
2024/0307

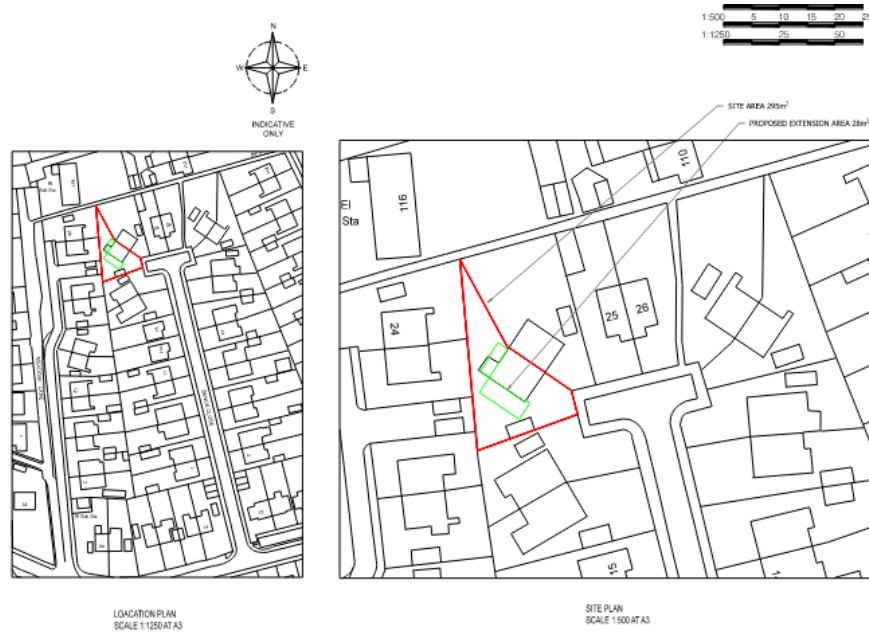
Applicant: Mr David Wise

Development: Removal of existing single storey rear extensions, and erection of 2 storey side extension (including integral garage), and single storey front and rear extensions, to 2 storey semi-detached dwelling.

Address: 21 Bence Close, Darton, Barnsley, S75 5PB

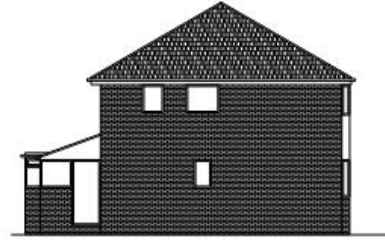
Site Location & Description

The site is located within the cul-de-sac of Bence Close in Darton. Bence Close is characterised with semi-detached and detached 2 storey properties and bungalows. The site is a corner plot and consists of a semi-detached dwelling, brick built with a hipped roof design. Due to the angle of the property within the site the rear garden is relatively small with a larger side and front garden area. The property is set back from the road with a detached garage located along the shared boundary with number 19 Bence Close to the South. There are residential properties located beyond the rear garden on Meadow Lane, these have been built at a higher level to the host property. There are large conifers, trees and hedges along the rear boundary. The property has two conservatory extensions to the rear, which are to be replaced as part of this application.





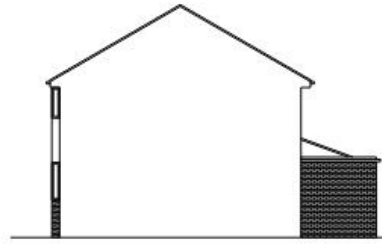
EXISTING FRONT ELEVATION
SCALE 1:100 AT A3



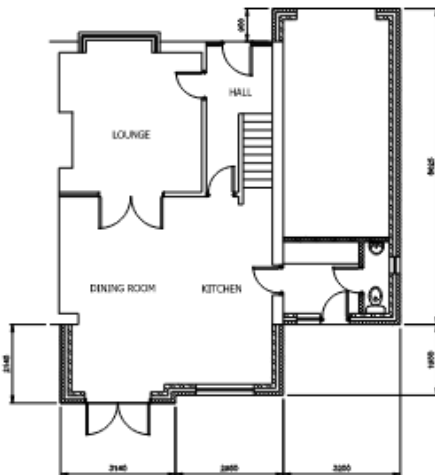
EXISTING END ELEVATION
SCALE 1:100 AT A3



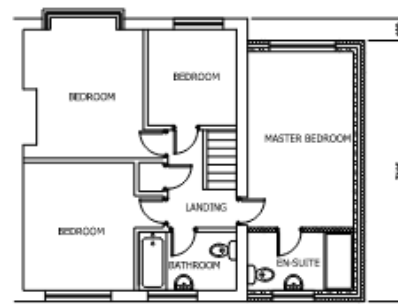
EXISTING REAR ELEVATION
SCALE 1:100 AT A3



EXISTING END ELEVATION
SCALE 1:100 AT A3



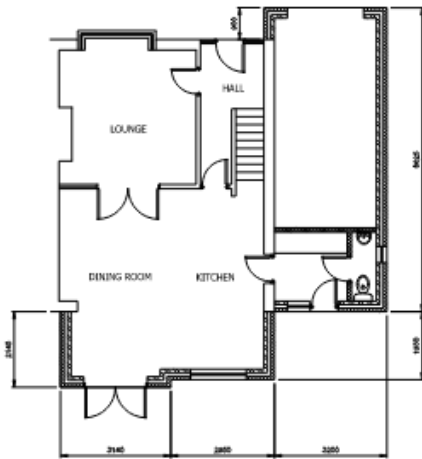
PROPOSED GROUND FLOOR PLAN
SCALE 1:100 AT A3



PROPOSED FIRST FLOOR PLAN
SCALE 1:100 AT A3

Proposed Development

The proposal is to erect a two-storey side extension projecting to the side by 3.5m, to the front at ground floor level by 0.9m and set back at first floor level by 0.6m. This will provide an integral garage, store and W/C at ground floor level and bedroom with en-suite at first floor level. The side extension will be set back at first floor level with a corresponding lowered roof line. The proposal is also to replace the rear extensions with a new lean-to extension projecting 2.145m to the rear. This will provide a dining room and kitchen extension. The proposals will be constructed in brick and tile to match the host property.

