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2024/1076

Mr Chris Goldie

7A Claycliffe Avenue, Redbrook, Barnsley, S75 1HJ

Erection of extension to join existing detached garage to the house with first floor extension above.

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### Site Description

The application relates to a modest-sized plot located on the north side of Claycliffe Avenue and in an area that is principally residential characterised by other detached and semi-detached two-storey dwellings of a similar scale and appearance. To the west is land proposed for mixed use (MU1) in the adopted Local Plan and to the north are various commercial and industrial uses contained within Claycliffe Business Park and the surrounding area. The topography of the area is relatively level.

The property in question is a relatively newly built two-storey detached dwelling constructed of brick with a pitched roof constructed of grey roof tiles and a street-facing gable projection. The property is fronted by a driveway which extends to the east and serves a single storey detached garage. To the rear is a garden. Beyond the rear boundary are detached buildings within the curtilages of properties on Barugh Green Road but the dwellings themselves are set to the north within their respective plots.

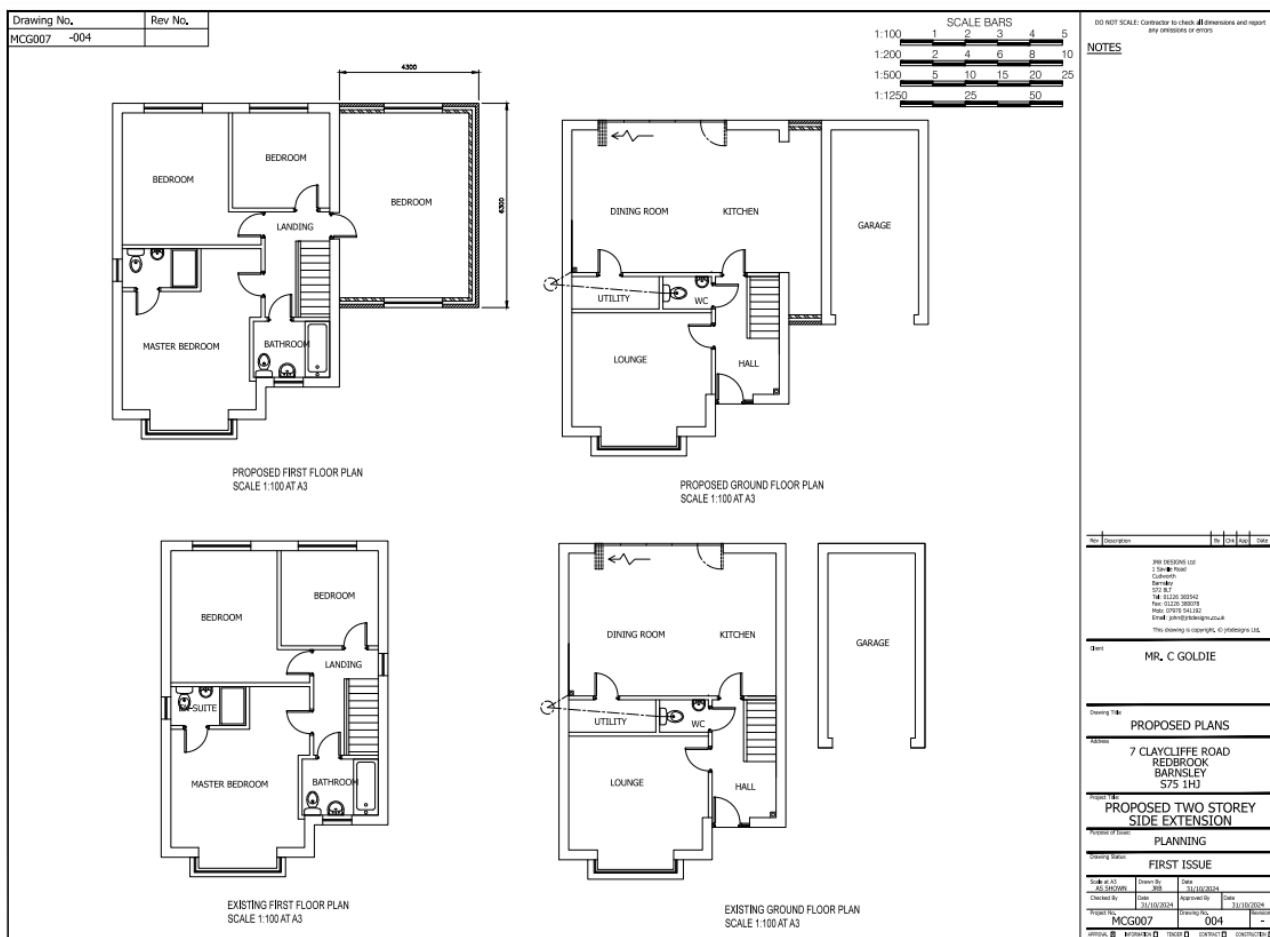


There are several previous planning applications associated with the development site, but the most recent and relevant applications are as follows:

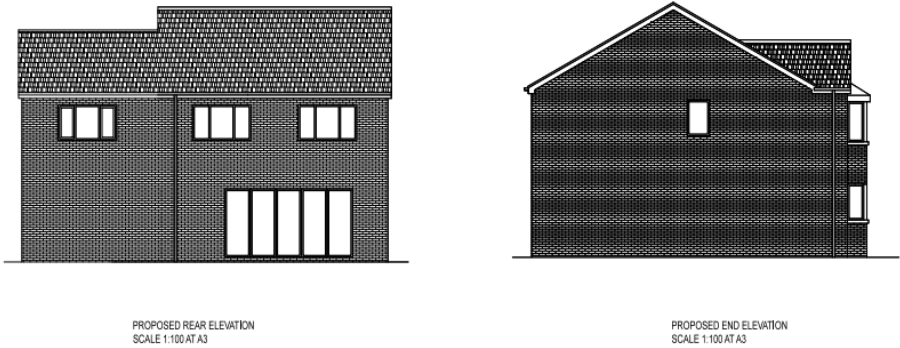
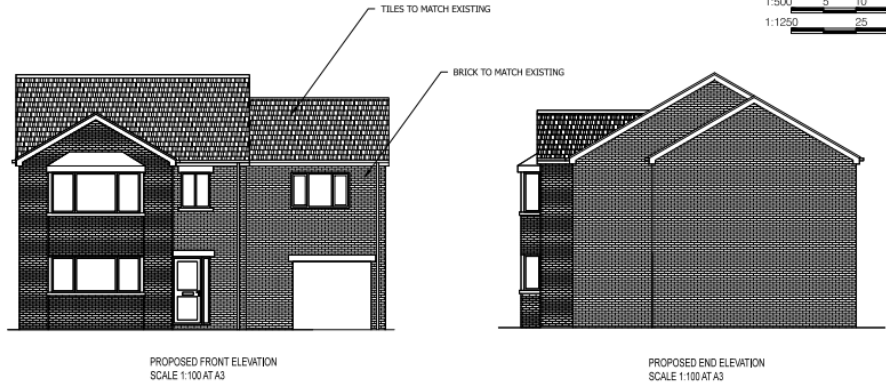
- ## Proposed Development

The applicant is seeking permission for the erection of a two-storey side extension incorporating an existing detached garage to the application dwelling.

The proposed extension would have a total sideways projection of approximately 4.3 metres and a depth of approximately 6.3 metres. The extension would be set back from the main front wall of the application dwelling by approximately 2.5 metres and would adopt a pitched roof with an approximate eaves and ridge height of 5.3 metres and 7.2 metres respectively. The proposed extension would also be constructed of closely matching external materials.



