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2023/1147

Ms Charlotte Betts

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**Demolition of existing detached garage, alterations, and extension to existing integral porch to form larger entrance and erection of canopy, erection of two-storey side and rear and single storey rear extensions, erection of 2-metre-high boundary wall, the creation of 2no. parking spaces to the front of the dwelling, and various internal alterations (Amended Description & Plans).**

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### Site Description

The application relates to a prominent corner plot located at the junction of West Moor Crescent with Midhope Way and in an area that is principally residential comprising single and two-storey detached dwellings of varying scale and appearance.

The property in question is a two-storey detached property constructed of brickwork with a pitched roof and grey coloured roof tiles. The property benefits from an existing single storey extension to the front and an existing single storey detached garage and driveway to the south-east corner of the plot. A brick wall connects the front elevation of the garage with the rear elevation of the dwelling and encloses a rear garden with patio. The dwelling is abutted by areas of soft landscaping to the front and side and other rear boundary treatments comprise timber panelled fencing.



## Planning History

There are several previous applications associated with this site dating to 1975. However, the most recent and relevant application is as follows:

1. B/79/1544/BA – To erect extension to dwelling. – Historic.

## Proposed Development

The applicant is seeking approval for the demolition of an existing detached garage, alterations, and extension to existing integral porch to form larger entrance and erection of canopy, erection of two-storey side and rear and single storey rear extensions, erection of 2-metre-high boundary wall, the creation of 2no. parking spaces to the front of the dwelling, and various internal alterations.

The proposed alterations and extension to an existing integral porch to the front of the dwelling to form a larger entrance would project from the main front wall of the dwelling by approximately 0.8 metres with a width of approximately 3.55 metres. The extension would adopt a gable roof with an approximate eaves and ridge height of 2.7 metres and 3.5 metres respectively.

The proposed two-storey side and rear extension would project from the south-east side elevation of the dwelling by approximately 3.4 metres and beyond the rear elevation by approximately 2.5 metres. The extension would be set back from the main front wall of the dwelling by approximately 0.5 metres and would have a total depth of approximately 8.7 metres. The side extension would adopt a pitched roof with an approximate eaves and ridge height of 5.4 metres and 7.1 metres respectively. The rear extension would adopt a gable roof with an approximate eaves and ridge height of 5.4 metres and 6.9 metres respectively.

The proposed single storey rear extension would project from the rear elevation of the dwelling by approximately 3 metres with a width of approximately 9.2 metres. The extension would adopt a mono pitched roof with an approximate eaves and ridge height of 2.7 metres and 3.7 metres respectively.

The proposed extensions would be constructed of brickwork with rendering limited to the front entrance and single storey rear extensions. Roofing materials would match existing.

The proposed 2-metre-high boundary wall would be erected parallel with the south-east boundary line and would be constructed of brickwork and fronted by low-level planting.



## **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 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**

Highways DC – Given that the applicant proposes to set the boundary wall to the side of the property back more than 1m from the carriageway, it is likely that the 2m high wall proposed now falls under permitted development rights. I would suggest that the applicant ensures a 2m x 2m splay is on the side adjacent to the neighbouring property to maintain visibility and any planting should be low level.

## **Representations**

Neighbour notification letters were sent to surrounding properties. One representation was received outlining the following concerns:

- Concerned that the proposed boundary wall will obscure the view of traffic coming out of Midhope Way onto West Moor Crescent. There was a previous accident and regular parking near the junction occurs.

## **Assessment**

### Principle of Development

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.

### 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 single storey extension to the rear of the application dwelling would be located to the north of 2 Midhope Way and to the south-east of 27 West Moor Crescent. Extensions located to the south, south-east and south-west of neighbouring properties are generally considered to have a greater impact regarding overshadowing whilst those located to the north are generally considered to have a lesser impact. As such, it is acknowledged that some overshadowing could occur, especially as the proposed extension would also exceed the 45-degree rule (which is applied to assess and limit the extent of overshadowing). However, it is acknowledged that a larger extension to the rear of a detached dwelling could be erected as permitted development (therefore not requiring planning permission) provided that it would not adjoin any other extension. Moreover, the proposed extension would adopt a modest rearwards projection and height and existing boundary treatments could mitigate and lessen any potential impact. Additionally, the occupants of 27 West Moor Crescent were consulted on this application and no objections were received. Therefore, on balance, any potential overshadowing is not considered to be significantly detrimental. All other proposed extensions would not be erected in proximity of any neighbouring properties and are therefore unlikely to contribute to significantly increased levels of overshadowing.

An existing entrance door and ground floor window on the front elevation of the application dwelling would be replaced with a new entrance door and sidelight windows. A sufficient separation distance (more than 21 metres) would be maintained to 32 West Moor Crescent opposite. The proposed front-facing ground and first-floor windows of the two-storey side extension would maintain a sufficient separation distance (more than 21 metres) to 32 West Moor Crescent opposite. A new ground floor window located on the side elevation of the side extension would serve a non-habitable room (WC) and would be screened by a proposed 2-metre-high boundary wall. A sufficient separation distance (more than 12 metres) would be maintained between the habitable room windows of 1 Midhope Way and the gable elevation of the proposed extension. The proposed first-floor rear facing windows of the two-storey rear extension would maintain approximately 8 metres to the rear boundary, contrary

to the House Extensions and Other Domestic Alterations SPD which states 10 metres should normally be provided. However, the extension would be set forward of the primary building line on Midhope Way and would therefore likely avoid direct lines of sight to habitable room windows of neighbouring properties. Moreover, any potential impact would likely be limited to the secondary side elevation of 2 Midhope Way, including the blank side elevation of its attached garage. The proposed ground floor windows of the proposed single storey and two-storey rear extension would face into the application site and towards 2 Midhope Way. However, the windows would face the secondary side elevation of 2 Midhope Way, including the blank side elevation of its attached garage, and existing boundary treatments could offer further mitigation and screening.

