
2023/1106

Mr Connor Murphy

47 Barden Drive, Gawber, Barnsley, S75 2QT

Front and side two storey extension.

Site Description

The application relates to a plot located to the eastern side of Barden Drive. The application site is located within an area that predominantly residential, comprising other two-storey detached and semi-detached properties of a similar scale and appearance.

The property in question is a two-storey detached house that largely features cream coloured rendering with coursed stonework and quoining to the lower level of the principal elevation. The dwelling has a pitched roof with a gable roof front projection that utilises grey coloured concrete roof tiles. To the south of the dwelling is an existing pitched roof attached garage that is fronted by a driveway and some soft landscaping. To the rear of the dwelling is a modest garden that steps up from the dwelling and is bounded by staggered timber fencing with tress along the rear boundary line.



Planning History

There application site has an extensive planning history between 2005 and 2019. However, the most relevant applications are:

1. 2013/0528 – Residential development of 23 no. dwellings. – Approved.
2. 2014/1511 – Minor material amendment to application 2013/0528 (residential development of 23 no. dwellings). – Approved.
3. 2017/1588 – Variation of condition 2 and removal of condition 12 of application 2014/1511 to allow change to levels and gradients steeper than 1:12 - Minor material amendment to application 2013/0528 (Residential development of 23 no. dwellings). – Approved.

Proposed Development

The applicant is seeking approval for the erection of a two-storey extension to the front and side of the dwelling.

The proposed front and side extension would not extend beyond the front wall of the existing gable projection of the original dwelling and would have a sideways projection of approximately 3 metres and a total depth of approximately 9 metres. A gable roof with an approximate eaves and ridge height of 5.2 metres and 7.3 metres respectively would be adopted to the front and a pitched roof with an approximate eaves and ridge height of 5.2 metres and 8.4 metres respectively would be adopted to the rear. The front elevation of the extension would utilise stonework at ground floor level and cream coloured render at first-floor level. Render would also be utilised on the side and rear elevations of the extension. The roof would utilise grey concrete roof tiles.



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 – Greenspace and Urban Fabric

The site is allocated as greenspace and urban fabric within 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 GS1: Green Space.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy T4: New Development and Transport Safety.***

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 domestic extensions, outbuildings, roof and other domestic alterations. The document reflects the principles of the National Planning Policy Framework which promotes 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 and beautiful places.***

Consultations

Highways DC – No objection subject to condition.

Representations

Neighbour notification letters were sent to surrounding properties and no representations were received.

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation. Therefore, extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, 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.

The site is allocated as greenspace within the adopted Local Plan. However, the principles of *Local Plan Policy GS1: Green Space* are not relevant to the application currently under consideration and were previously considered under previous planning applications for the erection of a residential development.

Visual Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they do not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the original dwelling.

The host dwelling is a two-storey detached property that has been designed with a front gable projection. The proposal would be visible from the public realm of Barden Drive and would be a prominent feature within the street scene.

Extensions to the front of individually designed, detached dwellings, which are set back from the highway or set on staggered building lines may be acceptable. However, the extension must complement the original dwelling and should not adversely affect any adjacent property or the character of the street scene.

Two-storey extensions to the side of a dwelling should have a pitched roof that follows the form of the existing roof. To prevent a terracing effect and to avoid detrimental changes to the character of the street scene, a setback of at least 0.5 metres from the main front wall of the dwelling should be provided. Additionally, a set in by one metre from the side boundary with an adjacent property should be provided where practicable.

The proposed front and side extension would be erected to the side of a detached dwelling that is set back from the principal highway and set on a staggered building line. The proposal would adopt a form and appearance similar to that of the original dwelling by maintaining a gable roof to the front of the dwelling and a pitched roof to the rear. The eaves and ridge height of the roof of the original dwelling would also be maintained, including the eaves and ridge height of the front gable projection. It is acknowledged that a set back from the main front wall of the dwelling has not been provided, contrary to the SPD, and that the proposal would not necessarily appear subordinate to the host dwelling. However, the proposal would be set in from the adjacent side boundary by approximately 1.7 metres and the extension would not adopt an excessive sideways projection exceeding two thirds the width of the original dwelling, in accordance with the SPD. Additionally, the proposal would adopt a design that would maintain the original character of the property, albeit at a slightly larger scale. The proposal would also adopt external materials that would match or be similar in appearance to those used in the construction of the original dwelling. The front gable elevation would feature stonework at ground floor level and cream coloured render at first-floor level. Render would also be used on the side and rear elevations of the extension and the roof would use grey concrete roof tiles. As such, the proposal is likely to avoid a terracing effect and would be a sympathetic addition to the dwelling that reflects and maintains the character of the original dwelling and the wider street scene.

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

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 front and side extension would project from the south elevation of the host dwelling. It is acknowledged that the proposal could result in some additional overshadowing. However, the extension would be located to the north of adjacent 49 Barden Drive, would not extend beyond the front and rear walls of the original dwelling, and would adopt a restrained roof height that would not exceed the height of the original roof. Moreover, any potential overshadowing is likely to be limited to the side gable wall of 49 Barden Drive which features a single ground floor window. However, secondary windows located on side elevations are not offered the same protections as habitable room windows located on the front and rear elevations of neighbouring properties. The proposal would feature some new glazing. However, this would be limited to the front and rear elevations of the extension where separation distances between the first-floor habitable room windows, the boundaries opposite and the neighbouring properties beyond would be sufficiently achieved, in accordance with the SPD. The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook.

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

Highway Safety

Three-bedroom properties or larger are expected to provide a minimum of two off-street parking spaces within the curtilage of the dwelling. The proposal would result in the loss of an existing single width attached garage but would also see the creation of 3 no. off-street parking spaces to the front of the dwelling. As such, the site would continue to be served by sufficient parking and highway safety would be maintained to a reasonable degree. Additionally, Highways DC were consulted and the application and raised no objection.

The proposal is therefore considered acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety*.

**Recommendation -
Approve with Conditions**