

---

2024/0249

Mr Chris Pashley

129 Upper Hoyland Road, Hoyland, Barnsley, S74 9NL

**Proposed first floor side extension on stone pillars below to retain existing access to rear detached garage. Maintaining 3no car parking spaces (including rear garage).**

---

### Site Description

The application relates to a plot located on the north side of an access road off the principal highway of Upper Hoyland Road to the east and in an area that is a mix of residential, agricultural, and commercial uses. The street scene of the access road (Upper Hoyland Road) is relatively consistent comprising other detached dwellings of a similar scale and appearance.

The property in question is a two-storey detached property with a two-storey street-facing gable projection and single storey mono pitched roof projection. The property is constructed of coursed stonework with light-coloured render to the upper floor of the gable projection. The property has a gable and mono pitched roof with grey coloured roof tiles. To the side and rear of the property is a shared driveway and detached garage.



## Planning History

There are three previous applications associated with this site. However, the most recent and relevant applications are as follows:

1. 2006/0625 – Erection of 6 detached dwellings with garages. – Approved.
2. 2006/1545 – Erection of two four-bedroom dwellings. – Approved.

## Proposed Development

The applicant is seeking permission for the erection of a two-storey side extension comprising a ground floor car port and first floor habitable rooms.

The proposed extension would project from the west facing side elevation of the application dwelling by approximately 2.9 metres and would have a depth of approximately 7.7 metres. The extension would be set back from the main front wall of the application dwelling by approximately 2.3 metres and would adopt a pitched roof with an approximate eaves and ridge height of 5.5 metres and 7.6 metres respectively. The extension would be finished in artificial coursed stone that would match or be similar in appearance to the external materials used in the exterior construction of the existing dwelling.



Rev	Notes	Date

**Garry Greetham Associates**  
 Residential Design Consultant  
 Westwood House  
 18 Carr Lane  
 Tonbridge  
 Kent TN11 3SE  
 Tel: 07785 62354

Project: 2 Storey Side Extension  
 Client: Mr & Mrs. Colin Peckham  
 Date:  

Location:  

Address:  

Site:  

Scale:  

Drawn:  

Checked:

## **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**

Highways DC – No Objection.

Public Rights of Way – No objection subject to inclusion of informative.

## **Representations**

Neighbour notification letters were sent to surrounding properties. No representations were received.

## **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.

### 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 proposed extension would not be visible from the principal highway to the east and would be screened by neighbouring properties. The proposed extension would be visible from part of the access road and public right of way in which the application site is located.

The proposed extension would be set back from the main front wall of the application dwelling and would adopt a sympathetic form and features, including a pitched roof, external materials that would match or be similar in appearance to the materials used in the external construction of the existing dwelling, and a sideways projection that would not be more than two thirds the width of the original dwelling, in accordance with the House Extensions and Other Domestic Alterations SPD. The proposed extension would not be set in from the western side boundary. However, due to the constraints of the application site it is not considered practicable to provide this, and as the extension would be set back from the main front wall of the application dwelling and would be set below the ridge of the existing roof, it is considered that the extension would appear subservient, and a terracing affect would be avoided.

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.

### 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 east of adjacent property 131 Upper Hoyland Road. It is acknowledged that some overshadowing could occur. However, any potential impact would likely occur in the morning and be limited to secondary windows located on the west side elevation of the neighbouring property which are not afforded the same protections as habitable room windows located on the front and rear elevations. New glazing would be limited to the first-floor level of the front and rear elevations of the extension. The first-floor front (south) facing window would face towards the side elevation of an existing agricultural building and a sufficient separation distance would be maintained between the first-floor rear (north) facing window and the rear boundary with an area of trees beyond. The proposed extension would follow the form of the existing dwelling and would not be erected in immediate proximity of any habitable room windows.

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.

## Highway Safety

The application site benefits from an existing detached garage located to the rear of the application dwelling and an area of shared hardstanding along the west side of the property.

The proposed extension would incorporate a ground floor car port to maintain access to the existing detached garage. The car port would also enable the continued use of an existing shared driveway. It is acknowledged that the internal measurements of the car port would not comply with guidance of the South Yorkshire Residential Design Guide. However, the internal width (approximately 2.5 metres) would comply with the width of a standard off-street parking space and therefore it is accepted that vehicles could be accommodated. Moreover, a void would be incorporated on the western elevation that could provide additional space when opening vehicle doors. As such, it is considered that a minimum of two off-street parking spaces could be accommodated within the curtilage of the application site, in accordance with the parking SPD, and highway safety would be maintained to a reasonable degree. Furthermore, Highways DC were consulted on the proposals and raised no objection.

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**