**Ref: 2022/0793**

Applicant: Mr M Wibberley

Agent: Mr S Savage

Description: Two storey side extension and detached garage

Address: 10 Greenside, Shafton, Barnsley, S72 8PL

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**Site Description**

The subject property is a semi-detached dwelling sited to the east side of Greenside, Shafton. Greenside is a steeply sloping cul-de-sac and the land elevates to the north of the site. The dwelling is constructed from red brick with a hipped roof.

The surrounding area is predominantly residential in nature with Greenside characterised by mostly semi-detached dwellings constructed from brick and render.




**Location Plan**







**Photos of the site**

**Proposed Development**

This application is seeking permission for a two storey side extension and detached garage to the side of the property.




## Proposed Plans

The proposed two storey extension would measure 4m in width, 5.04m in maximum depth and 7.2m in maximum height with a hipped roof with eaves of 5.35m. The extension would be set down from the ridge of the existing dwelling and set back from the front elevation of the dwelling by 0.5m. It is proposed that the extension would be constructed from matching materials to the existing dwelling.

To the front elevation of the extension, there will be 2no matching windows to the existing dwelling and to the rear 2 small windows and a set of bi-fold doors. Internally at ground floor the extension will be used as a living room and at first floor as a bedroom and en-suite.

The detached garage would measure 5.7m in width, 8m in depth and 3.7m in maximum height with a dual pitch roof with eaves of 2.7m. The garage would have a garage door and single door to the front elevation and would be constructed from matching materials to the existing dwelling. The garage would be sited to the side of the existing dwelling.

### History

No relevant history.

### Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The new Local Plan was adopted at the full Council meeting held 3rd January 2019. In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision making process.

## Local Plan Allocation –Urban Fabric.

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019. In addition, the Local Authority (LPA) has adopted a series of Supplementary Planning Documents (SPD), and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process. In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development–States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy GD1 below will be applied to all development .Policy GD1: General Development–States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making–Supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. Policy D1 States that development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley.

Policy T4 New development and Transport Safety. New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement

**Supplementary Planning Document**

House extensions and Other Domestic Alterations.

This document establishes the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations.
The general principles are that proposals should;

•Be of a scale and design which harmonises with the existing building;
•Not adversely affect the amenity of neighbouring properties;
•Maintain the character of the street scene; and
•Not interfere with highway safety.

The above principles are to reflect the revised principles in the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

**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-The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 134 states that "development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes".

**Consultations**

Highways – No objection to application subject to conditions regarding widening of existing access and both pedestrian and visibility splays.

Shafton Parish Council- No comment received.

**Representations**

Neighbour notification letters were sent to surrounding properties, no comments were received.

**Assessment**

**Principle of Development**

The site falls within urban fabric which has no specific land allocation; however, the site and surrounding area is made up principally of housing. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety.

**Visual Amenity**

The SPD states that 'materials should normally be of the same type, colour and texture to the existing house or as close a match as possible'. In this case, the proposed materials will match the existing dwelling with matching brickwork and roof tiles being used.

The SPD states "all two-storey side extensions should therefore have a pitched roof following the form of the existing roof". The proposed extension utilises a hipped roof which follows the form of the existing dwellings hipped roof, is set down from the main roof line and is aligned at the eaves. The SPD states "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 500mm from the main front wall of the dwelling". The two-storey side extension is setback 0.5 meters form the front wall of the dwelling which is an acceptable setback distance. The SPD states that "the sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling "in order to ensure subordinance and that the original dwelling stays as the dominant feature .A projection of two thirds the original dwelling is 4.3meters, and the proposed projection is less than this at 4 meters and therefore acceptable. The proposed extension conforms to the SPD in terms of its external materials, projection and roof type, therefore it will have little impact upon the character of the street scene due to the harmony with the existing dwelling.

The detached garage is single storey, modest in height and sited to the side of the existing dwelling. It will be constructed from matching materials to the existing dwelling and would not be highly visible from the street scene due to the set back from the highway, orientation of the dwelling and existing boundary treatments. The garage would assimilate well with the existing dwelling and the street scene.

The proposed development is considered to be in compliance with Local Plan Policy D1: High Quality Design and Place Making and is therefore acceptable in terms of visual amenity.

**Residential Amenity**

No objections were received from the neighbouring properties. The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing and the extension does not project beyond the front or rear elevations of the dwelling. The impact of potential overlooking is minimal as no windows are proposed on the side elevation of the side extension. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

**Highways**

The site is located on Greenside, a residential cul de sac with a 30mph speed limit, in an established residential area close to shops, services and facilities which complies with NPPF 9: Promoting Sustainable Transport policies and Barnsley Local Plan (January 2019) Policy T3: New Development and Sustainable Travel which will be acceptable.

The application proposes to extend the dwelling to provide 3 bedrooms and a detached garage. Access to the site will be gained over the existing access which is likely to be acceptable, however, due to the intensification of use, the applicant will be required to demonstrate that vehicular visibility splays of 2.4m x 43m and pedestrian visibility splays of 2m x 2m which are in the control of the applicant and in which there are no obstructions over 0.6m can be provided. Drawing 0075-EBP-PL-001 Rev 2 Site Plan shows the proposed visibility splays which will be acceptable but should be conditioned.

Drawing 0075-EBP-PL-001 Rev 2 Site Plan which shows that the angle of the drive has been amended and is now perpendicular to Greenside is acceptable. The existing access is gated, requiring vehicles to wait on the highway while gates are opened or closed causing obstruction to the detriment of highway safety. The gates have been removed which will be acceptable. The applicant will be advised by way of informative that works to provide the proposed dropped kerb footway crossing will require a S184 license to work in the highway.

In terms of parking, Barnsley Supplementary Planning Document - Parking: Table 1 Car Parking Standards requires 3 bedroom dwellings to have 2 parking spaces. Drawing 0075-EBP-PL-001 PROPOSED DETACHED GRARAGE PLAN Rev 1 gives the dimensions of the garage as 7.45m x 5.175m which complies with South Yorkshire Residential Design Guide 4B 1.1.23 and can therefore be considered as a parking space and is large enough to accommodate storage for cycles. Additional parking is provided to the front of the garage which will be acceptable, however, the drive should be surfaced in a bound material and designed to prevent surface water from the site discharging onto the adopted highway

It is considered that the proposed provision of the dwelling will be unlikely to impact upon highway safety or the local highway network and therefore there is no objection to the application subject to conditions regarding widening of the existing access and provision of pedestrian visibility splays and visibility splays.

**Recommendation**

Approve with conditions.