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**2022/0358**

Mrs C Allen

Erection of single storey extension to side/rear of dwelling

6 Hambleton Close, Elsecar, Barnsley, S74 8DS

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### **Site Location & Description**

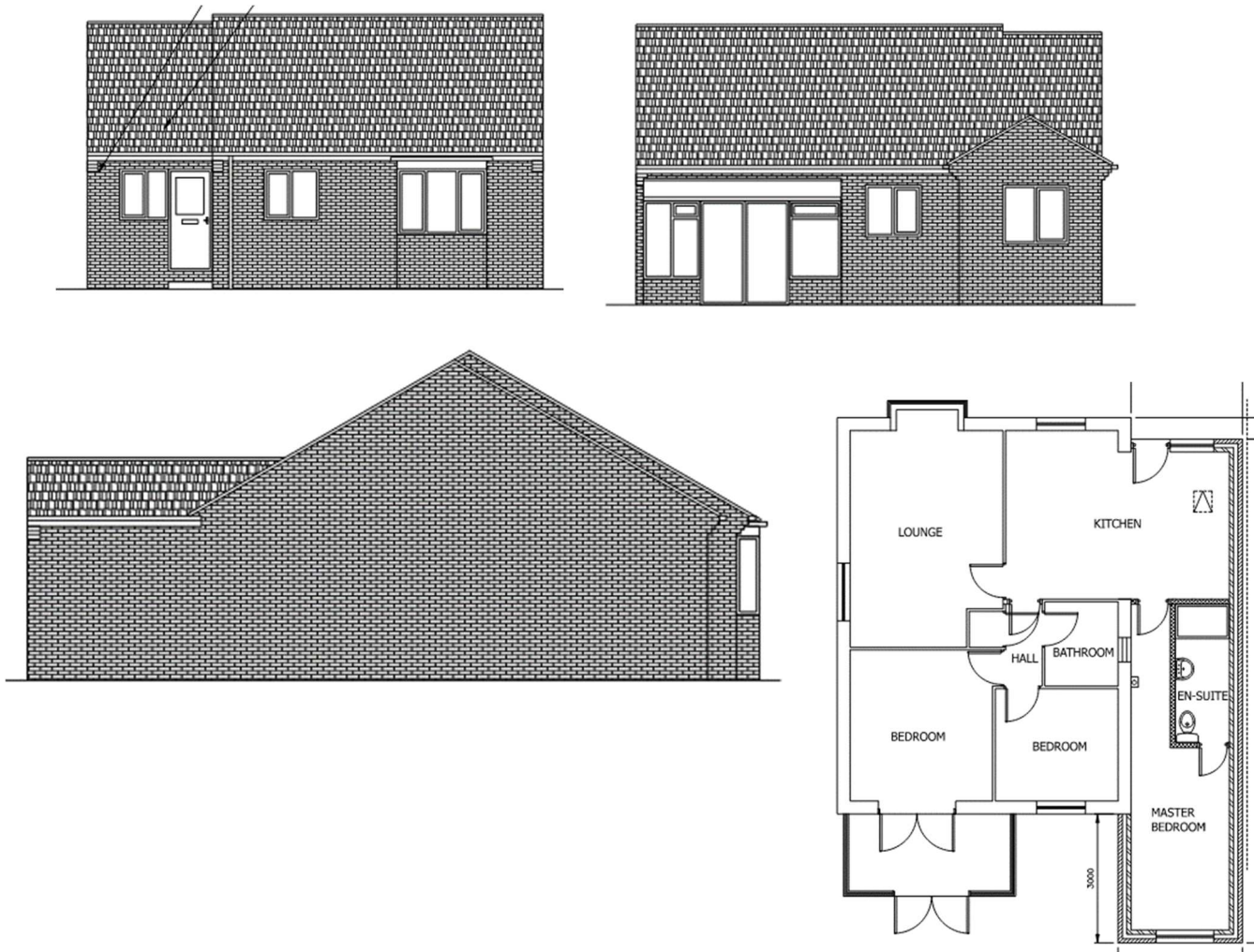
Hambleton Close is a small residential road, which falls north-west to south-east, towards Milford Place, located within Elsecar, and within a predominantly residential area characterised by single storey and two-storey residential properties with a mix of housing types and designs.

