

2023/0525

Mr Tony Ramsden

2 Folly Way, Monk Bretton, Barnsley, S71 2SP

Single storey extension to the side of the property including attached garage

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### Site Description

2 Folly Way is a brick-built two-storey detached property located in Monk Bretton, in an area that is principally residential, and within a Nature Improvement Area (Dearne Valley Green Heart). Various land allocations surround the site, including housing allocations to the North (HS14), East (HS7) and West (HS21). These are alongside various greenspaces, including the Monk Bretton Cricket Club located directly North-West of the site, and listed buildings, including Dovecote at Cricket Farm which is directly North-East of the site.

Folly Way serves a relatively modern housing estate that comprises of other two-storey detached properties. These are consistent in scale and appearance, featuring hipped and pitched roofs and using external materials that include brickwork and grey/red coloured concrete/slate rooftiles alongside the occasional use of render.

The applicant dwelling is fronted by a driveway and garden space and is significantly set back from the highway of Cross Street to the East. To the side of the dwelling is an existing small outbuilding with further garden space found to the rear. The dwelling is located on a relatively level site and is in a varied building line with boundary treatments comprising principally of high timber fencing.



### Planning History

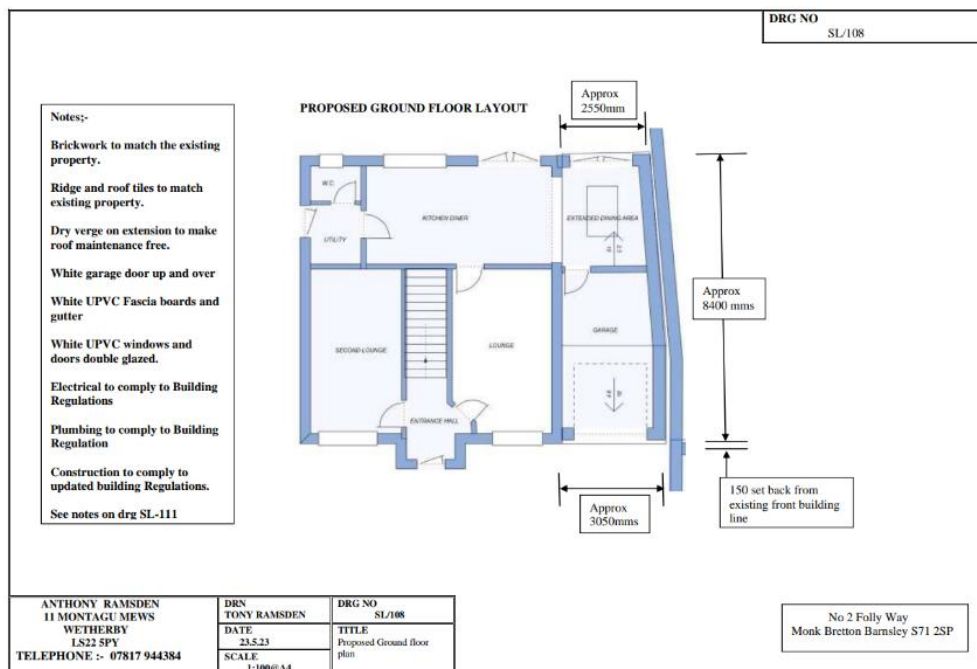
2015/0646 - Demolition of existing dwelling at 30 Cross Street and erection of 95 no. dwellings. – Approved subject to legal agreement.

