2024/0363

Mrs Anjie Youngs

85 Wingfield Road, Athersley South, Barnsley, S71 3PP

Single storey front and side extension to dwelling.

Site Description

The application relates to a plot located on the west side of Wingfield Road and in an area that is principally residential characterised by two-storey semi-detached properties of a similar scale and appearance.

The property in question is a two-storey semi-detached dwelling constructed of red brickwork with a hipped roof with rosemary roof tiles. The property is fronted by some soft and hard landscaping, including trees. The hard landscaping extends along the north side of the property and forms a driveway with an existing single storey extension to the rear. The property is set within a relatively large plot bounded by Wingfield Road to the east and Wingfield Close to the west and the site is served by an existing dropped kerb and benefits from relatively level topography.



Planning History

There are no previous applications associated with this site.

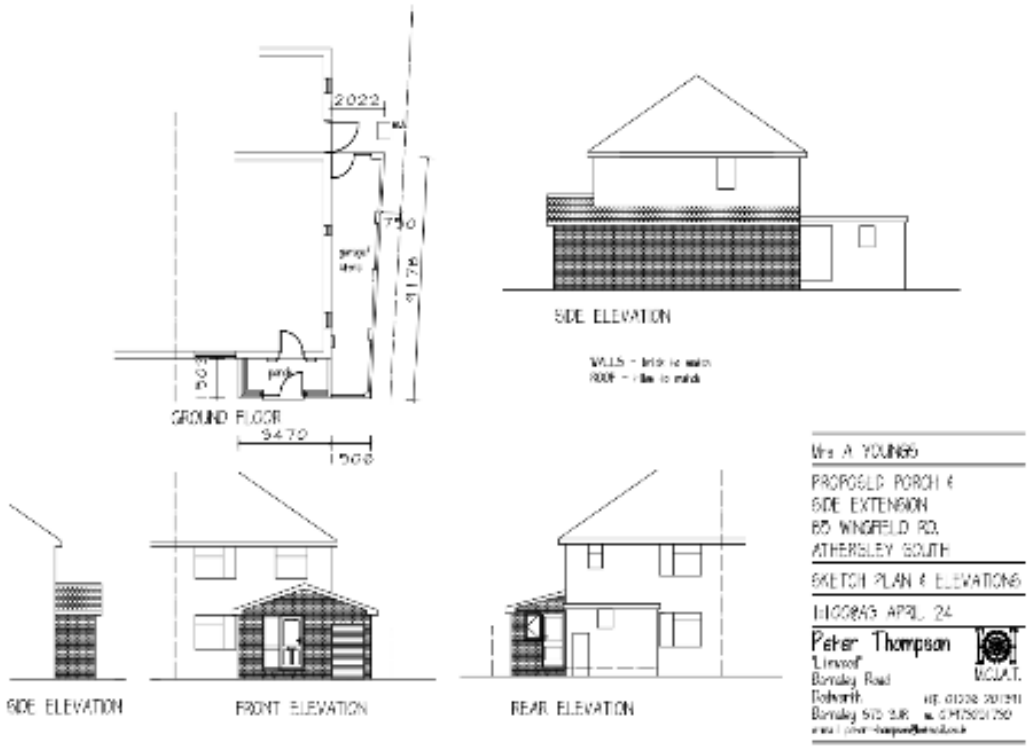
Proposed Development

The applicant is seeking permission for the erection of a single storey front extension and a single storey side extension.

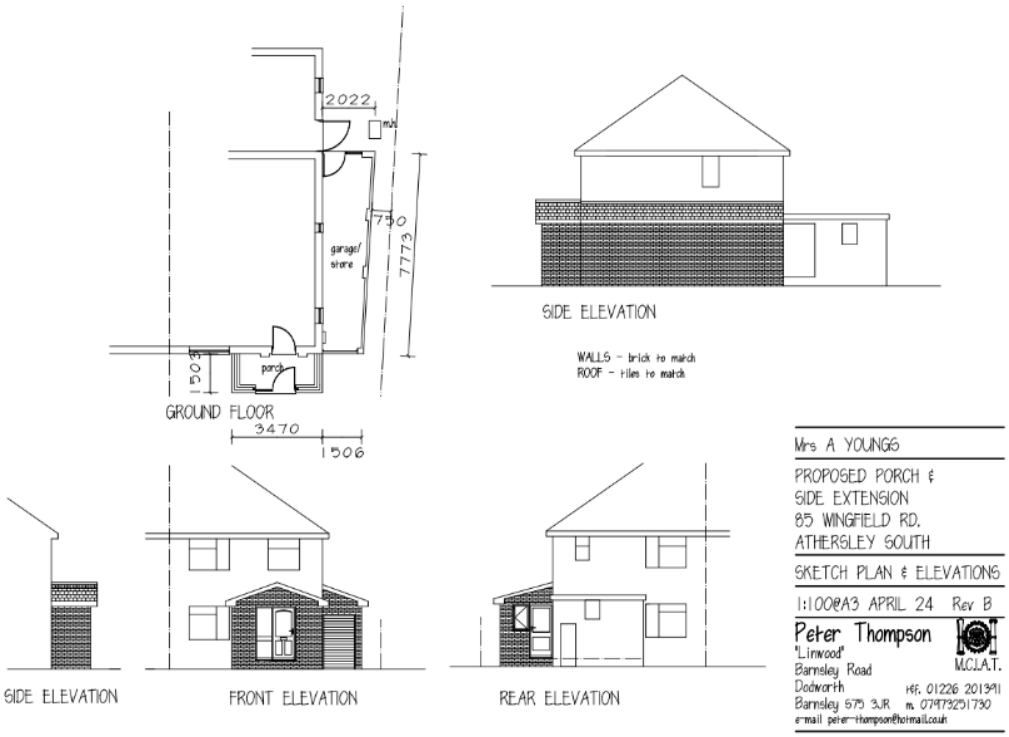
The proposed front extension would act as a porch and would project from the front elevation of the application property by approximately 1.5 metres with a width of approximately 3.5 metres. The extension would have a total floor space of approximately 5.2sqm (measured externally). The extension would adopt a gable roof with an approximate eaves and ridge height of 2.6 metres and 3.3 metres respectively and would be constructed of materials, including brickwork and roof tiles, that would closely match the appearance of those used in the external construction of the existing dwelling.

