
2023/0543

Applicant: Mr S Fernandes

Agent: Mr T Agus

Address: 8 Kibroyd Drive, Kexbrough, Barnsley, S75 5DF

Description: Single storey rear extension

Property & Location Description

The dwelling is an extended five-bedroom detached house constructed of red brick and featuring a grey tiled cross gable roof. The front garden is black paved and used as a driveway whilst additional parking and a detached garage is located at the rear of the dwelling's curtilage, outside of the primary side and rear wooden fence boundary. A high conifer hedge provides the front and front side boundary treatment whilst the Boundary between the dwelling and No.6 is a board fence of circa 6ft.

The dwelling is located within a corner plot of Kibroyd Drive and Ashdyke Close with the rear driveway and garage accessed from Ashdyke Close. Although extended, multiple times the dwelling retains the overall character and style of dwellings within the 1970's estate.

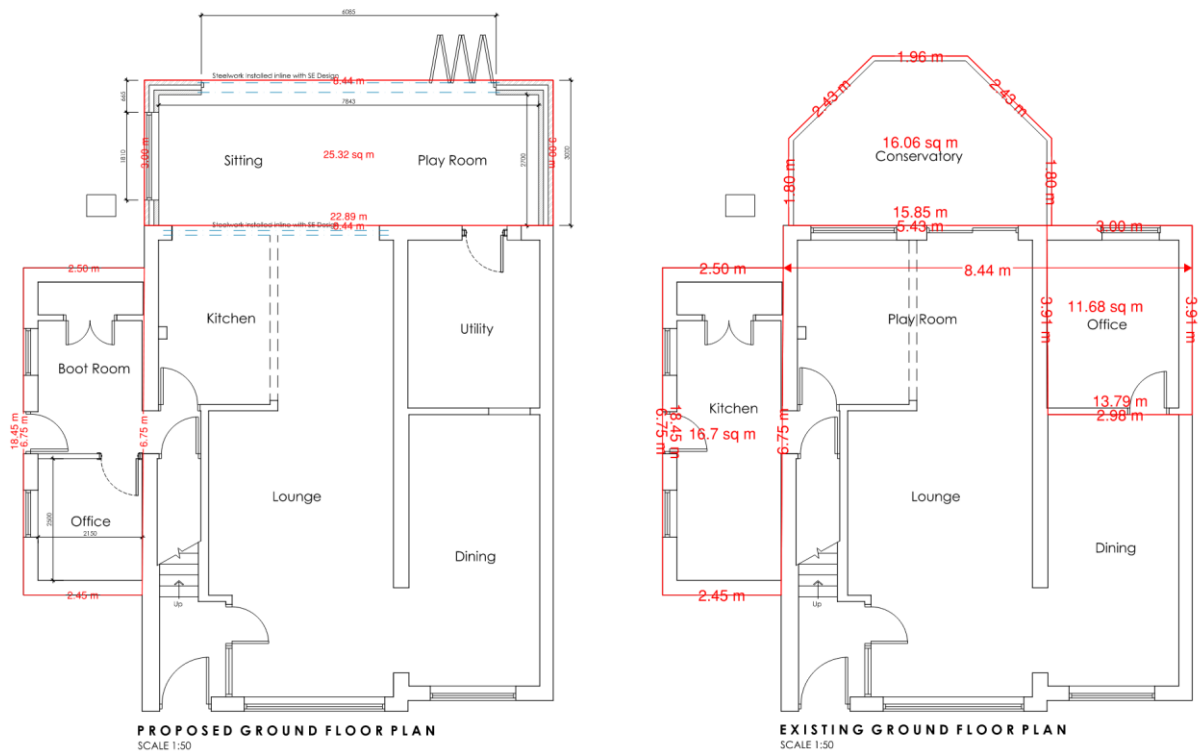
Proposed Development

The proposal is for a single storey rear extension in replacement of the 1990 conservatory extension. The proposed extension has a shorter projection at 3m compared to the existing conservatory's maximum projection of 3.5m. The length of the proposal covers the whole of the rear elevation, which is both longer than the existing conservatory and extends over an existing extension.

The proposal has been confirmed by the agent to be constructed of brick. The Rear elevation of the extension would feature a large array of glass doors whilst the side elevation facing towards Ashdyke Close would features two glazed doors. The roof would be pitched.

Existing & Proposed Plans & Elevations





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.

Local Plan Allocation – Urban Fabric

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). 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 GD1 below will be applied to all development.

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.

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:

- 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. Section 12, paragraph 134 states “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

No consultations required

Representations

Neighbour notification letters were sent to surrounding properties. One response was received. The neighbour had concerns over loss of light, loss of outlook, maintenance access to the boundary fence and potential impact on the sewer.

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation. Specifically, the area is a purpose built 1970's residential area towards adjacent to the M1 motorway in Kexbrough. 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.

Visual Amenity

Currently the house has been extended to some degree on all elevations but retains a character similar to other dwellings within the estate, many of which have also been extended. The rear existing rear extension is a 1990's conservatory and is the least complementary of the existing extensions. The proposal is to demolish this extension and replace it with a new extension which would be better in keeping with the character of the dwelling and equally the neighbourhood. Although a rear extension, both the existing and proposed extensions are partially visible from both Kibroyd Drive and Ash Dyke Close.

Residential Amenity

Concern was raised from a neighbour in relation to the loss of light and outlook, maintenance access for their fence and potential sewage issue. The proposal has been assessed and was found not to cause significant issues in relation to loss of light or overshadowing. Outlook may be slightly affected as the proposal is predominantly brick instead of glass and has a wider width. In contrast though, the projection of the proposal is less than that of the existing conservatory.

In relation to the access maintenance for the fence, this would be considered as a civil matter between those parties involved. Concern over the impact upon the drain would be considered by the applicant's building control service.

Highway Safety

There will be no impact on highway safety.

Conclusion

The proposal is for a contemporary replacement of an existing and dated style of extension. Whilst the proposal would be larger in width and overall footprint, the projection would be less than the existing structure and only 2cm higher. Consideration has been given to comments received within a neighbour's objection but the impact of the proposal upon the neighbour's amenity would not be significant. This fact is further strengthened by the fact the proposal falls within local and national policy guidance and with some minor adjustments, would meet permitted development rights.

Recommendation

Approve with conditions.