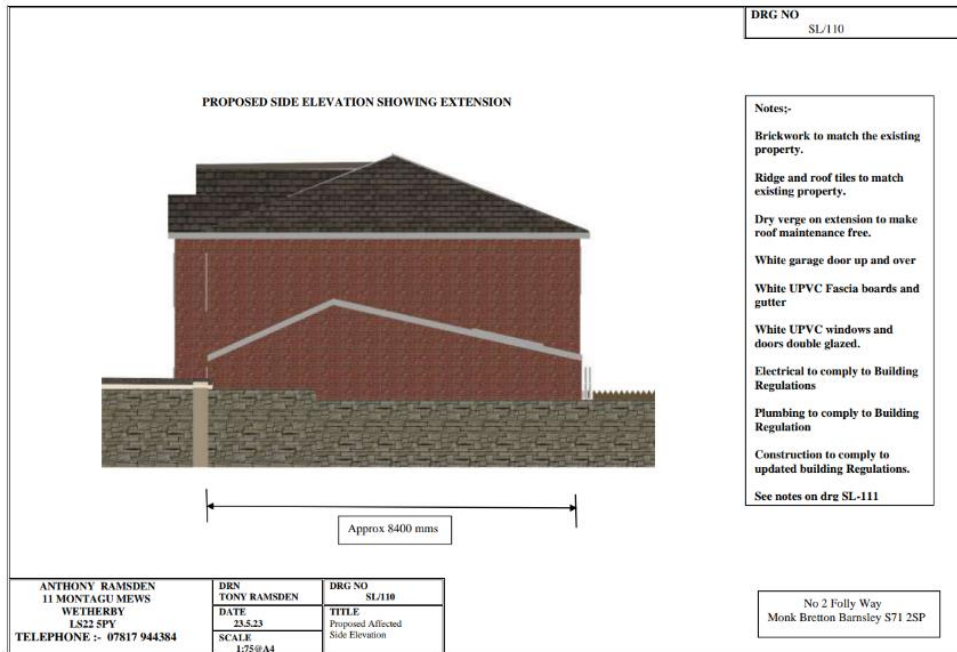
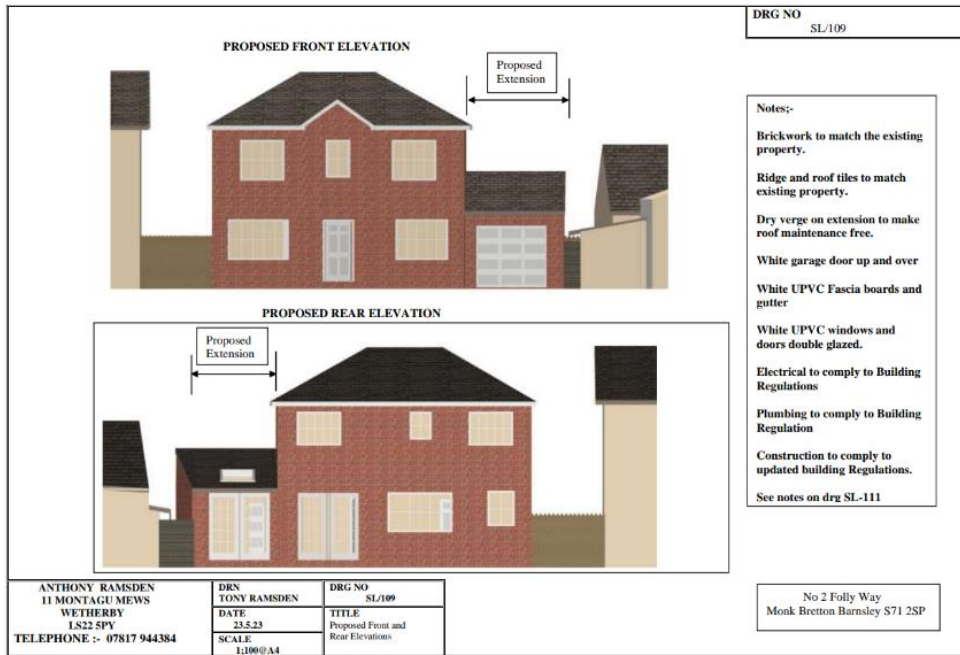
### Proposed Development

The applicant is seeking approval for the erection of a single storey extension to the side of the property, including an attached garage.