The proposed side extension would act as a domestic garage and storage space and would project from the north side elevation of the application property by a total of approximately 2 metres with a depth of approximately 9.1 metres. The extension would adopt a flat roof with an approximate height of 2.6 metres and would be constructed of materials, including brickwork, that would closely match the appearance of those used in the external construction of the existing building.

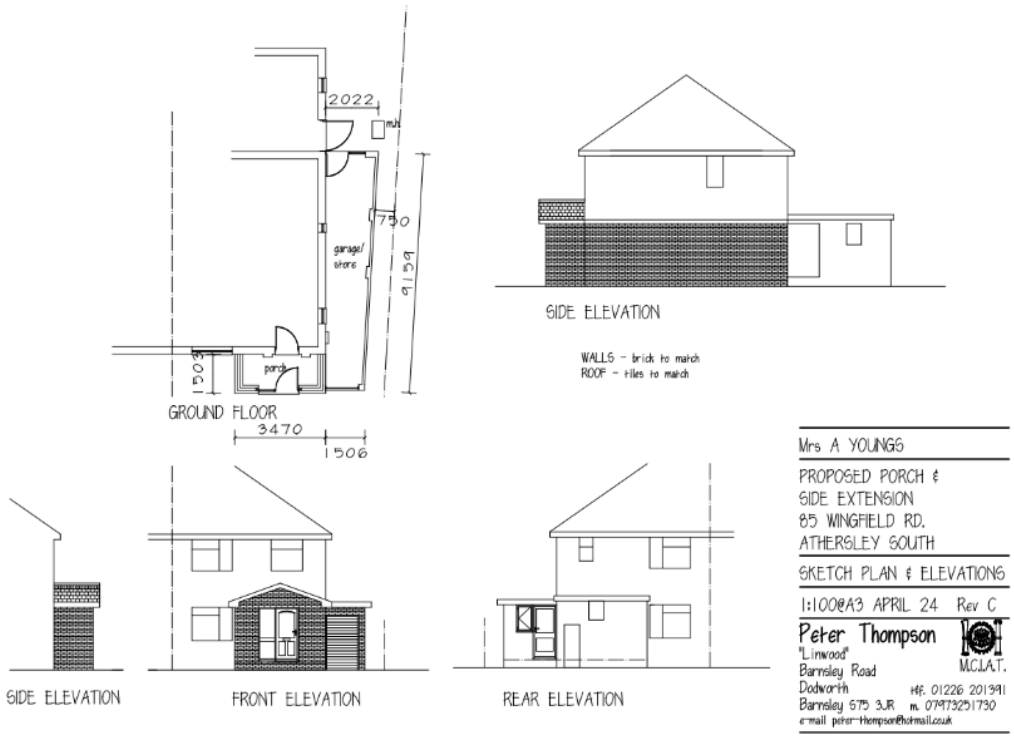
During the application process, the proposal was amended from the original submission to separate the front and side extensions and set the side extension back as to lessen the prominance of the garage and maintain the character of the application property and wider street scene (Rev. B). The proposal was amended further to retain more floorspace whilst still aiming to address visual amneity concerns (Rev.C). It is Rev. C that is under consideration.