Drawing No.	Rev No.
MCG007	-003



DO NOT SCALE: Contractor to check all dimensions and report any omissions or errors

NOTES

No.	Description	By	Chk	App	Date
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Client: MR. C. GOLDIE

PROPOSED ELEVATIONS

7 CLAYCLIFFE ROAD  
REDBROOK  
BARNESLEY  
S75 1HJ

PROPOSED TWO STOREY  
SIDE EXTENSION

PLANNING

FIRST ISSUE

Scale	Drawn By	Date
AS SHOWN	JHB	11/10/2024
Checked By	Appr'd By	Date
JHB	JHB	11/10/2024
Project No.	Drawing No.	Sheet No.
MCG007	003	1

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## **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 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 a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which 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 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 (December 2024)

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.***

### Other Material Considerations

- ***South Yorkshire Residential Design Guide 2011 (SYRDG).***

## **Consultations**

No consultees were consulted on this application.

## **Representations**

Neighbour notification letters were sent to surrounding properties. One objection was received which raised concerns regarding overshadowing, overlooking and loss of privacy.

## 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 dwelling are acceptable in principle if the development 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 acceptable if the proposed development would not adversely affect the amenity of neighbouring properties.

The proposed extension would be located on the east elevation of the application dwelling and would be located to the north-west of 9 Claycliffe Avenue and to the south of 346 Barugh Green Road and 348 Barugh Green Road. One objection was raised citing concerns regarding overshadowing during the application process. However, the proposed extension would not extend beyond the rear wall of the application dwelling which itself is set away from the party boundaries with properties on Barugh Green Road by approximately 12.5 metres. Therefore, whilst some overshadowing could occur, any potential impact is likely to be mostly contained within the application curtilage with limited impact to the southern end of the neighbouring curtilages which accommodate existing detached buildings. In addition, any potential overshadowing of the curtilage of 9 Claycliffe Avenue would likely occur and be limited to the evening and not at peak times for use of a private garden. The proposal is therefore not considered to contribute to significantly increased levels of overshadowing, and as such, this is considered to weigh significantly in favour of the proposed development.

The proposed extension would incorporate new first-floor windows on its front and rear elevations. One objection was raised citing concerns regarding loss of privacy during the application process. The House extensions and other domestic alterations SPD establishes that 'windows to habitable rooms on an extended property should not be less than 21 metres from any other properties with habitable rooms' and that '12 metres should be maintained to a blank gable wall and 10 metres should normally be provided between rear-facing windows on the first floor (and above) and the rear boundary'. The proposed development would comply with all required separation distances, and as such, this is considered to weigh significantly in favour of the proposed development.

The proposed extension would not result in significantly reduced levels of outlook, and as such, this is considered to weigh significantly in favour of the proposed development.

*The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and is considered acceptable regarding residential amenity.*

### Visual Amenity

Extensions and alterations to an existing domestic property are acceptable if the development would remain subservient and would be of a scale and design appropriate to the host property.

The proposed extension would adopt a relatively modest scale and a sympathetic form and features, including a pitched roof that would maintain the existing eaves height of the existing roof and would be set below the existing ridge. The extension would also be constructed of closely matching external materials and would not be more than two thirds the width of the original dwelling in accordance with the House extensions and other domestic alterations SPD. The extension would be set back from the main front wall of the application dwelling which would largely screen views from the public realm to the west. The extension would be more readily visible from the public realm to the south; however, its scale and appearance would generally be in-keeping with the character of the area and would not significantly detract from or alter the character of the street scene. It is acknowledged that the ground floor garage door would be aligned to the easternmost side of the extension rather than vertically with the window above; however, this would maintain its existing positioning which is considered to be necessary to address the tightness of the site and enable access. This is therefore considered to weigh significantly in favour of the proposed development.

*The proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and Placemaking and is considered acceptable regarding visual amenity.*

### Highway Safety

The proposed development would not be prejudicial to highway safety; the existing site access and off-street parking arrangements within the site would be retained, and as such, this is considered to weigh modestly in favour of the proposed development.

*The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered 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. The proposed development would not be detrimental to the amenity of the occupant(s) of neighbouring dwellings in relation to overshadowing, overlooking and loss of privacy and reduced outlook, and therefore, this application is recommended for approval.

**Recommendation -  
Approve with Conditions**