The application relates to a single-storey, detached brick-built dwelling located on the north-eastern side of Hambleton Close. The dwelling is set back from the highway with a modest front garden to the front and driveway to the side and 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 side and rear extension. The extension is to project 2.5m from the side elevation of the dwelling, extending the full depth of the property and projecting 3m beyond the rear elevation of the dwelling. The side extension is to have a height of 2.65m to the eaves and 5.5m to the ridge, with the rear element having a height of 2.65m to the eaves and 3.85m to the ridge.



## 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.

#### Visual Amenity

The Supplementary Planning Document for House Extensions states that 'the design of a two-storey side extension should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection, i.e., more than 2/3 the width of the original dwelling'. Whilst the property in question is single storey, a single storey side extension is tantamount to a two-storey extension on a two-storey property and therefore the principles apply. In this instance the proposed side extension projects 2.5m from the side elevation and therefore complies with the guidance set out in the supplementary planning document.

The document also states that a two-storey side extension should have a set back from the front elevation by at least 500mm, to allow for a vertical break in the roof plane, a lowering of the ridge line and to reduce the terracing effect. The set-back also lessens the unsightly bonding of old and new materials; the proposal allows for a set-back of 0.5m, in line with the SPD.

The proposed extension is designed to reflect the original dwelling in terms of roof style and pitch and is to be constructed from materials which match the original dwelling. In addition, the proposed extension sees the introduction of a door to the front elevation, providing an active frontage to the 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.

### Residential Amenity

Supplementary Planning Document – House Extensions and other Domestic Alterations states that single storey extensions to the rear of semi-detached dwellings should not project more than 4m and that the eaves height should not exceed 2.5m where the extension would project beyond 3m; no guidance is provided in relation to detached properties other than extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected.

The proposed extension is to project 3m beyond the rear elevation of the proposed side extension which could result in some loss of outlook from the neighbouring property to the north, 8 Hambleton Close.

For the purposes of daylight and to avoid an overbearing relationship with neighbouring properties, a 45-degree rule is applied to assess the impact an extension would have. A 45-degree quadrant is taken from the mid-point of the potentially affected window; if the extension falls within this area, then it is considered that the proposal would have an overbearing impact on the neighbouring dwelling. It is acknowledged that the proposed rear element would fall within the 45-degree quadrant, however it is considered not to reduce levels of outlook to an unreasonable level, given that this element of the extension is designed with an eaves level of 2.65m and a ridge height of 3.8m, is set at a slightly lower level than the potentially affected property and that should the height of the side extension be reduced to 4m, the development would fall within the parameters of permitted development as set out in the Town and Country Planning (General Permitted Development (England) Order) 2015 (as amended).

The proposed extension does not include windows along the side elevation facing the neighbouring property, and those located in the north-eastern rear elevation are located a sufficient distance from the rear boundary with the properties beyond that the proposal would not increase levels of overlooking, with the existing boundary treatment providing suitable screening.

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

### Highway safety

The proposal does result in the requirement for additional parking provision, as the property is to increase from 2 to 3 bedrooms, and it does see the loss of existing parking provision in terms of reduction in driveway length. A driveway of approximately 7.5m is retained which is of sufficient length to accommodate 1no vehicle, however there is no provision for the extra vehicle. As mentioned previously, an extension on this footprint could be erected under permitted

development which would see the loss of parking provision; the dwelling is located within a residential housing estate and not on a busy highway and therefore it is considered that the extension would not impact on highway safety and as such is acceptable 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