
2023/0998

Applicant: Ms P Townsend

Address: 16 Marina Rise, Darfield, Barnsley S73 9PT

Description: Erection of front extension, and removal of door at side porch to single storey dwelling.

Site & Location Description:

The dwelling is situated on a small street between Upperwood Road and Lombard Crescent in Darfield. Both Marina Rise and Lombard Crescent are part of a large mid twentieth century estate of predominantly bungalow dwellings located with a larger mid-twentieth century housing extension located towards the West of Darfield village centre. The street is a dead-end street for vehicular traffic, although pedestrian access to Upperwood Road and Parma Rise is available, whilst vehicular access is via Lombard Crescent only. Many dwellings on the street and wider areas have been extended with at least one extension, such as a front elevation dormer, side, rear or front extension.

The application dwelling is an extended, semi-detached bungalow, featuring a rear elevation dormer, rear conservatory, and small side extension. The bungalow is constructed of red brick with a grey tiled roof, with solar panels on the front and rear roof elevations. The curtilage is reasonably large and features a large hardstanding driveway with adequate off-street parking for at least two vehicles in the front and side garden, leading to a small double garage. The remainder of the front garden and the rear garden are lawned, with a patio area outside of the conservatory. A small green house is located behind the garage. A pedestrian alleyway runs along the side of the dwelling in between a pair of detached garages and the rear gardens of a dwellings on Upperwood Road.



LOCATION PLAN
SCALE 1:1250 AT A3

Planning History:

There is only a record of a pre-application advice enquiry 2014/ENQ/00241, but no further details about this enquiry or any planning applications have been recorded. Much of the works appear to be historic and works may have been completed under permitted development legislation.

Proposed:

The proposal is for a small ground floor extension to the front of the dwelling, completed in red brick with a matching dual pitched, tiled roof. Relocation of the front door into the proposed extension, along with two new side windows on each elevation of the extension is proposed. New roof-lights on the extension roof and a new window in replacement of the existing front door are also proposed.

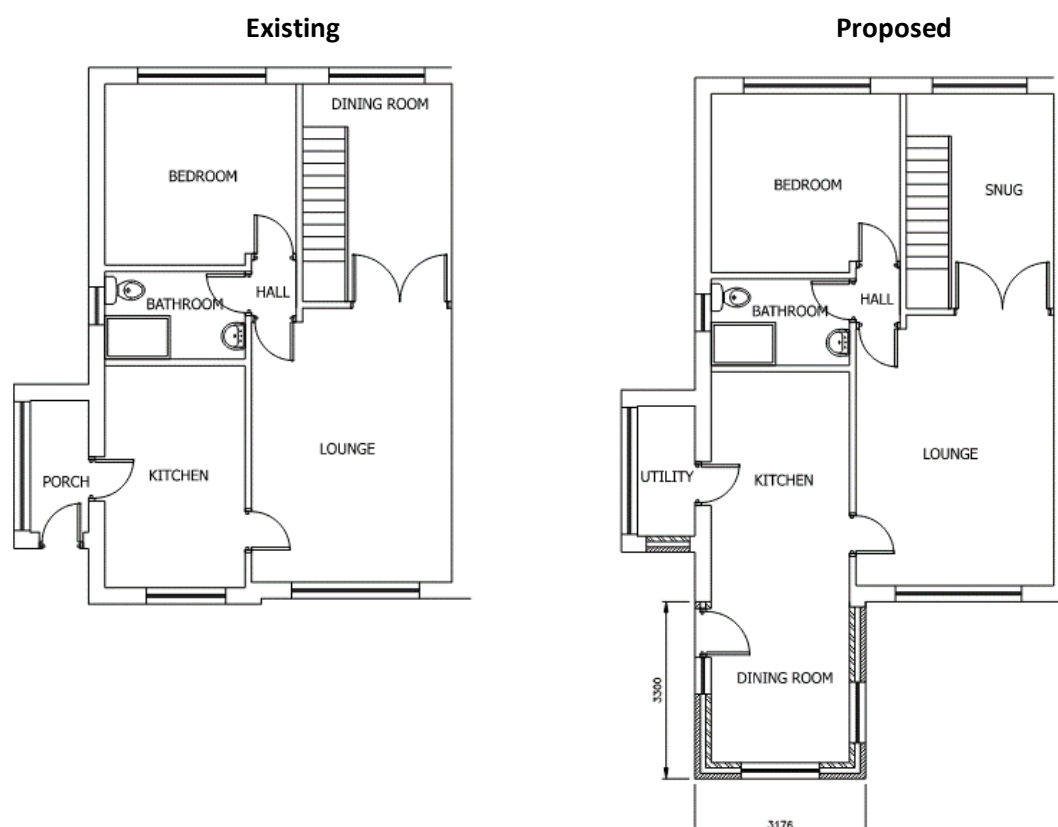
Measurements:

