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2024/0296

Mr Michael Spencer

5 Greenland View, Worsbrough, Barnsley, S70 5JZ

Orangery extension to the rear of bungalow (Retrospective).

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### Site Description

The application relates to a plot located on the south side of Greenland View and in an area that is principally residential characterised by other detached bungalows of various scale and appearance.

The property in question is a detached bungalow constructed of brickwork with a gable roof with grey coloured roof tiles. The property features white cladding and a bow window to its street-facing elevation and is fronted by a paved driveway and some soft landscaping. The driveway extends to the east side of the property and serves a single storey detached garage to the rear. To the rear is a small garden and an existing flat roof single storey extension. The site is bounded by a mix of brick walls, fencing and hedges and the topography of the area is sloped descending north-to-south.



## **Planning History**

There are no previous applications associated with this site.

## **Proposed Development**

The applicant is seeking retrospective approval for the erection of an orangery extension to the rear of the dwelling.

The existing orangery extension has a rearwards projection of approximately 3 metres with a width of approximately 4 metres and has a flat roof with a central roof lantern with a total height of approximately 4.1 metres. The orangery extension is constructed of red brick and due to the topography of the site, the extension is abutted by a raised path to the west and a raised patio to the east.



## 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.

### 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 existing orangery extension is located to the west of 6 Greenland View and to the east of 4 Greenland View. The extension is located between a large, detached garage within the neighbouring curtilage of 4 Greenland View and a detached garage within the curtilage of the application site and adopts a scale in accordance with the House Extensions and Other Domestic Alterations SPD. Both neighbouring properties are set away from their respective shared boundary lines and are both set forward of the rear elevation of the application dwelling. As such, it is not considered that the existing orangery extension results in significant additional overshadowing.

The existing orangery extension features glazed doors to its east and west side elevations and windows to its rear elevation. The east facing glazed doors could contribute to some overlooking of the rear curtilage of 4 Greenland View. However, existing boundary treatments and a large, detached garage located immediately adjacent within the curtilage of 4 Greenland View could offer some screening and mitigation and could therefore lessen the extent of any potential impact. Moreover, the neighbouring property is set forward of the rear elevation of the application dwelling which could avoid a direct line of sight to habitable room windows offering further mitigation. The west facing glazed doors and raised patio could contribute to some overlooking of the rear curtilage of 6 Greenland View. However, existing boundary treatments and a detached garage located immediately adjacent within the curtilage of the application site could offer some screening and mitigation and could therefore lessen the extent of any potential impact. Moreover, the neighbouring property is set forward of the rear elevation of the application dwelling which could avoid a direct line of sight to habitable room windows offering further mitigation. Furthermore, the occupant(s) of 4 Greenland View and 6 Greenland View were notified of this application and no objections were received.

The existing orangery extension is not located in immediate proximity of any neighbouring habitable room windows and does not obstruct other windows on the rear elevation of the application dwelling. As such, it is not considered that the extension results in reduced levels of outlook.

The application dwelling has a relatively small rear garden. Therefore, to safeguard this as private amenity space for the current and any future occupant(s) of the application dwelling, permitted development rights will be removed.

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.

### 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 existing orangery extension adopts a modest scale and is constructed of materials that are sympathetic to the original dwelling. The orangery extension adopts a flat roof which is not preferred. However, the extension is located to the rear of the application dwelling and is not visible from the public realm of Greenland View. Therefore, the extension does not impact 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 is acceptable regarding visual amenity.

### Highway Safety

The existing orangery extension is located to the rear of the application dwelling and does not impede existing parking arrangements to the north and east of the application site. The existing parking arrangements are sufficiently sized to accommodate a minimum of two off-street parking spaces, in accordance with the parking SPD.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and is acceptable regarding highway safety.

**Recommendation -  
Approve with Conditions**