
2024/0248

Mr Nick Bagshaw

2 Velvet Wood Close, Gawber, Barnsley, S75 2NZ

Single storey front and rear extensions.

Site Description

The application relates to a plot located on the east side of Velvet Wood Close and in an area that is principally residential comprising other detached bungalows of a similar scale and appearance.

The property in question is a detached bungalow constructed of brickwork with a hipped roof with grey coloured roof tiles. The property features an existing front projection finished with stone and white render and with a gable roof with grey coloured roof tiles. The property is fronted by soft landscaping with a driveway and detached garage to the north side. To the rear of the property is a modest garden with a patio area. The site is bounded by hedges and the topography of the area descends south-to-north and east-to-west.



Planning History

There are four historic applications associated with this site. However, none are relevant to the proposals under consideration.

Proposed Development

The applicant is seeking permission for the erection of a single storey front extension and a single storey rear extension.

The proposed front extension would project from the front elevation of the original dwelling by approximately 1.7 metres and would adjoin an existing front projection to have a total width of approximately 6.8 metres. The extension would adopt a gable roof with an approximate eaves and ridge height of 2.4 metres and 4.7 metres respectively and would be rendered to match or be similar in appearance to the materials used in the external construction of the existing building.

The proposed rear extension would project from the rear elevation of the application dwelling by approximately 3.8 metres with a width of approximately 7.3 metres. The extension would adopt a gable roof with an approximate eaves and ridge height of 2.6 metres and 4.8 metres respectively and would be constructed of brickwork to match or be similar in appearance to the materials used in the external construction of the existing building.



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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 Considerations

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

Consultations

No consultees were consulted on this application.

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 front elevation of a building is generally considered to be the most important for its contribution to the street scene. Therefore, such extensions need to be of a high standard of design. Modest single storey front extensions, which are in keeping with the style of the existing house, and which form a small porch or provide additional space in the front living room, may be allowed.

In this instance, the proposed front extension would adopt a relatively modest scale that would follow the form of an existing front projection to the application dwelling and would provide additional space to existing rooms. It is acknowledged that the extension would be larger than other existing front projections seen within the street scene and the street-facing gable elevation would likely increase the dominance and prominence of the extension, especially as the render would be viewed against the darker roof tiles, which could impact the character of the street scene. As such, to lessen the extent of any potential impact, an alternative roof type was suggested. The applicant declined to adopt an alternative roof type. However, the existing front projection has a rendered street-facing gable elevation, and the proposal would be an enlarged reflection of this. As such, it is not considered that the character of the street scene would be significantly adversely affected.

The proposed rear extension would not be visible from the public realm and would be well screened by existing hedges forming the north, east and south boundary treatments of the application site. Nonetheless, the extension would adopt a sympathetic form and features, including a hipped roof type and external materials that would closely match those used in the external construction of the existing building.

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 front extension would follow the form of an existing front projection and would be erected away from any surrounding neighbouring properties. The proposed rear extension would be erected to the north and west of surrounding neighbouring properties and would also be set down from them due to the topography of the area. The rear extension would be well screened by existing hedges forming the north, east and south boundary treatments of the application site. As such, any potential overshadowing would likely be limited to the curtilage of the application dwelling and overlooking, loss of privacy and reduced levels of outlook impacts would likely be avoided.

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 is served by an existing driveway and detached garage to the north side of the application dwelling which is sufficiently sized to accommodate a minimum of two off-street parking spaces, in accordance with the parking SPD. The proposed extensions would not impede existing parking arrangements nor result in a requirement to provide additional spaces.

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**