All existing roof and eaves heights have been measured on the existing plans and remain unaltered on the proposed plans, although there will be some modification to the existing roof to incorporate the new roof of the proposed extension.

Proposed Extension:

- **Front Projection: 3.3m** (maximum)
- **Width: 3.18m**
- **Eaves Height: 2.35m** (original bungalow: 2.35m)
- **Maximum roof height: 3.39m** (original house: 5.31m)

Existing and Proposed Floor Plans and Elevations





Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; no comments or objections were received.

Consultees: None

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 Local Plan was adopted in January 2019 and is also 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 and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 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.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Section 12: Achieving well-designed and beautiful places - The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

Within section 12, paragraph 139 is the most relevant which indicates that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design⁵⁵

Local Plan

In reference to this application, the following Local Plan policies are relevant:

GD1 - General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

SD1: Presumption in favour of Sustainable Development: When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

D1 - High Quality Design and Place Making: Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

T4 – New Development & Highway 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 Documents (SPD)

House Extensions and Other Domestic Extensions

Assessment

Principle of development

The site is located within land designated as Urban Fabric. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety.

Residential Amenity

In relation to the principle of an extension on the front/principal elevation of a dwelling, the local SPD House Extensions and Other Domestic Alterations cautiously allow small extensions on the front of dwellings where their impact would not cause significant harm. In areas such as this estate where such extensions are commonplace, as demonstrated by the front extension on the adjoining neighbour's dwelling, the proposal would fit in with the character of the area. Even though a precedent has been made, consideration must still be given to any potential impact on the residential amenity of neighbours and the area, especially as in this proposal where new side windows are proposed, and the principle front window of the dwelling is brought forward.

Due to the unique location of the dwelling, which is for all intense a purpose a corner plot, complete with a strong side boundary and a minimum distance of 25m to the windows of neighbouring dwellings on Upperwood Road, side windows and the new side entrance door which both face towards Upperwood Road, would not harm the residential amenity of any neighbour. It is equally so for the new or relocated front window, now circa 3m forward than originally positioned, it remains more than 22m to the neighbour's windows on the opposite side of the street. In the context of the side window located on the side elevation looking toward the neighbouring dwelling of No. 14, there would undoubtedly be some overlooking of the front garden, but the window would directly look onto the blank elevation of the neighbour's own front extension. With the window within the extension being set back almost 4m from the boundary between the dwellings, and with it not directly looking into any window of the neighbouring dwelling, it should pose no more harm than people walking past the neighbours dwelling on the footpath and potentially looking into their garden or dwelling.

Visual Amenity

Because similar front extensions and front elevation dormer extensions are present both within the street scene and broader estate, the proposal would not be out of character with the dwelling or cause any harm to the visual amenity of the area, this is especially true to the proposed materials used and the complementary styled roof. The only aspect which may have looked out of character is the proposed roof-lights on the extension's roof. However, as the house features solar panels to the front and rear roof elevations, along with roof lights in the main roof, the proposed roof lights would therefore cause no more harm than those existing solar panels or roof lights on the dwelling, or as mentioned, the front elevation dormers within the street scene.

Highway Safety

There are no proposed changes to the parking arrangements or access to the dwelling and no increase in bedroom numbers, as such the proposal would not have any impact upon highway safety.

Summary

Whilst there is some potential for minor overlooking of a neighbouring front garden, this does not significantly affect the residential amenity of the neighbouring dwelling or its occupants. Apart from this minor infringement of residential amenity, the proposal is for a well designed and modest sized front extension which has no other significant impact on residential or visual amenity and has no impact at all on highway safety.

Recommendation: Approve with conditions