The proposed extension would project from the side elevation of the original dwelling by a maximum of approximately 3.1 metres and extend the length of the property by approximately 8.4 metres. It would include an attached garage to be used for domestic storage and would be set back from the front elevation of the original dwelling by approximately 0.15 metres. It would feature a pitched roof with an approximate eaves and ridge height of 2.3 metres and 3.5 metres respectively, and use external materials, including brickwork and roof tiles that would match or be of a similar appearance to the external materials used in the construction of original dwelling.

Existing garden space to the front of the dwelling would be re-surfaced to form additional hardstanding that would serve the proposed extension and attached garage.





## 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 land allocation and therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy HE1: The Historic Environment.***
- ***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 house extensions, roof alterations, outbuildings & other domestic alterations; reflecting the principles of the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

#### Supplementary Planning Document: Parking

This document establishes parking standards in relation to development size and type, specifically larger homes require a greater parking provision.

#### 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 places.***
- ***Section 16: Conserving and enhancing the historic environment.***

#### **Consultations**

Highways DC were consulted on the proposals; no objections were received subject to a condition. The Conservation Officer was also consulted on the proposals; no objections were received with no requirement for specific conditions.

#### **Representations**

Neighbour notification letters were sent to surrounding properties; one representation was received identifying potential inaccuracies with the boundary line drawn and that they would have no objections to the proposals subject to no encroachment.

Whilst these concerns are acknowledged, boundary disputes are considered to be a civil matter and will not form the basis of the assessment of this application; however, the relevant informative(s) regarding land ownership and the Party Wall Act 1996 will be included in the decision.

A site and press notice were also used, expiring 05/07/2023 and 30/06/2023 respectively.

## **Assessment**

### Principle of Development

The site would affect the setting of a listed building and would fall within urban fabric which has no specific land allocation. The site and surrounding area are made up principally of housing; therefore, extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity, highway safety, and would conserve and enhance the significance and setting of the borough's heritage assets.

### Residential Amenity

Proposals for extensions are considered acceptable where they do not adversely affect the amenity of neighbouring properties.

The SPD states that extensions to the side of a dwelling '*should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling)*'. In this instance, the original dwelling has a width of approximately 7.5 metres and the proposed extension would have an approximate sideways projection of 3.1 metres, therefore, not being more than two thirds the width of the original dwelling (approximately 5 metres) and not having an excessive sideways projection.

The proposed extension would be setback from the front elevation of the original dwelling by approximately 0.15 metres and would be built directly adjacent to the Northern boundary line. The SPD states that '*to avoid a terracing effect, all side extensions should provide a setback of at least 0.5 metres and be set in by one metre from the side boundary, where practicable*'. Although the proposals would not meet the SPD guidance regarding a setback or set-in, the proposed extension would be of a single storey; therefore, this would be considered sufficient to avoid a terracing affect.

The proposed extension would be positioned to the South of the adjacent neighbouring property, 3 Dovecote Mews. Due to the natural movement of the sun path some overshadowing should be expected, especially as the proposed extension would replace existing boundary treatments comprising of high timber fencing, exposing a low built stone wall behind. However, the extension would utilise a restrained roof height and would have a similar height to existing high timber fencing that is likely to contribute to existing impacts of overshadowing. When considered alongside a modest sideways projection, effects of overshadowing are considered to be minimal and not significantly increased from existing levels of impact that are currently experienced and tolerated.

In terms of overlooking and reduced outlook, there are no windows proposed in the side elevation of the side extension and it would also be adjacent to a blank gable wall of an adjacent neighbouring property.

The SPD states that '*12 metres should be maintained to a blank gable wall and 10 metres should normally be provided between rear-facing windows on the first floor (and above) and the rear boundary*.' In this instance, the proposed extension would be of a single storey and a distance of approximately 9.5 metres would be maintained between the rear facing windows and the rear boundary.

