
2024/0219

Mr Ian Bird

34 Northgate, Old Town, Barnsley, S75 2QH

Erection of a single storey rear extension, the enclosure of the ground floor of an existing two storey side extension and conversion to living accommodation, and the creation of a parking space and the erection of a canopy to the front of the dwelling (Part retrospective) (Amended Description).

Site Description

The application relates to a plot located on the north side of Northgate and in an area that is principally residential characterised by two-storey dwellinghouses of various scale and appearance.

The property in question is a two-storey semi-detached property constructed of red brick with a hipped roof and rosemary roof tiles. The property benefits from an existing two-storey extension to its west side with a hipped roof side-facing dormer window and open access at ground level. The property features a timber framed flat roof canopy to its principal elevation and is fronted by an existing paved driveway and stepped access. To the rear of the property is an existing detached garage and modest sized rear garden bounded by fencing and mixed vegetation.



Planning History

There is one previous application associated with this site.

1. B/02/0941/BA – Erection of side two storey extension and installation of dormer windows to dwelling. – Approved.

Proposed Development

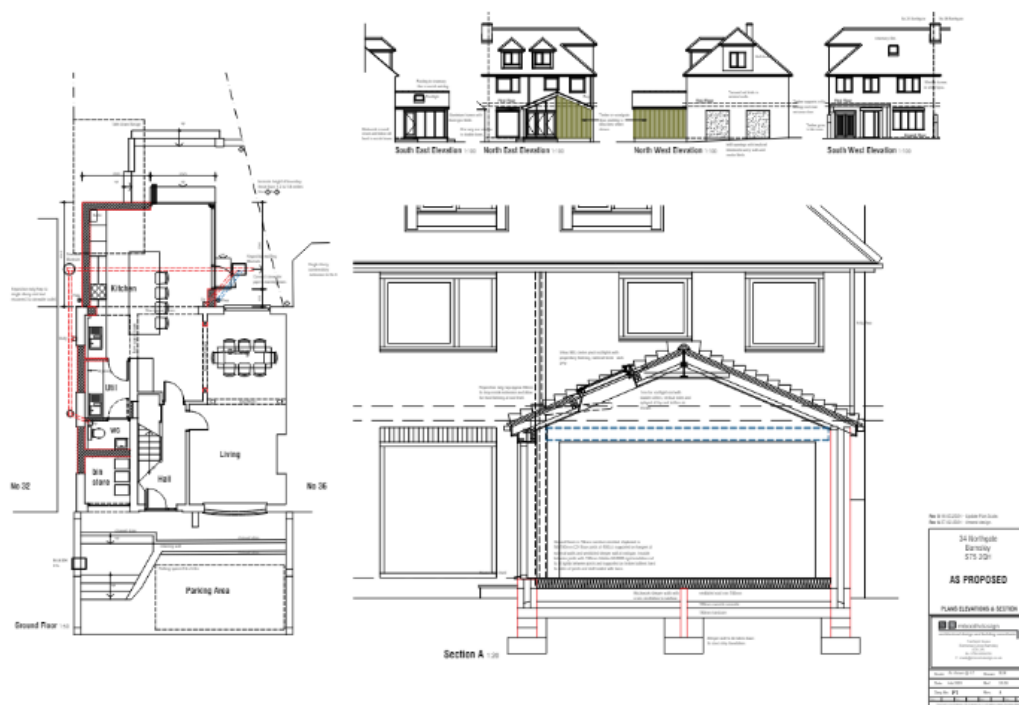
The applicant is seeking permission for the removal of an existing detached garage and the erection of a single storey extension to the rear of the application property, the enclosure of the ground floor of an existing two-storey side extension and its conversion into living accommodation.

During the application process, the creation of a parking space and the erection of a canopy to the front of the application property were added retrospectively.

The proposed extension would project from the rear of the application property by approximately 4 metres and would have a width of approximately 5.2 metres. The extension would adopt a gable roof with an approximate eaves and ridge height of 2.7 metres and 3.8 metres respectively. The extension would adopt external materials such as timber or woodgrain UPVC cladding its north-east and north-west elevation, aluminium frames with black powder coating finish, and rosemary roof tiles to closely match the existing roofing materials.