Original submission


2022
mh
730
7773
garage/
store
1503
porch
GROUND FLOOR
3470
1506
SIDE ELEVATION
WALLS - brick to match
ROOF - tiles to match
SIDE ELEVATION
FRONT ELEVATION
REAR ELEVATION
Mrs A YOUNGS
PROPOSED PORCH &
SIDE EXTENSION
85 WINGFIELD RD.
ATHERSLEY SOUTH
SKETCH PLAN & ELEVATIONS
1:100@A3 APRIL 24 Rev B
Peter Thompson
"Linwood"
Barnsley Road
Dodworth
Barnsley S75 3JR
M.C.I.A.T.
tel. 01226 201391
m. 07973251730
e-mail peter-thompson@hotmail.co.uk

Rev. B


2022
mh
730
9159
garage/
store
1503
porch
GROUND FLOOR
3470
1506
SIDE ELEVATION
WALLS - brick to match
ROOF - tiles to match
SIDE ELEVATION
FRONT ELEVATION
REAR ELEVATION
Mrs A YOUNGS
PROPOSED PORCH &
SIDE EXTENSION
85 WINGFIELD RD.
ATHERSLEY SOUTH
SKETCH PLAN & ELEVATIONS
1:100@A3 APRIL 24 Rev C
Peter Thompson
"Linwood"
Barnsley Road
Dodworth
Barnsley S75 3JR
M.C.I.A.T.
tel. 01226 201391
m. 07973251730
e-mail peter-thompson@hotmail.co.uk

Rev. C

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 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.***

Other Material Considerations

- ***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 if they would remain subservient to and would be of a scale and design which is appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

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 front elevation of a building is generally considered to be the most important for its contribution to the street scene and therefore, such extensions need to be of a high standard of design. Modest single storey front extensions, which are in keeping with the style of the existing building, and which form a small porch or provide additional space in the front living room, may be allowed. A single storey side extension should reflect the design of the existing property in terms of roof style, pitch, materials and detailing and should not have an excessive sideways projection more than two thirds the width of the original dwelling. In addition, a side extension should be set back from the main front wall of the dwelling by at least 0.5 metres and where practicable, a side extension should also be set in by one metre from the side boundary with an adjacent property.

The proposed front extension would form a small porch to the application property and would adopt a sympathetic form and features, including a gable roof and closely matching external materials. The proposed front extension would adopt a design and scale that would reflect the existing development pattern of the area with similar existing extensions seen throughout the street scene.

The proposed side extension would not adopt a set back from the main front wall of the application property and would only be slightly set back from the front wall of the proposed front extension. In addition, the proposed side extension would adopt a flat roof, contrary to the House Extensions and Other Domestic Alterations SPD. However, whilst it is acknowledged that the proposal would not conform, a single storey side extension that would not project beyond the principal elevation of the application property could be erected with a flat roof as permitted development and would likely have a similar degree of impact in the street scene. Moreover, the flat roof would ensure that the side extension would appear subservient as it would be no higher than the eaves height of the roof to the front extension. Furthermore, the proposed side extension would not adopt an excessive sideways projection and would be constructed of closely matching external materials.

Whilst this proposal under consideration is not the preferred scheme, it is an improvement upon the original submission, which was considered unacceptable regarding visual amenity. Therefore, considering the above assessment, the proposal is considered acceptable in this instance.

The proposal is therefore not considered to significantly alter or detract from the character of the application property or 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.

Residential Amenity

Extensions and alterations to a domestic property are considered acceptable if they would not adversely affect the amenity of neighbouring properties.

The proposed side extension would be erected to the south of adjacent 83 Wingfield Road. It is acknowledged that some overshadowing could occur. The proposal could also result in reduced levels of outlook. However, any potential impact would likely be limited to secondary windows located on the side elevation of the neighbouring property as shown on the approved plans for planning application 2017/0736. The local planning authority will seek to protect principal habitable room windows on the front and rear elevations of adjacent neighbouring properties, but not secondary windows on side elevations. In addition, the proposed side extension would adopt a relatively restrained roof height and would be set in from the northern party boundary by approximately 0.8 metres which could lessen the extent of any potential impact. Moreover, a single storey side extension of the same height and same distance from the party boundary could be erected as permitted development if it would not project beyond the principal elevation of the application property. An extension erected as permitted development would likely result in a similar degree of impact. Furthermore, the occupant(s) of 83 Wingfield Road were notified of this application and no objections were received.

The proposed front extension would be erected to the north of adjoining 87 Wingfield Road. The extension would not be erected in proximity of the southern party boundary or the habitable room windows of the adjoining neighbouring property.

New glazing would be limited to the front elevation of the proposed front extension and to the rear elevation of the proposed side extension. The windows would serve non-habitable rooms and a sufficient distance (21 metres or more) would be maintained to the neighbouring properties opposite.

The proposal could reduce levels of outlook from the side-facing windows of 83 Wingfield Road. However, secondary windows located on side elevations of adjacent properties are not afforded the same protections as those serving principal habitable rooms on the front and rear elevations.

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.

Highway Safety

The proposal would result in the loss of some parking space to the north side of the application property and the proposed garage would not be sufficiently sized to be counted as a parking space. However, two off-street parking spaces would be provided within the curtilage of the application site, in accordance with the parking SPD.

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

Trees

The proposal shows that new off-street parking spaces would be created in an area to the front of the application property currently occupied by tree specimens and other mixed vegetation. Whilst not consulted on this application, discussions were held with the Forestry Officer. It was determined that the trees are not specimens of any notable significance and are generally not the best quality. In addition, as the trees are not protected, permission would not be required for their removal. The Forestry Officer therefore raised no objection.

Recommendation -
Approve with Conditions