

2024/0650

Mr Jon Penn

12 Witham Court, Higham, Barnsley, S75 1PX

Removal of existing rear conservatory and erection of single storey rear extension and extension of existing front dormer window to full width of dwelling

Site Description

The application relates to a semi-detached dwelling located on a residential street, Witham Court within the Higham area. The property is constructed of stone to the principal elevation with red brick details. Red brick has also been used for the side and rear elevations. A tiled pitched roof has been used which features a flat roofed dormer to the principal elevation. The surrounding area is characterised by both detached and semi-detached houses and bungalows. The street scene predominantly uses similar materials to the site. The surrounding area uses mixture of differing materials.



Planning History

B/80/2209/DT - Erection of two bungalows – Decision Type Historic

B/82/0482/DT – Pre-Dates Electronic Working

B/03/2172/DT - Erection of side two storey extension to dwelling – Approve with Conditions

Proposed development

The applicant is seeking permission for the removal of an existing rear conservatory and the erection of a single storey rear extension. Also, the extension of the existing principal elevation flat roofed dormer and the formation of a porch in replacement of the existing internal garage.

The proposed rear single storey extension will project approximately 6 metres to the east with an approximate width of 3.6 metres. The approximate height is 2.9 metres. A flat roof has been proposed with approximately 4 metre wide bi-fold doors facing the north side boundary. The proposed rear extension is narrower than the existing conservatory. An elongated window is proposed to the rear elevation where the proposed extension is narrower than the removed conservatory.

A flat roofed dormer has been proposed to the principal elevation. This will be an extension of the existing principal elevation flat roofed dormer. The proposed dormer will be set well down from the ridge and back from the eaves. The proposal will be approximately 2.5 metres wide and be set in approximately 0.15 metres from the gable side elevation. Glazing has been proposed to the dormer in line with the proposed new front door. Tiled fascia has been proposed to match the existing dormer.

The principal elevation of the garage is proposed to be changed to a porch. The porch has no increase in the principal elevation projection. The proposed front door will be in replacement of the existing garage door with an elongated window either side of the door. A window is proposed in replacement of the existing front door. The existing garage is proposed to have internal alterations to form the porch, a storeroom, a utility room and a WC.

Matching materials have been detailed throughout.



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 and beautiful places.***

Consultations

No consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties. No representations were received.

Assessment

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 rear extension is to the north of 14 Witham Court and so will not pose any overshadowing issues. The proposal is not considered to be overbearing to a detrimental degree. The rear extension proposal could also be implemented under Permitted Development, via a larger homes extension application, as it project 6 metres and is less than 4 metres in height. No objections have been received in relation to the extension. Overlooking to 10 Witham Court from the proposed extension will be minimised due to existing boundary treatment. Although large, the proposed rear extension does not result in the loss of more than 50% of onsite residential garden space.

The principal elevation dormer will exceed the minimum 21 metres from any other properties habitable rooms. The proposed dormer will not be considered to increase the levels of overlooking considering it is an extension of an existing principal elevation dormer window.

No objections or concerns have been raised in relation 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 the proposed rear extension does not incorporate a pitched roof to reflect the host property, the extension will not be seen from the street scene and therefore not have a detrimental impact on the visual amenity. Furthermore, a flat roofed extension could be built under permitted development rights.

The proposed principal elevation dormer is flat roofed. Although flat roofed principal elevation dormers are generally not permitted, this will be an extension of the existing flat roofed dormer. The neighbouring property 14 Witham Court already has a principal elevation flat roofed dormer which spans the full length of the elevation. This extension will therefore mirror 14 Witham Court and will allow for the properties to be more symmetrical. The general guidance for a dormer to be set in by a minimum of 0.5 metres and to be pitched roofed is therefore unreasonable to request as the flat roofed would be more in keeping with the neighbouring property. The proposed tiled fascia matches the existing materials, and the glazing is symmetrical to the proposed front door.

The proposed garage change to a porch on the principal elevation will not have a detrimental impact to visual amenity. The proposal respects the design and external finishes of the original dwelling and is symmetrical to the proposed dormer window. The proposed fenestration is also sympathetic to the existing dwelling. The proposed window to the principal elevation is replacement of the existing front door is also sympathetic to the dwelling design and does not raise any visual amenity concerns. Furthermore, garage conversions can be undertaken via permitted development rights.

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 proposed removal of the internal garage does not result in the loss of any existing parking facility as the garage is approximately 2 metres in width and, as such, is not large enough to be considered a parking space. A minimum of 3 metres is required for the garage to be considered for parking. In addition, the existing dwelling has 3no. bedrooms and the proposal does not result in the increase of that bedrooms space or increase parking pressure at the property. Therefore, the existing onsite parking facility is considered to be acceptable.

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

Recommendation

Approve with Conditions