The SPD also states that *'windows to habitable rooms on an extended property should not be less than 21 metres from any other properties with habitable room windows'*. In this instance, there are no habitable room windows directly opposite the rear of the applicant dwelling, therefore, the proposal would not result in an increase in overlooking that would be beyond existing impacts.

As such, the proposals would not be considered overbearing, resulting in increased overshadowing and overlooking or reduced levels of outlook, that would significantly increase beyond existing levels of impact that are currently experienced and tolerated.

The proposals are, therefore, considered to comply with Local Plan Policy GD1: General Development and would be acceptable regarding residential amenity.

### Visual Amenity

The proposed extension would be located South-East and, therefore, within the setting of Dovecote at Cricket Farm, a grade II listed building. Dovecote was erected in the mid-late 18<sup>th</sup> century and is constructed of squared, coursed rubble with a stone slate roof. The listed building has seen many modern alterations over the years; however, the main structure and historic appearance remain prominent.

The proposed extension would be positioned directly adjacent to a stone wall extending East-to-West which not only forms part of the fabric of the listed building but also acts as a boundary treatment between the applicant dwelling and an adjacent neighbouring property to the North (3 Dovecote Mews). Timber fencing on the South side of this wall reinforces this boundary treatment.

The proposed extension would be relatively modern in appearance, reflecting the style and characteristics of the applicant dwelling and the broader modern residential development in which it is located. As such, it is expected that the proposed extension would have some impact on the setting of the listed building; however, this impact is not considered to be detrimental. Comments received regarding conservation state that *'the massing of the proposed extension is small, and though the proposals would have a slight impact on the setting of the listed building due to the close proximity, in the context of modern encroachment caused by immediately adjacent modern developments and additions to the listed building itself, the proposed extension would not be detrimental to the setting and would not harm the listed building'*.

Therefore, it is considered that the proposed extension would not detrimentally affect the prominence of the listed building within the street scene and would conserve the significance of its setting to a reasonable degree.

The SPD states that *'materials should normally be of the same size, colour and texture as to the existing house or as close a match as possible'*. In this instance, the proposals show that brickwork and roof tiles are to match the external materials used in the construction of the original dwelling and the proposed extension would be fronted by a white garage door.

Additionally, the SPD states that *'to prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling'*. In this instance, the proposed extension would be set back from the front elevation of the original dwelling by approximately 0.15 metres. Though this set back is below what is usually expected, the proposed extension would be of a single storey and, therefore, is unlikely to create a terracing affect.

Furthermore, the SPD states that *'the roof style, pitch and detailing should match those of the existing dwelling, particularly where the extension will be prominent within the street scene or extend on parallel lines at a smaller scale'*. In this instance, the original dwelling features a hipped roof, and the proposed extension would feature a pitched roof. The style and pitch of the roof of the proposed extension would, therefore, not directly reflect the roof of the original dwelling; however, it is considered that the proposed roof would be a sympathetic feature, especially in the context of neighbouring properties with similar roof types.

The proposals, therefore, are considered sympathetic to the main dwelling and consistent with the character of the street scene and are considered acceptable and in compliance with Local Plan Policy D1: High Quality Design and Placemaking and would be acceptable regarding visual amenity.

#### Highway Safety

The dwelling benefits from existing off-street parking space to the front of the property.

The proposed extension (garage) to the side of the dwelling would not create any additional requirement for further off-street parking provision and is unlikely to interfere with existing provisions as it has been demonstrated that two parking spaces would be maintained with sufficient manoeuvring space for access and egress.

The proposed garage would not meet modern spacing standards and, therefore, would not be included as part of the dwellings parking provision; however, as existing provisions would remain largely unaffected by the proposals, it is considered that sufficient parking space would remain to ensure that highways safety is maintained to a reasonable degree.

As such, the proposals would be considered acceptable and in compliance with Local Plan Policy T4: New Development and Transport Safety.

#### **Recommendation**

**Approve with Conditions**