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**2023/1114**

**Applicant:** Mrs L Hancock

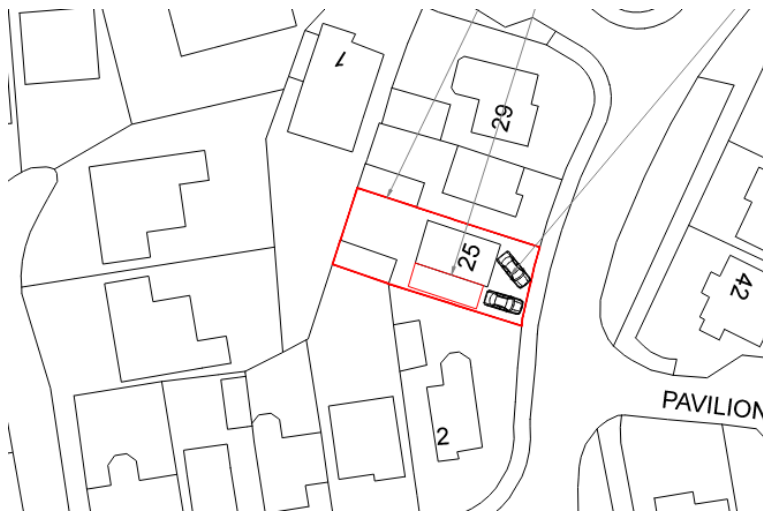
**Address:** 25 Norwood Drive, Brierley, Barnsley S72 9EG

**Description:** 2 storey side extension to detached dwelling

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**Site & Location Description:**

Located within a modern housing estate on the eastern edge of the village of Brierley, close to borough's eastern boundary. The dwelling is two storey, red brick detached dwelling with a tiled apex roof. Currently, to the side of the dwelling is a long driveway, leading to a garage in the rear garden, whilst the front garden is lawned.



**Planning History:**

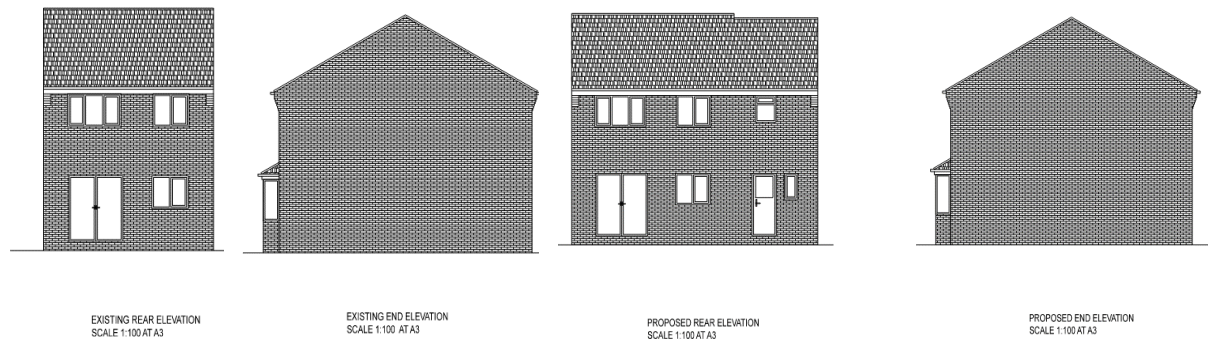
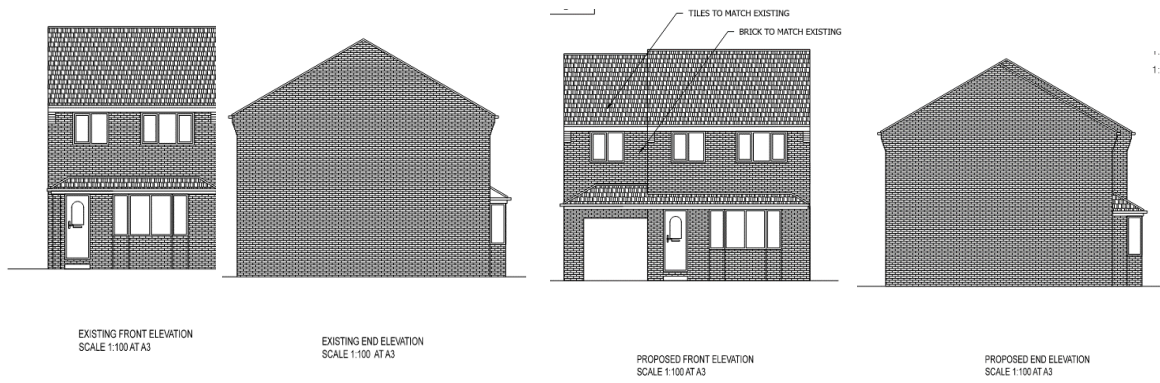
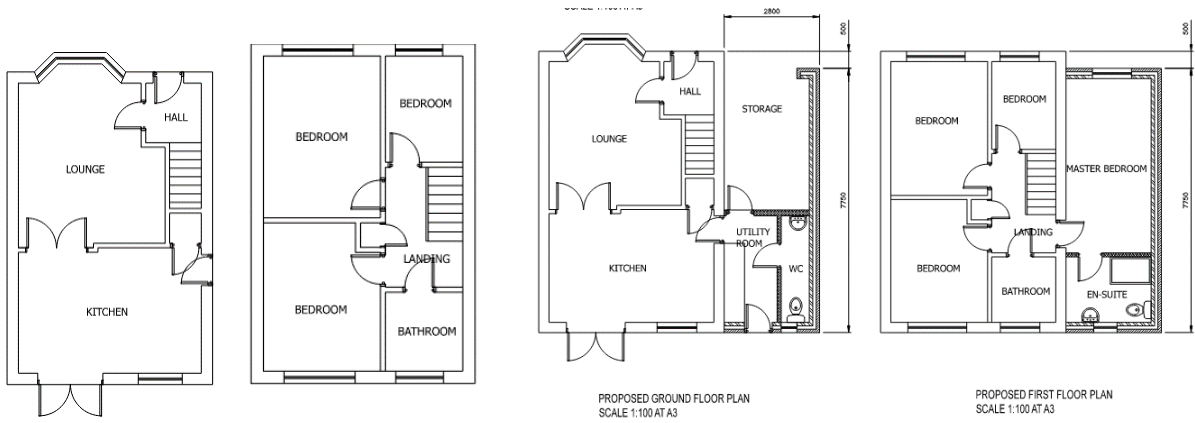
**B88/0807/HR** – Residential Development (Outline) Norwood Drive - Approved with conditions 3rd June 1998