The proposed extensions would not be erected in immediate proximity of any surrounding neighbouring properties and are therefore unlikely to contribute to reduced levels of outlook. A proposed ground floor window located on the side elevation of the proposed side extension would be located opposite a proposed 2-metre-high boundary wall which could impact levels of outlook. However, the window would have a secondary purpose serving a non-habitable room (WC) and therefore it is not considered that the amenity of the occupants of the application dwelling would be significantly detrimentally impacted.

The erection of a 2-metre-high boundary wall parallel to part of the south-east boundary line of the application line would provide additional garden space and privacy for the occupants.

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

### 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 existing dwelling.

The application dwelling is a modest sized two-storey detached dwelling located on a prominent corner plot at the junction of West Moor Crescent with Midhope Way. The street scene of West Moor Crescent is somewhat consistent and is characterised by single and two-storey detached dwellings with front gable projections and front extensions and pitched and gable roof types with grey coloured roof tiles. Properties located on the south side of West Moor Crescent form a staggered building line and limited examples of light-coloured rendering exist to the east and westernmost ends of the street. The street scene of Midhope Way is slightly more varied and is characterised by single and two-storey detached dwellings of varying scale and appearance with the properties nearer the application site reflecting the style, appearance, and proportions of those located on West Moor Crescent.

The proposed extension to the front of the application dwelling would adopt a sympathetic form and features, including scale and roof type that would mirror the style and proportions of front gable projections to some dwellings in the street scene and opposite the application site. The proposed canopy would be a continuation of a mono pitched roof to an existing extension that would be retained and integrated into the proposals and would cover the remainder of the front elevation of the existing dwelling and the front elevation of the proposed two-storey side extension. The front extension would be finished in render. Whilst this material is not prominently used throughout the street scene of West Moor Crescent, its use is not considered to be excessive and would be complimentary to existing external materials.

The proposed two-storey side extension would adopt a projection that would be more than half the existing gap between the side elevation of the existing dwelling and the boundary line opposite (approximately 0.4 metres), contrary to the House Extensions and Other Domestic Alterations SPD. However, the projection of the extension has been reduced from the initial proposal and the sideways projection of the extension would not be more than two thirds the width of the original dwelling (in

accordance with the SPD). The extension would also be set back from the main front wall by approximately 0.5 metres (in accordance with the SPD) and would be set below the ridge of the roof of the existing dwelling, and would adopt a sympathetic form and features, including roof type and matching external materials. Therefore, on balance, it is considered that the proposed extension would appear sufficiently subordinate and would not appear overbearing nor is it considered that the extension would significantly detract from the character of the existing dwelling or wider street scene.

The proposed single and two-storey rear extensions would adopt a sympathetic form and features, including scale and roof type. The two-storey rear extension would be constructed of brickwork to match existing external materials and although the first-floor rear-facing window would not reflect the proportions of existing windows, the window would maintain horizontal and vertical alignment. The extension would maintain the eaves height of the existing dwelling and would be set below the ridge of the roofs of the existing dwelling and the proposed two-storey side extension. The single storey rear extension would be finished in render. However, a proposed 2-metre-high boundary wall would likely provide some screening and could lessen any potential impact to the character of the street scene of Midhope Way where limited high-level rendering exists to properties to the southern end of the street.

The proposals would therefore appear sufficiently subordinate and are not considered to be overbearing nor is it considered that they would significantly detract from or alter the character of the application dwelling or the wider street scene. The proposals are therefore considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

#### Highway Safety

The proposals would include the demolition of an existing detached garage and the loss of an existing driveway to the south-east corner of the application site. However, the proposed creation of parking spaces to the front of the application dwelling would ensure that a minimum of two off-street parking spaces would be maintained, in accordance with the parking SPD. A new dropped kerb would need to be installed to enable lawful access from the highway of West Moor Crescent. Whilst the dropped kerb would not require planning permission as the highway is not classified, a dropped kerb licence will be required, and an informative will be attached to any forthcoming decision.

Concerns have been raised regarding the potential for the proposed boundary wall to obscure the view of drivers entering West Moor Crescent from Midhope Way. However, the proposed 2-metre-high boundary wall would be set back from back edge of the foot path by more than one metre and would not extend beyond the main front wall of the existing dwelling which is set back from the highway and the junction concerned. Moreover, as the extension would be set back from the back edge of the foot path by more than one meter, the wall could be implemented as a permitted development (therefore not requiring planning permission). Additionally, Highways DC were consulted and raised no objection, suggesting that the applicant should ensure a 2m x 2m splay is maintained on the side adjacent to the neighbouring property (2 Midhope Way) to maintain visibility and any planting should be low level. A block plan submitted shows that these suggestions will be implemented as part of the proposals.

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**