

2024/1094

Mrs Elspeth Fielding

26 Pollitt Street, Old Town, Barnsley, S75 1DJ

Removal of existing rear porch and outbuildings and erection of single storey rear extension and 1st floor level balcony to the rear. (Amended Description)

Site Description

The application relates to a semi-detached dwelling on Pollitt Street within the Old Town area. The property features a pitched roof and is constructed from stone on the principal elevation and red brick on the rear elevation. The dwelling features an under croft on the west of the dwelling providing access to the rear. The site provides a substantial rear garden and a small parking area to the front of the dwelling. Access leads onto Pollitt Street from Huddersfield Road. Various property types are evident including detached, semi-detached and terraced dwellings. Both stone and red brick are used along with some rendered properties.



Relevant Planning History

No previous history

Proposed development

The applicant is seeking permission for the removal of a rear porch and outbuildings to be replaced with a single storey rear extension and balcony.

The property provides a significant set back at the rear of 3.5 metres. The proposal would infill this set back. Then proposal would have an approximate projection of 2.8 metres from the rear elevation and a projection of approximately 6.4 metres from the set back. The proposed extension would have a total width of approximately 9.9 metres. An approximate eaves height of 2.3 metres is proposed with an eaves height of 3.2 metres and an eaves height within the set back of approximately 3.7 metres. A balcony is proposed to be formed at first floor level within the set back and to service a bedroom. The balcony would have a projection of 1.5 metres and an approximate width of 4.6 metres. Four roof lanterns are proposed servicing the kitchen and cloakroom along with a rear door and window on the rear elevation serving the cloakroom and bifold doors servicing the kitchen. French doors are proposed to the rear elevation to provide access to the balcony.

Matching brickwork is proposed along with Redland Cambian roof slates which help to replicate the existing Welsh slates used on site.



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 in the adopted Local Plan which has no specific land allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy D1: High Quality Design and Place Making.***
- ***Policy GD1: General Development.***
- ***Policy T4: New Development and Transport Safety.***

Supplementary Planning Document(s)

- ***House Extensions and Other Domestic Alterations.***
- ***Parking.***

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. One comment was received with regards to the accuracy of the location plan. This was promptly amended by the agent. No further comments were received.

Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

Extensions and alterations to a domestic property and the erection of detached outbuildings in a domestic curtilage are acceptable in principle if they would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety

Residential Amenity

Extensions and alterations to a domestic property are considered acceptable if the proposal would not adversely affect the amenity of neighbouring properties.

The proposed extension would be erected to the west of 24 Pollitt Street. Although the proposal provides a substantial projection, the location of 24 Pollitt Street allows for the proposal to remain set back from this neighbour. As a result the proposal provides little to no overbearing or overshadowing impact. Substantial boundary treatment and the location of a single storey extension on the neighbouring site almost completely screens the proposal from views to the east reducing any possibility for overlooking.

The proposed extension would be erected to the east of 28 Pollitt Street. Some boundary treatment is evident although it is acknowledged this is not as extensive as to the east of the site. The proposal is however distanced by an access drive to the rear of the site. This reduces the impact of the proposal. The west side of the proposal provides a lesser projection of approximately 2.9 metres. It is noted a single storey extension could therefore be erected in the same position under permitted development (not requiring planning permission) and therefore it would not be prudent to restrict this element of the proposal.

The possibility for overlooking from the proposed balcony is acknowledged, however given the substantial set back of the balcony any overlooking will be substantially reduced looking both to the east and the west. Overlooking will be possible directly to the rear, however this will predominantly be restricted to the rear of the site and not neighbouring gardens.

As such, this weights considerably in favour of the proposal.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and would not have an overbearing impact. The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Visual Amenity

Extensions and alterations to a domestic property are considered acceptable if they would not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling.

Although a substantial projection is proposed from the setback, given the design of the existing dwelling, the proposal provides what can be considered a modest projection of approximately 3 metres from the rear elevation of the dwelling. A pitched roof form is proposed which allows the proposal to be reduced in dominance at the rear elevation. The height of the eaves at approximately 2.3 metres and the projection of approximately 3 metres is in line with the House Extension and Other Alterations SPD.

The use of matching materials is welcomed and allows the proposal to be in keeping with the site and surrounding properties.

This therefore considerably weighs in favour of the proposal.

The proposal is therefore not considered to significantly alter or detract from the character of the street scene and is considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

The proposal does not increase the bedroom capacity or reduce the onsite parking facility preventing any highway safety issues. This weighs substantially in favour of the proposed development.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

Planning Balance and Conclusion

In considering the above assessment, the proposed development is acceptable regarding residential and visual amenity and highway safety. Although some concerns are present with regards to the proposed balcony, the use of the setback and the orientation of neighbouring properties allows for the proposal to remain screened from any overlooking towards the amenity space of neighbours. On balance, this application is therefore recommended for approval.

Recommendation

Approve with Conditions