**B89/0780/HR** - Approval of Reserved Matters - Plots 1 – 54 – Approved with Conditions 6th October 1989

**Proposed:**

The proposal is for a two-storey side extension located on the left side elevation (when viewed from the road). The ground floor would feature a garage area used for storage, as it would not meet the size standards parking a vehicle, with a WC and utility room to the rear. Both the first floor and after highways consultation, ground floor, as indicated within the site plan would be set back. The first floor would feature a new master bedroom and ensuite. The proposed roof would be of gable style, set down to match the original house, with a small canopy frontage to match the existing front canopy.

# Existing and Proposed Floor Plans and Elevations



**Local Plan Designation:** Urban Fabric

**Conservation Area:** No

**Neighbour Representations:**

Letters were sent to nearby addresses; No comments were received.

**Consultees:**

**Highways DC:** Highways initially objected to the proposal on the grounds of insufficient parking within the curtilage of the dwelling, with the new garage (storage area) not being suitable for vehicle parking. Following discussion, a revised plan with the new garage (storage space) to be open, and two parking spaces to be provided was accepted by Highways. Following a revision by the applicant, the proposed extension would now not be open, but instead set back to allow two highways standard size parking spaces to be installed, one to be situated in front of the garage and another within the dwelling's front curtilage. Despite meeting Highways standards for parking space size, the forecourt size requirements for parking spaces in front of a garage was not met. However, in this instance and subject to conditions, Highways agreed that in the proposals were satisfactory and withdrew their objection.

**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.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in

the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

#### Section 12: Achieving well-designed and beautiful places -

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Within section 12, paragraph 139 is the most relevant which indicates:-

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. Conversely, significant weight should be given to:

- a) development which reflects 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; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

#### Local Plan

In reference to this application, the following Local Plan policies are relevant:

**GD1 - General Development** – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

**SD1: Presumption in favour of Sustainable Development:** When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

**D1 - High Quality Design and Place Making:** Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

**T4 – New Development & Highway Safety:** New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

#### Supplementary Planning Documents (SPD)

House Extensions and Other Domestic Extensions

### Principle of development

The site is located within land designated as Urban Fabric. 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.

### Residential Amenity

The proposal would be close to the side boundary, which is the rear boundary for the neighbouring dwelling, but in keeping the existing blank wall elevation, the extension features no side windows. In relation to overbearing, there is still a minimum distance of over 5m between the proposed extension and the conservatory extension of the neighbouring dwelling, and over 9m to the original rear wall. Regarding light, due to the proposed extension facing south/south west, with the neighbour's garden being predominantly north facing, the only potential structure blocking sunlight into the neighbouring garden, is the neighbour's own dwelling. For the attached neighbour and dwellings to the rear of the application dwelling, there would be no impact on residential amenity.

### Visual Amenity

The extension now incorporates a small setback of 50cm, on both the ground and first floor level, in addition to a set down roof. Together with the setback and set down, the use of matching/similar materials will ensure the extension looks both subordinate in relation to the original dwelling but also not significantly out of character with it, meeting guidance outline in the House Extensions and Other Domestic Extensions SPD. Some dwellings on the street, for example No.33 and No.41 both feature integrated garages, so the proposed character of the dwelling would also not be significantly out of character with the street scene.

### Highway Safety

Following an initial objection by Highways for inadequate parking provision, a final solution has been deemed acceptable, which allows two vehicles to be parked within the curtilage of the dwelling. To ensure parking in front of the garage remains viable, a condition for a roller garage door has been requested. With the objection removed, there are no issues in relation to highway safety.

### Summary

**Recommendation:** Approve with conditions