The existing two-storey extension to the side of the application property would be enclosed at ground level with openings infilled with insulated blockwork with a redner finsih to its north-west elevation. A utility, WC and bin store would be formed internally.

A paved driveway with stepped access has been created to the front of the application property alongside the erection of a timber framed flat canopy.



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 Consideration

- ***South Yorkshire Residential Design Guide 2011.***

Consultations

No consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties. The application was re-advertised for a period of 14-days due to an amended description, expiring 4th June 2024. No representations were received.

Assessment

Principle of Development

Extensions and alterations to a domestic property are acceptable in principle provided that they remain subservient to the host property, 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 extension would be erected to the north-west of adjoining 36 Northgate and to the south-east of adjacent 32 Northgate. Generally, extensions located to the south, south-east or south-west of neighbouring properties are likely to have a greater impact regarding overshadowing than those located to the north, east or west. As such, it is acknowledged that some overshadowing could occur. However, any potential impact to 36 Northgate is likely to be limited. The proposed extension would adopt a rearward projection of 4 metres, would be set in from the east boundary and would comply with the 45-degree rule (which is applied to assess and limit to extent of overshadowing and loss of outlook), in accordance with the House Extensions and Other Domestic Alterations SPD. Moreover, the proposal shows that a section of the east boundary treatment (A-B) would be raised from 1.2-metres-high to 1.8-metres-high which could act as further mitigation. The proposal would exceed the 45-degree rule in relation to 32 Northgate, contrary to the House Extensions and Other Domestic Alterations SPD. However, any potential impact would likely largely be limited to the blank south-east side elevation of an existing extension to the neighbouring property.

New glazing would be located on the north-east rear and south-east side elevations of the proposed extension. The rear-facing glazing would face into the application site and a sufficient distance (10 metres or more) would be maintained to the rear boundary. The side-facing glazing would face towards an existing rear conservatory to 36 Northgate and its rear curtilage. Whilst the proposal could result in some loss of privacy, the boundary treatment immediately opposite is proposed to be raised to 1.8-metres-high which could lessen the extent of any potential impact.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and is 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 front elevation of a building is generally considered to be the most important for its contribution to the street scene. It is acknowledged that the existing timber framed canopy to the front of the application property is not necessarily in keeping with the character of the street scene. However, the canopy is constructed of timber which has a relatively neutral appearance, and the flat roof design does not significantly differ from existing flat roofed bay windows within the locality. Moreover, the application property is set back and down from the highway which reduces the prominence of the canopy. Whilst the design of the canopy is not preferred, on its own, it is not considered to be sufficient justification to warrant the refusal of an application where all other aspects are considered to be acceptable.

The proposed rear extension would adopt a sympathetic form and features, including scale and a hipped roof with rosemary roof tiles that would close match those used for the existing roof. It is acknowledged that other proposed materials do not necessarily reflect the character of the existing building. However, the materials would likely have a natural appearance, and as the extension would be to the rear of the application property, would not impact the character of the street scene.

The proposed render finish to infilled sections of the ground level of the existing side extension would be limited to its north-west side elevation and would not form a prominent feature within the street scene. Moreover, the proximity of the extension to the adjacent neighbouring property would likely provide acceptable screening that would limit any views from the public realm.

The proposal is therefore not considered to significantly alter or detract from the character of the street scene and is considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

During the application process, a parking space to the front of the application property was added retrospectively. Prior to the construction of the parking space, Google Street View imagery shows that the application property did not benefit from any off-street parking.

The existing parking space to the front of the application property is not of a sufficient size to be counted as a parking space as outlined within the South Yorkshire Residential Design Guide and the Parking SPD. However, it is acknowledged that the space could accommodate some smaller vehicles. Moreover, the application property did not previously benefit from any off-street parking and the proposal would not result in a requirement to provide additional spaces. As such, it is not considered that the proposal would be prejudicial to highway safety.

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