2024/0226

Ms Lydia Clayton

1b Allotts Court, Birdwell, Barnsley, S70 5UF

Replacement of single storey front extension.

Site Description

The application relates to a plot located on the south side of Chapel Street, to the east of Rockley Crescent and in an area that is principally residential characterised by a mix of dwelling types of various scale and appearance.

The property in question is a two-storey semi-detached property constructed of stone with a pitched roof with grey coloured roof tiles. To the front (east) of the property is an existing flat roof single storey extension and a shared path providing access to the application dwelling and neighbouring properties. To the rear (west) of the property is modest enclosed rear garden.



Planning History

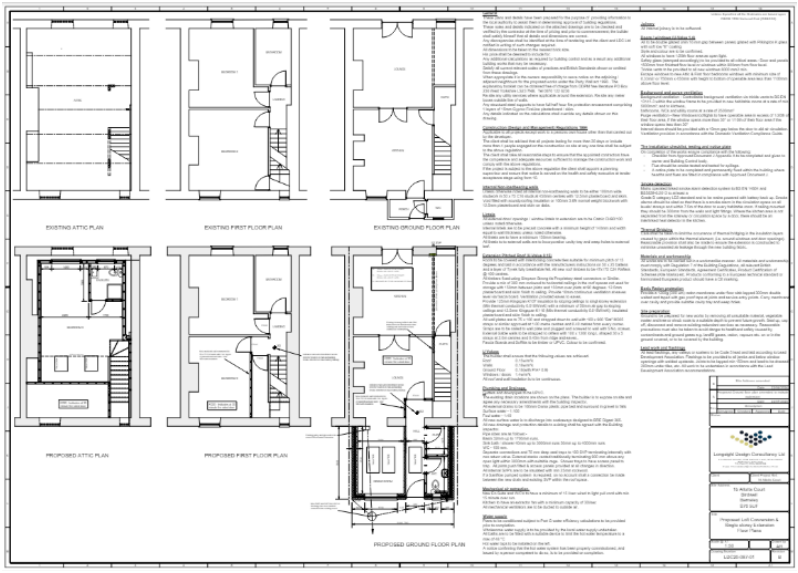
There are no previous applications associated with this site.

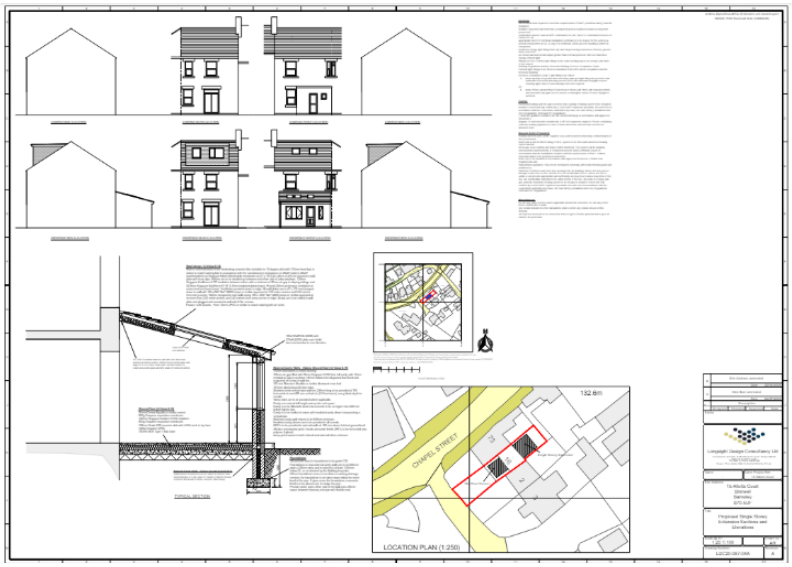
Proposed Development

The applicant is seeking permission for the demolition of an existing single storey front extension and the erection of a new single storey front extension.

The proposed extension would project from the front north-east facing elevation of the applciation dwelling by approximately 3.8 metres with a width of approximately 5.3 metres. The extension would adopt a mono pitched roof with an approximate eaves and ridge height of 2.7 metres and 3.8 metres respectively. The extension would be constructed of external materials that would matach or be similar in appearance to those used in the external construction of the existing dwelling.

The proposals also show a rear dormer window which, as confirmed by the agent, is to be completed under permitted development (therefore not requring planning permission) as confirmed by an Officer response to pre-application enquiry 2020\ENQ\00876.





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 allocation. 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.***
- ***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.***

Other Material Consideration

- ***South Yorkshire Residential Design Guide 2011.***

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 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.

Visual Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they do not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling.

The front elevation of a building is generally considered to be the most important for its contribution to the street scene. Therefore, such extensions need to be of a high standard of design. Modest single storey front extensions, which are in keeping with the style of the existing house, and which form a small porch or provide additional space in the front living room, may be allowed.

In this instance, the proposed extension would adopt a relatively large scale that would accommodate new ground floor rooms, contrary to the House Extensions and Other Domestic Alterations SPD. However, the scale of the proposed extension would not be out of character for the area and would closely reflect the scale and design of an existing extension to adjoining 2 Allotts Court. Moreover, the extension would be set back from the highway of Chapel Street and would likely be partially screened by an existing flat roof detached garage, and an existing two-storey extension to adjoining 73 Chapel Street therefore lessening its prominence and potential impact on the character of the street scene. Furthermore, the extension would be of a single storey and would adopt a sympathetic form and features, including a mono pitched roof and external materials that would match or closely match those used in the exterior construction of the existing dwelling.

Therefore, on balance, the proposal is 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.

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.

The proposed extension would be erected between an existing two-storey extension to adjoining 73 Chapel Street and an existing single storey extension to adjoining 2 Allotts Court. The proposed extension would adopt a similar projection to that of existing extensions, a restrained roof height, and would be erected adjacent to the blank side elevations of the existing extensions. Glazing would be limited to the front east-facing elevation and roof plane of the extension.

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

Highway Safety

The proposals would result in the creation of an additional bedroom. Three-bedroom properties or larger are generally expected to provide a minimum of two-off street parking spaces within their curtilage. The proposals do not include the provision of off-street parking spaces, contrary to the parking SPD. However, the application site does not benefit from any existing off-street parking spaces and the creation of one additional bedroom would unlikely result in significantly increased traffic volumes and vehicular movements within the locality. As such, it is considered that highway safety would be maintained to a reasonable degree.

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