2022/0768

Mr A Lawson

Demolition of existing conservatory and erection of single storey rear extension

6 Brook Vale, Monk Bretton, Barnsley, S71 5RJ

Site Location & Description

Brook Vale is a small residential cul-de-sac located off Littleworth Lane, a road linking Pontefract Road (A628) to the south and Burton Road to the north. The area is predominantly two-storey residential properties with a mix of housing designs.

The application relates to a two-storey, terraced, brick-built, dwelling located on the northern side of Brook Vale, close to the head of the cul-de-sac.
The dwelling is set back from the highway with a small parking area to the font; the property currently benefits from a single storey conservatory extension to the rear elevation.

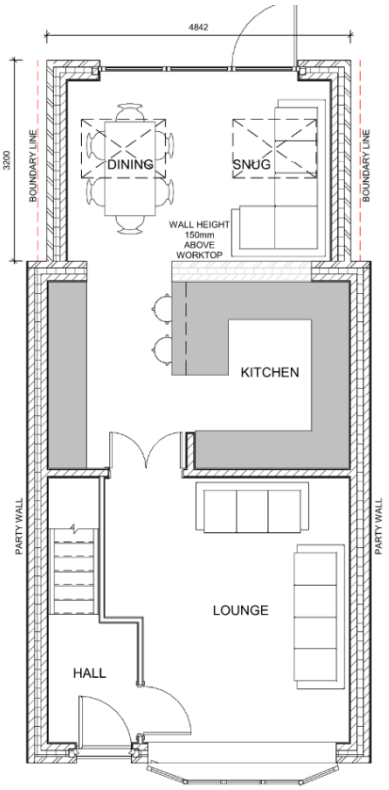




Proposed Development

The applicant seeks permission for the erection of a single-storey rear extension. The extension is to project 3.2m from the rear elevation extending 4.8m along it, with a height of 2.4m to the eaves and 3.2m to the ridge; it is to replace an existing conservatory with similar dimensions.
The plans also indicate alterations to the window located on the front elevation of the dwelling serving the study. The replacement of a window, albeit a larger one, does not require the benefit of planning permission and therefore is not under consideration as part of this application.

The applicant initially applied for the erection of a two-storey rear extension, however, due to the proximity of the proposed extension to the party boundaries and habitable room windows, any two-storey rear extension would significantly intersect the 45-degree rule and therefore would have an overbearing impact on the neighbours and be unacceptable.



Proposed Ground Floor
1 : 50



Proposed Rear Elevation
1 : 50

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise, and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

Local Plan

The site is allocated as Urban Fabric within the Adopted Local Plan, which has no specific land allocation and therefore the following policies are relevant:

Policy GD1 General Development
Policy D1 High Quality Design and Place Making
Policy SD1 Presumption in favour of Sustainable Development

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

1. be of a scale and design which harmonises with the existing building

2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

Consultations

None

Representations

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

Assessment

Principle of development

The site falls within urban fabric which has no specific land allocation; however, the site and surrounding area is made up principally of housing. 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

Supplementary Planning Document – House Extensions and other Domestic Alterations states that single storey extensions to the rear of terraced dwellings should not project more than 3.5m and that the eaves height should not exceed 2.5m where the extension would project beyond 3m.

The proposed extension complies with the principles set out in the SPD; in addition, it is minimally outside the parameters of permitted development, and also falls within the parameters of the Larger Home Extension development as set out in the Town and Country Planning (General Permitted Development Order) 2015 (as amended).

It is not considered that the proposed rear extension would have a detrimental impact on the amenity of neighbours due to the modest projection and low eaves level and falls minimally outside the parameters of permitted development.

In light of the above, it is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook of neighbouring properties to a detrimental level and is in compliance with Local Plan Policy GD1

Visual Amenity

The proposed development is to be located on the rear elevation which is visible from the access road to the rear, however, the proposed extension is designed to reflect, and be constructed from materials which match the original dwelling. It is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making.

Highway safety

The proposal does not result in the requirement for additional parking provision, nor does it see the loss of existing parking provision and as such the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4.

Conclusion

Based on the assessment above it is considered that the proposed development would not have a significant adverse impact on the amenity of neighbouring residents by means of overshadowing, overlooking or loss of outlook, nor would it have a detrimental impact on the character of the street scene or upon highway safety and as such is in compliance with Local Plan Policies GD1, D1 and T4 and is acceptable.

Recommendation

Approve with conditions