

2024/0801

Andrea Castley

32 Worsbrough Road, Birdwell, Barnsley, S70 5QS

Two storey side extension (Resubmission of application 2021/0046)

Site Description

The application relates to a semi-detached dwelling on Worsbrough Road within the Birdwell area. The property is formed from red brick with a pitched tiled roof. The property features a porch approved in 2019. To the rear of the property is a pitched roof single storey extension. The surrounding area is characterised by semi-detached dwellings with similar materials.



Planning History

2008/1633 - Erection of a 2 storey side extension to dwelling – Approve with conditions
2019/0359 - Erection of porch extension to front of dwelling - Approve with conditions
2021/0046 - Two storey side extension - Approve with conditions

Proposed development

The applicant is seeking permission for a two-storey side extension.

The proposed side extension would have a sideward projection of approximately 2.4 metres and an approximate length of 8 metres. The proposal would have an approximate eaves height of 5 metres. A hipped roof has been proposed with a set down from the ridge and a set back at second storey level. Glazing has been proposed to the first and second principal elevation along with glazing at first and second storey of the rear elevation. A cut back on the southwest corner has been proposed at single storey level by approximately 0.9 metre square.

Matching materials have been proposed 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 extension would be erected to the north of neighbouring 30 Worsbrough Road. Although the proposed extension would bring the residential property to the boundary, it is not considered overly dominant. Overshadowing will not be an issue as the proposal is to the north. Overlooking is not impacted as the south elevation does not detail any windows. The proposed rear elevation does provide details of glazing however this is not considered to have a detrimental effect on neighbours. The proposed rear windows are greater than 21 metres from rear properties and will cause no greater detrimental impact on rear neighbouring properties than the existing rear elevation windows. Rear boundary treatment will also reduce overlooking levels.

The rear second storey proposed window will service an en-suite. This will therefore be conditioned to be obscured glazing in order to protect the residential amenity of the applicant and neighbours.

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,

The House Extensions and Other Domestic Alterations SPD states that a side extension should reflect the design of the existing dwelling in terms of roof style, pitch, materials and detailing and should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling), and that all two-storey side extensions should have a pitched roof following the form of the existing roof. In addition, to prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 0.5 metres from the main front wall of the dwelling, and where practicable, a side extension should also be set in by one metre from the side boundary with an adjacent property to further avoid the terracing effect and to give the benefit of external access to the rear of the property.

The two-storey extension benefits from a setback of approximately 0.4 metres at second storey level and a set down of the ridge line. This prevents any terracing effect which could be caused allows the proposal to remain subservient to the existing dwelling. The property is well set back from the highway and so will not be overly dominant on the street scene.

Matching materials have been detailed which prevents any detrimental effect to the character of the street scene.

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 would result in an increase in bedroom accommodation of 3 to 4. The site already provides enough parking facilities for 2 or more cars so will not require any additional parking facilities.

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