
2023/1118

Mr Jordan Wood

Brocklehurst, 1 Spring Lane, Carlton, Barnsley, S71 3EX.

2 storey rear and single storey side extensions.

Site Description

The application relates to a plot located on the north side of Spring Lane and adjacent to the Carlton Conservation Area with listed buildings to the north and north-west. An approved residential development (2020/1010) immediately to the east of the application site continues to be developed.

The property in question is a two-storey detached property with a red brick construction and a hipped roof with street-facing gable element with grey coloured roof tiles. The dwelling is double-fronted and features two-storey bay windows with light-coloured render and a chimney breast. The dwelling benefits from a large front curtilage that is separated from the highway by a 2-metre-high hedge. A driveway is located to the east side of the hedge and extends along the side elevation of the dwelling and is abutted by a brick wall forming the east side boundary treatment. To the rear is an existing single storey flat roof building comprising a gym and garage set in a modest sized rear garden.



Planning History

There are several previous applications associated with this site dating from 1977. However, the most recent and relevant applications are:

1. 2020/0973 – Erection of detached double garage to front of dwelling and associated turning area. – Refused.
2. 2020/1462 - Erection of detached double garage to front of dwelling and associated turning area. – Refused.

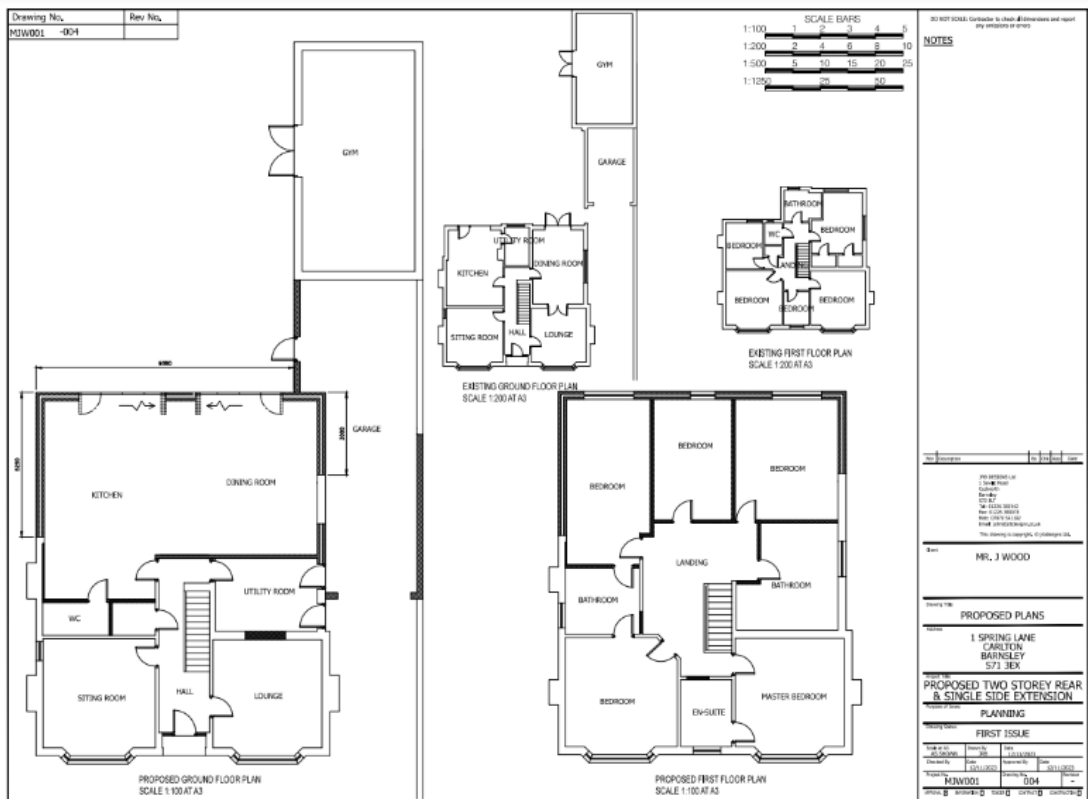
Proposed Development

The applicant is seeking permission for the erection of a two-storey extension to the rear of the dwelling and a single storey extension to the side and rear of the dwelling and various external and internal alterations.