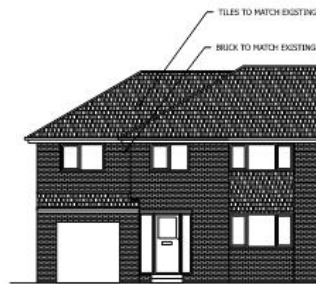


PROPOSED GROUND FLOOR PLAN
SCALE 1:100 AT A3

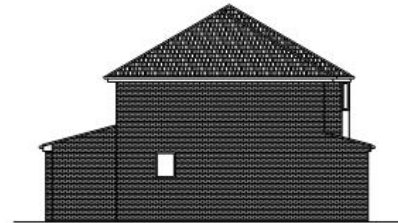


PROPOSED FIRST FLOOR PLAN
SCALE 1:100 AT A3

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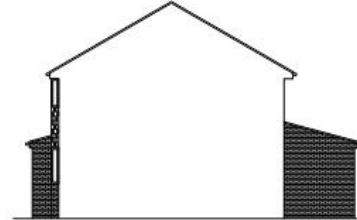
PROPOSED FRONT ELEVATION
SCALE 1:100 AT A3



PROPOSED END ELEVATION
SCALE 1:100 AT A3



PROPOSED REAR ELEVATION
SCALE 1:100 AT A3



PROPOSED END ELEVATION
SCALE 1:100 AT A3

Relevant History

None

Policy Context

Planning decision should be made in accordance with the local 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 Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

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 places - The Government attaches significant importance to the design of the built environment. 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.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces, and wider area development schemes.

Within section 12, paragraph 139 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Local Plan

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

Policy SD1: Presumption in favour of Sustainable Development

Policy GD1: General Development

Policy T4: New Development and Highway Improvement

Policy D1: High quality design and place making.

SPD

Supplementary Planning Document - House Extensions

Supplementary Planning Document – Parking

These policies are considered to reflect the Principles in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

Tree Officer – No objections

Representations

1 letter of objection with the following concerns:

- Overlooking to the rear
- Loss of privacy
- Loss of light
- Close to shared boundary

- Potential noise issue
- Restricted use of private garden space
- Negative impact on property value

Assessment

Principle of development

The site falls within the urban fabric which has no specific land allocation; however the site and immediate surrounding area is made up principally of housing. Extensions, alterations to residential properties and the erection of domestic outbuildings are considered acceptable in these areas where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety.

Residential Amenity

The side extension will be located within the large side garden adjacent to the existing and neighbouring detached garages. The neighbouring dwelling number 19 is a bungalow, however, is built away from the shared boundary to the north of the property therefore the impact to this property will be minimal. The rear extension will replace the existing with a smaller projection, therefore the impact to the adjoining property is not expected to be increased by the proposal.

There are some neighbour concerns regarding the potential impact to the properties at the rear of the site. Along the shared boundary at the rear are a number of large trees and hedges which presently provide privacy between the properties and some overshadowing to the gardens. The properties to the rear are located to the west of the site and are two-storey in height and have been built at a higher level to the host property. Although I agree that the two-storey element of this proposal may cause some overshadowing, due to the orientation of the properties and the existing tree coverage, the proposal is not expected to cause an excessive amount of overshadowing when viewed in context along with the existing vegetation.

I am not satisfied that loss of privacy will occur from this proposal. The rear extensions will replace the existing and given the existing boundary treatment I do not expect any loss of privacy at ground floor level. The proposed upper floor window will serve an en-suite bathroom and is therefore non-habitable, retaining the existing privacy.

In terms of loss of value to the neighbouring properties, this is not a material planning consideration and therefore cannot be judged within this application.

Due to the extensive tree and shrubbery coverage within the garden of the host property and along the shared boundaries and also due to the orientation of the host property, the proposed side and rear extensions are not expected to cause any significant loss of amenity currently valued by the neighbouring properties. The proposed development is therefore in compliance with local Plan Policy GD1 and the SPD for House Extensions and is considered to be acceptable in terms of residential amenity.

Visual Amenity

SPD: House extensions states that the design of a two-storey side extension should have a roof following the design of the existing and that a set back from the front is desirable. The document also goes on to say that the sideways projection of a two-storey side extension should exceed more than

two thirds the width of the original dwelling. The proposal is set back at first floor level with a corresponding lowered roof line and does not exceed the maximum sideways projection in line with planning policy. The roof has been designed with a hip and the proposal will be in matching materials which reflect the style and detailing of the host property.

The rear extension will replace the existing conservatories and will project less than the existing with a lean-to roof which will complement the design of the existing.

The proposed extensions will complement the existing property whilst ensuring the existing character of the dwelling remains, in accordance with the SPD. Furthermore, the proposed materials are corresponding and as a result the proposals are acceptable in terms of visual amenity in accordance with policy D1 of the Local Plan, SPD: House Extensions.

Highway Safety

The site and proposal will accommodate more than 2 parked vehicles in line with the principles set within SPD: Parking.

Trees

The tree officer has noted that although there are some trees and hedges within this site they are not of significant value. The application does not state if the trees will be removed however as they are not of notable value the tree officer does not wish to object to the proposal.

Recommendation

Approve