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2024/1055

Mrs Andree Ackroyd

1 Rainton Grove, Redbrook, Barnsley, S75 2QZ

Erection of rear two storey extension to dwelling.

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### Site Description

The application relates to a modest sized corner plot located on the south side of Rainton Grove and at the junction with Ripley Grove and in an area that is principally residential that is characterised by two-storey detached and semi-detached dwellings of a similar scale and varying appearance. The topography of the area falls south-to-north and east-to-west. The application dwelling is set below the street level of Ripley Grove and Stanbury Close but the ground level of Rainton Grove is relatively level.

The property in question is a two-storey detached dwelling constructed of brick with a gable pitched roof constructed of grey roof tiles. The property benefits from an existing first-floor extension to the front alongside a lean-to porch, both finished with white render. The property is fronted by an existing driveway with some soft landscaping, including trees, to its east side. To the rear is a modest garden enclosed by brick walls, fencing and hedges.



## Planning History

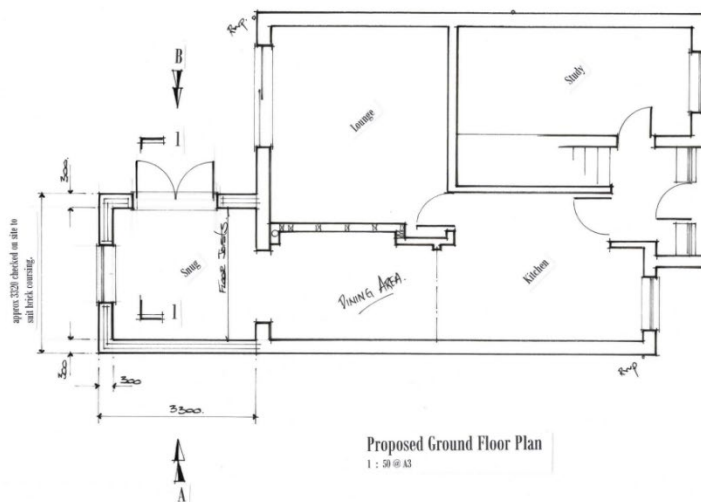
There are several previous planning applications associated with the development site, but the most recent and relevant application is as follows:

1. 2009/1201 – Erection of a first storey front extension to dwelling. – Approved.

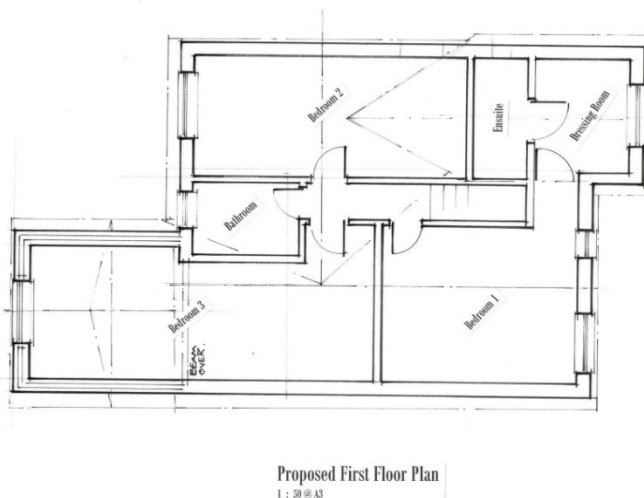
## Proposed Development

The applicant is seeking permission for the erection of a two-storey extension to the rear.

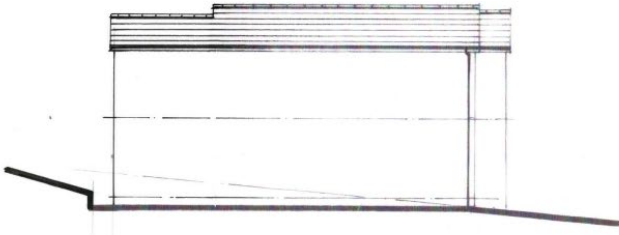
The proposed extension would have a rearward projection of approximately 3.3 metres with a width of approximately 3.3 metres. The proposed extension would adopt a gable pitched roof which would maintain the existing eaves height of the existing dwelling and have a ridge height of approximately 6.1 metres and would be constructed of closely matching external materials.