The proposed two-storey extension would project from the rear elevation of the existing dwelling by approximately 3 metres with a width of approximately 10.5 metres. The extension would adopt a part gable and part hipped roof. The gable roof would have an approximate eaves and ridge height of 5.5 metres and 6.8 metres respectively. The hipped roof would have an approximate eaves and ridge height of 5.5 metres and 7.7 metres respectively.

The proposed single storey extension would project from the east side elevation of the dwelling by approximately 3.6 metres and would incorporate an existing boundary wall into its structure. The extension would also incorporate an existing garage to the rear which would be extended to the side by approximately 0.9 metres and would adjoin the two-storey extension. The side extension would adopt a lean to roof with an approximate eaves and ridge height of 3 metres and 4.1 metres respectively. A new gable roof would be erected above an existing gym and the extended garage to the rear with an approximate eaves and ridge height of 3 metres and 3.7 metres respectively.

Rendering would be limited to the side and rear elevations of the proposed extensions. All other external materials are proposed to match or be similar in appearance to those used in the exterior construction of the existing dwelling. The proposed render colour would be a muted stone colour to reflect the external materials of surrounding properties.



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. The site is also located immediately adjacent the Carlton Conservation Area. 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 HE1: The Historic Environment.***
- ***Policy HE3: Developments affecting Historic Buildings.***
- ***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.***
- ***Section 16: Conserving and enhancing the historic environment.***

Planning (Listed Buildings and Conservation Areas) Act 1990

- ***Section 16: Decision on application.***
- ***Section 66: General duty as respects listed buildings in exercise of planning functions.***
- ***Section 72: General duty as respects conservation areas in exercise of planning functions.***

Other Material Consideration

- ***South Yorkshire Residential Design Guide 2011.***

Consultations

Conservation Officer – No objection subject to details of render colour.

Representations

Neighbour notification letters were sent to surrounding properties. Two representations were received. One provided no objection(s), and one raised the following concerns:

- Poor appearance due to mix of external materials.
- Overshadowing of the rear garden of plot 3 (part of the adjacent new residential development).

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, and would conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place within the Carlton Conservation Area.

Extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected.

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 application site is located adjacent to a new residential development. The developer has been made aware of the proposal and has confirmed that there are currently no completed offers on any of the properties and that they remain unoccupied. Nonetheless, comments were provided raising concerns regarding overshadowing. These concerns have been fully considered as part of the following assessment.

The proposed two-storey extension would project from the rear elevation of the application dwelling and be located to the north-east of neighbouring 3 Spring Lane and to the west and south-west of newly constructed properties forming a new residential development. The approved site layout in relation to planning application 2020/1010 for the new development shows that plots 3, 4, 5, 6 and 9 would be erected adjacent to the eastern boundary line of the application site. It is acknowledged that some overshadowing could occur. However, the proposed extension would adopt a modest rearwards projection and a restrained roof height, including maintaining the eaves height of the existing property, and the surrounding neighbouring properties are and would be set back from their respective shared boundary lines with the application site. Moreover, the proposed extension would be located to the west of the rear garden of plot 3 of the new residential development. As such, any potential overshadowing is likely to occur and be limited to the evening and not at peak times for use of a rear garden. Additionally, a photo provided to support the concerns raised show that any potential overshadowing impact would likely be limited to the detached garages of the newly erected properties. Therefore, it is considered that the proposed two-storey rear extension would unlikely significantly impact the amenity of surrounding neighbouring properties.

The proposed side extension and the erection of a gable roof to existing single storey buildings to the rear would be located to the west of plots in relation to approved planning application 2020/1010. Whilst it is acknowledged that some overshadowing could occur, any potential impact is likely to occur and be limited to the evening and not at times of peak use of rear gardens. Moreover, the proposed extension would be a single storey and would be erected adjacent to the west-facing blank gable elevation of the dwelling erected on plot 3 of the new residential development, and the height of the proposed replacement roof would be relatively restrained. Newly erected boundary fencing could also offer some mitigation therefore lessening the extent of any potential overshadowing impact.

