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2024/0369

Mr Stuart Peary

7 Kirkham Close, Monk Bretton, Barnsley, S71 2JU

Single storey front extension.

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### Site Description

The application relates to a plot located on the south side of Kirkham Close – a residential cul-de-sac located in an area that is principally residential characterised by detached and semi-detached bungalows of varying scale and appearance.

The property in question is a semi-detached bungalow constructed of pale coloured brickwork with a pitched roof with interlocking concrete roof tiles. The property is set considerably back from the highway and is fronted by modest sized areas of soft landscaping and a paved driveway. The topography of the area descends north-west to south-east.



## Planning History

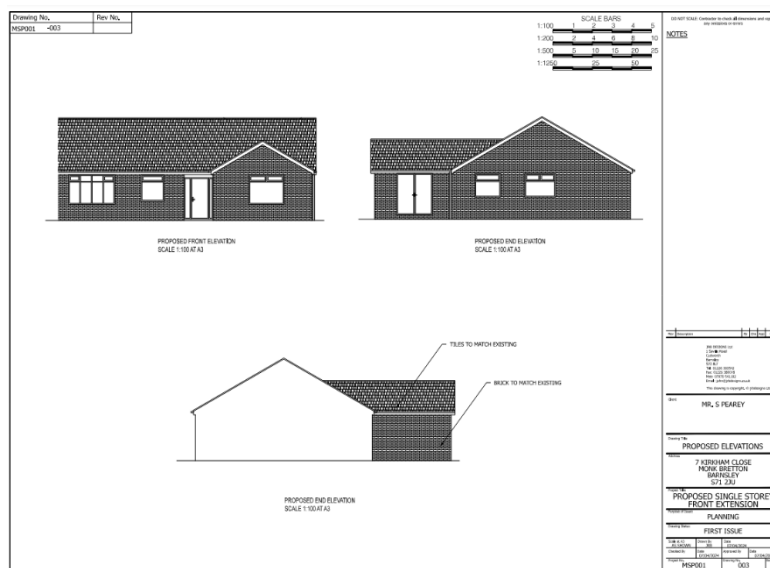
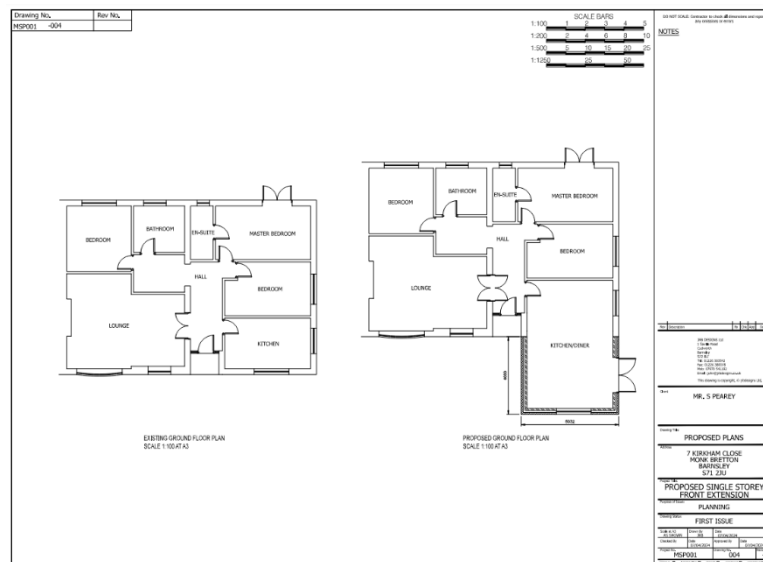
There are three applications associated with this site:

1. B/88/1788/BA – Extension to dwelling and erection of double garage. – Approved.
2. B/03/2177/BA – Erection of detached dwelling and garage. – Approved.
3. B/04/1874/BA – Erection of detached bungalow with integral garage. – Approved.

## Proposed Development

The applicant is seeking permission for the erection of a single storey front extension.

The proposed extension would project from the front elevation of the application dwelling by approximately 4 metres with a width of approximately 5 metres. The extension would adopt a gable roof with an approximate eaves and ridge height of 2.6 metres and 4.1 metres respectively and would be constructed of materials that would closely match those used in the external construction of the existing building.



## 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. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy GD1: General Development.***
- ***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

No consultees were consulted on this application.

## Representations

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

## **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.

### Visual Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable if they do 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 front elevation of a building is generally considered to be the most important for its contribution to the street scene and therefore, such extensions need to be of a high standard of design. Modest single storey front extensions, which are in keeping with the style of the existing building, and which form a small porch or provide additional space in the front living room, may be allowed.

The application property is a semi-detached bungalow that displays a degree of existing unbalance with adjoining 5 Kirkham Close that is derived from the greater width of the application property and a large, flat roof dormer window to the front of the adjoining property. It is acknowledged that the proposed extension could contribute to some further unbalance. However, there is some existing variation in the street scene and the proposed extension would provide additional space to an existing habitable room and would adopt a sympathetic form and features, including a gable roof and closely matching external materials. The design of the extension would also be reflective of existing street-facing gable projections to some surrounding properties and would be considerably set back from the highway which would likely lessen its prominence within the street scene. The proposal is therefore not considered to be significantly more harmful and any potential further unbalance to the application and adjoining properties would not significantly alter or detract from their existing character.

The proposal is therefore not considered to significantly alter or detract from the character of the street scene and is considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

### 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 proposed extension would be erected to the south-east of adjacent 9 Kirkham Close. Generally, an extension located to the south, south-east or south-west of an adjacent neighbouring property is likely to have a greater impact regarding overshadowing. However, the extension would be set in several metres from the western party boundary and would be set down and back from the neighbouring property. As such, any potential overshadowing would likely be limited to the curtilage of the application property. The extension would also be set in several metres from the eastern party boundary and therefore the proposal would unlikely result in reduced levels of outlook.

New glazing would be limited to the front and north-west side elevations of the proposed extension. A sufficient separation distance (21 metres or more) would be maintained between the front-facing window and the habitable room windows of the neighbouring properties opposite. The side-facing window would face towards the rear curtilage of 9 Kirkham Close. However, the extension would be set down from the neighbouring property and set in several metres from the party boundary which

could lessen the extent of any potential loss of privacy. Moreover, additional fencing could be erected on the party boundary under permitted development to provide additional screening if required.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and is considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

#### Highway Safety

The proposal would not significantly impede existing parking arrangements and would not result in a requirement to provide additional parking spaces.

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**