requirements and reduce the potential impact on the attached neighbouring dwelling. This would be achieved through an angled corner design, maintaining a clear 45-degree angle from the neighbouring dwelling's window. There is only approx. 3.6m distance between the proposed ground-floor side extension and the unattached neighbouring dwelling, but as the section of this proposal is ground floor, and with no habitable room windows on the proposed side

elevation of the extension, this would be acceptable and would not cause significant detriment to the neighbouring dwelling. The rear two-story aspect of the proposal would also only have a minimal impact on the amenity of the same neighbouring dwelling; the first floor is set back an approximate additional 1.5m and the only side window is a small ensuite bathroom window, which would presumably be obscure glazing. With over 12m distance from the rear boundary, the proposed rear extension meets local policy requirements, and with no neighbouring dwellings to rear, there is no concern about overlooking.

Visual Amenity

The character of the dwelling would be slightly changed when viewed from the principal street scene, but the most significant change would occur at the rear of the dwelling, predominantly out of public view. In comparison to this very modest sized ground floor side extension, set back quite a way from the front elevation, there are some larger side extensions within the street scene which and a few dwellings have attached single story garage on their side elevations, in line with the front elevation. Overall, the proposal would not cause more than a modest amount of harm to the character of the dwelling and would have a minimal effect upon the broader street scene.

Highway Safety

Changes are proposed to the parking provision within the site, but subject to some standard conditions, Highways DC have raised no objection. With sufficient parking provided and no objections from Highways DC or Highways Drainage; there would be no impact upon highway safety.

Recommendation: Approve with conditions