
2024/0655

Mr McNeill

107 Staincross Common, Staincross, Barnsley, S75 6NB

Ground floor rear extension, two-storey front extension and increase in roof height to create two storeys with rear dormer to existing single storey dwelling, and erection of 1.8-metre-high boundary wall with access gate (Amendment to approved planning application 2023/0811).

Site Description

The application relates to a plot located immediately adjacent to and west of a public footpath linking Staincross Common with Moorland Crescent. The application site is located directly opposite an area designated as safeguarded land (SL2), and in an area that is principally residential, comprising detached and semi-detached dwellings of varying scale and appearance.

The property in question was a detached bungalow constructed of red brick with a hipped roof with rosemary roof tiles. The property featured a flat roof box dormer to the front with a conservatory and flat roof detached outbuilding to the rear. Parking arrangements comprised an integral garage and hardstanding to the front of the property. The site is bounded by a mix of hedges, timber panelled fencing and metal railing.

The property in question is currently partially demolished as works are being carried out to implement development approved under application 2023/0811.

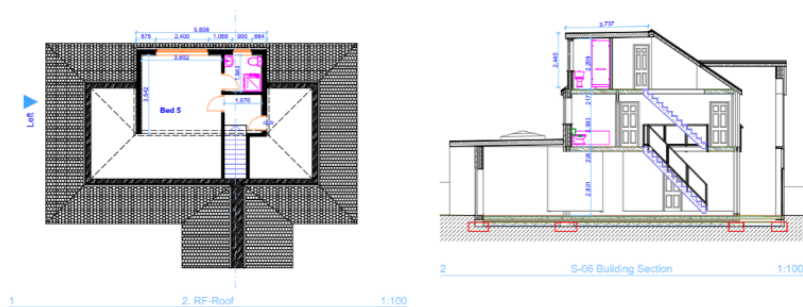


There is one historic application associated with this site.

- ## Proposed Development

The proposed dormer would be set back by approximately 0.2 metres from the eaves and would have a total height and depth of approximately 2.4 metres and 3.7 metres respectively. The dormer would be approximately 5.9 metres wide. The dormer would be finished with dark grey cladding.

During the application process, the proposal was amended to set the dormer window further back from the eaves.

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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 in the adopted Local Plan which has no specific land allocation, and part of the existing driveway is in the Green Belt. 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 Considerations

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

Consultations

Public Rights of Way – No objection and informative should be included.

Representations

Neighbour notification letters were sent to surrounding properties and a site notice was placed nearby, expiring 17th September 2024. Two objections were received from one address, but the comments were later withdrawn at the request of the objector.

Assessment

Principle of Development

Extensions and alterations to a domestic property are acceptable in principle if they would remain subservient to and 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.

This application proposes an amendment to application 2023/0811 to include the installation of a flat roof dormer window to the rear of the dwelling. No other changes are proposed, and all other aspects would remain as approved under application 2023/0811. The following assessment is therefore limited to the installation of a rear dormer window only.

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 proposed dormer window would be located to the rear of the application property, and while it could be visible from an adjacent public footpath, it would not be visible from the public realm of the highway and would not be a prominent feature in the street scene that could otherwise alter or detract from its character. In addition, the dormer window would be finished with dark grey cladding which would sympathetically reflect the grey roof tiles previously approved.

The proposal is therefore 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 acceptable in principle if they would not adversely affect the amenity of neighbouring properties.

The proposed dormer window would facilitate the conversion of roof space into additional habitable space comprising a bedroom and en-suite. The dormer window would be installed within the roof plane of a previously approved first floor extension which itself would maintain the footprint of the existing building. The proposal is therefore unlikely to result in additional significant overshadowing, overlooking and loss of privacy or reduced levels of outlook with a sufficient separation distance maintained to the rear boundary and the neighbouring properties beyond.

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

Highway Safety

The proposal would not be prejudicial to highway safety as it would not result in a requirement to provide additional off-street parking spaces, and a sufficiently sized driveway would be maintained to accommodate at least two off-street parking spaces, in accordance with the parking SPD. In addition, there would be no changes to the replacement front boundary treatment or visibility splay as previously approved.

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 Condition**