The proposed two-storey rear extension would incorporate new first-floor windows. A sufficient separation distance (21 metres or more) would be maintained between the first-floor windows, the rear boundary, and the neighbouring property beyond. The extension would also incorporate a first-floor window to its east side elevation facing properties of the new development. The window would serve a non-habitable room window (bathroom). Whilst the newly constructed dwellings are not inhabited, a condition will be attached to any forthcoming decision to require this window to be obscure glazed to maintain the amenity of the occupant(s) of the application dwelling and any future occupant(s) of adjacent properties. All other windows would be incorporated at ground level and would face into the application site with existing boundary treatments likely to offer some mitigation and screening.

The proposals would not be erected in proximity of any habitable room windows to surrounding neighbouring properties, nor would any existing or new windows in relation to the application dwelling be obscured. The proposals are therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook.

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

Design, Heritage and 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, would sympathetically reflect the style and proportions of the existing dwelling, and would conserve and enhance the significance and setting of the borough's heritage assets.

The application site is located adjacent to a new residential development. The developer has been made aware of the proposal and has confirmed that there are currently no completed offers on any of the properties and that they remain unoccupied. Nonetheless, comments were provided raising concerns regarding appearance. These concerns have been fully considered as part of the following assessment.

The proposals would be partially visible from the public realm of Spring Lane and could impact the setting of the adjacent Carlton Conservation Area and surrounding designated heritage assets.

The proposed side extension would not adopt an excessive sideways projection more than two thirds the width of the original dwelling, in accordance with the House Extensions and Other Domestic Alterations SPD, and would adopt a sympathetic form and features, including a pitched roof type with matching external roofing materials and matching brickwork to its street-facing elevation. The extension would comprise a single storey and would be set back from the main front wall of the existing dwelling. As such, the proposed side extension would appear subordinate and would not be overly prominent. The east side elevation of the extension would be rendered.

The proposed two-storey extension would adopt a sympathetic form and features, including a modest rearwards projection and hipped and gable roof types. The extension would be rendered on its rear and side elevations.

The proposed extension to the existing rear garage would act as an infill and would be built up to the west facing elevation of the existing gym building. A new tiled gable roof would replace an existing flat roof made of profiled metal sheets which is a welcome improvement. All elevations would be rendered.

Overall, it is considered that the existing application dwelling has a neutral presence in terms of its setting to the adjacent Conservation Area and surrounding heritage assets. The proposals are relatively modest in scale and would adopt sympathetic forms that are unlikely to negatively impact on the setting of the new development and Conservation Area adjacent. The rendering at ground level would be sufficiently discreet and would be limited to either the rear of the dwelling which would not be visible from the public realm or to the east side elevation of the side extension which would be screened by the new development and boundary treatments adjacent. The Conservation Officer was consulted on this application and largely supported the proposals, including the principle of rendering. However, the Conservation Officer did raise some concerns in relation to the first-floor rendering on the rear and east side elevations of the two-storey extension in that dependant on the colour choice it could detract from the adjacent Conservation Area and listed building to the north-west. In response, the applicant has provided examples of a muted stone colour render. The Conservation Officer was supportive of this and raised no further concerns.

The proposal is therefore considered to conserve or enhance the character or appearance of the building in accordance with Section 66 (1) and Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is considered acceptable and in compliance with *Local Plan Policy HE1: The Historic Environment*, *Local Plan Policy HE3: Developments affecting Historic Buildings*, and *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

The proposal includes an extension to the side of the application dwelling that would be erected on part of an existing driveway. As such, the proposal would result in a reduction of existing off-street parking space. However, a sufficient area would be maintained that could accommodate a minimum of two 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 would be acceptable regarding highway safety.

**Recommendation -
Approve with Conditions**