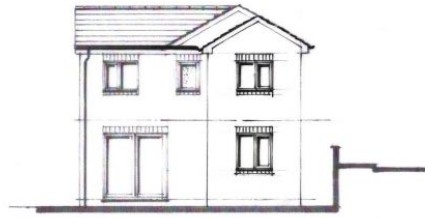
AA / 02



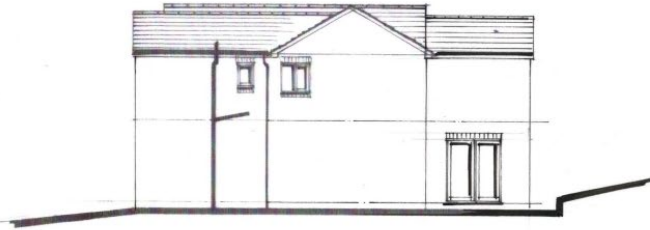
AA / 04



Side Elevation on A



Rear Elevation



Side Elevation on B

Proposed Elevations

1 : 100 @ A3

## **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 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 a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which 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 in the adopted Local Plan which has no specific land 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.***
- ***Trees and hedgerows.***

### National Planning Policy Framework (December 2024)

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.***

### Other Material Considerations

- ***South Yorkshire Residential Design Guide 2011 (SYRDG).***

## **Consultations**

No consultees were consulted on this application.

## **Representations**

Neighbour notification letters were sent to surrounding properties. No representations were received.

## Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

### Principle of Development

Extensions and alterations to a dwelling are acceptable in principle if the development would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

### Residential Amenity

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

The proposed extension would be located on the easternmost side of the southern elevation of the application dwelling. The proposed extension would also be located to the north of 2 Stanbury Close and to the east of 3 Rainton Grove. Moreover, the extension would be set down from 2 Stanbury Close and would be set away from the party boundary with 3 Rainton Grove. As such, any potential overshadowing impact is anticipated to be limited to the early morning and not at peak times for use of a rear garden, and the existing boundary treatments and ground level differences are also likely to provide further mitigation. The occupant(s) of both adjacent neighbouring properties were notified, and no objections were received. As such, this is considered to weigh significantly in favour of the proposed development.

The proposed extension would incorporate new ground and first floor windows on its southern facing elevation with new ground floor glazed doors on its western facing elevation. The House extensions and other domestic alterations SPD sets out that '12 metres should be maintained to a blank gable wall and 10 metres should normally be provided between rear-facing windows on the first floor (and above) and the rear boundary'. In this instance, approximately 9.6 metres would be maintained to a blank part of the north-facing side elevation of 2 Stanbury Close and approximately 8 metres would be maintained to the rear boundary, contrary to the SPD. However, the desired separation distances would largely be maintained, and a smaller, single storey extension could be erected using permitted development rights which would maintain a similar distance to the rear boundary. When also taking into account the existing boundary treatments and ground level differences, it is considered that on balance, the proposal would not contribute to significantly increased levels of overlooking and loss of privacy or reduced outlook that could otherwise be detrimental to the amenity of the occupant(s) of 2 Stanbury Close and the application dwelling. It is also considered that the proposed extension would unlikely be significantly more harmful than an existing similar extension to the rear of 3 Rainton Grove. As such, this is considered to weigh moderately in favour of the proposed development and the proposal is considered acceptable in this instance.

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

### Visual Amenity

Extensions and alterations to an existing domestic property are acceptable if the development would remain subservient and would be of a scale and design appropriate to the host property.

The proposed extension would adopt a relatively modest scale and a sympathetic form and features, including a gable pitched roof that would maintain the existing eaves height and would be set below the existing ridge. The extension would also be constructed of closely matching external materials. The extension would be set down and back from the highway which would reduce its prominence within the street scene. Moreover, existing trees and boundary vegetation would likely provide some screening from views from the public realm, further reducing its prominence, and therefore, this is considered to weigh moderately in favour of the proposed development.

*The proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and Placemaking and is considered acceptable regarding visual amenity.*

### Highway Safety

The proposed development would not be prejudicial to highway safety; the existing site access and off-street parking arrangements within the site would be retained, and as such, this is considered to weigh modestly in favour of the proposed development.

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

### Trees

There are Conifers and other vegetation located to the south within the development site with hedges on the east, south and west site boundaries. The applicant has indicated that the Conifers and other vegetation would be removed to facilitate the proposed development, but the existing boundary hedging would be retained. There are also two street trees within a triangular plot of land immediately to the east of the development site. The applicant has provided information which indicates that the trees are under the applicants' ownership and has confirmed that they have maintained the trees in the past. The Council's Forestry Officer was consulted, and it was suggested that ideally the trees would be removed with replacement planting. However, the Council would not seek to protect these trees and because they are within the applicants' ownership and would only impact the applicant's property, no objections were raised. It is also noted that the trees could be removed at a later date without a requirement to obtain specific planning permission or other relevant consent. As such, this is considered to weigh modestly in favour of the proposed development.

### Planning Balance and Conclusion

In considering the above assessment, the proposed development is acceptable regarding residential and visual amenity and highway safety, and whilst the proposal does not conform to adopted design guidance fully, the proposed development would not be detrimental to the amenity of the occupant(s) of neighbouring dwellings or the application dwelling itself in relation to overshadowing, overlooking and loss of privacy and reduced outlook, and on balance, is considered acceptable in this instance. As such, this application is therefore recommended for approval.

**Recommendation -  
Approve with Conditions**