
2024/0671**Applicant:** Mr R Senior**Address:** 76 Bloomhouse Lane, Darton, Barnsley, S75 5AS**Description:** Single storey front and rear extensions, install of rear dormer and Velux windows to front roof

Site & Location Description:

Bloomhouse Lane links Colliery Road in Darton to Sackup lane in Mapperwell, and predominantly is a road without dwellings, although the Application dwelling is one of approximately twelve dwellings located on a single side of the road close to the junction with Sackup Lane. The street scene is varied as it starts with a large, detached bungalow, sat next to a typical block of semi-detached houses before three blocks of semi-detached bungalows proceed along the street, whilst the last three dwelling are large, individually designed detached houses. The application dwelling is the penultimate semi-detached bungalow before the detached houses. The dwelling is constructed of red brick and features a grey tiled cross-gable roof, with the cross-gable aspect of the roof above a bay window on the front elevation. Many of the bungalows and houses on the street have been modified or extended, including the attached neighbouring dwelling which features a completed rear extension but an unfished front extension, which has been in various states of unfinished construction since at least 2009 and possibly earlier, planning consent for the extension was granted in December 2000. It is uncertain if the application dwelling has previously been extended, but the front gable bay window and first floor loft accommodation, with side window appear to be original features of the three bungalow blocks. The rear extension may be a permitted development extension, whilst the garage adjacent to the side elevation of the dwelling was most likely approved in 1976.

**Planning History:**

- **B/76/0525/DT** – Erection of private garage – (Approved) on 29th March 1976

Proposed:

The proposed works comprise of three aspects. Firstly, the front elevation of the dwelling would be altered by a front extension to be completed in dark colour brick and aluminium, with matching windows. The second aspect is a replacement of the existing ground floor extension, located on the

rear elevation of the house, with a larger ground floor extension. The final aspect of the proposal is the addition of a flat roofed dormer within the roof slope of the rear elevation.

Approximate Measurements:

The existing roof and eaves heights of the main dwelling have been checked on the existing plans and remain unaltered on the proposed plans, although there is a large flat roof dormer proposed on the rear elevation of the dwelling.

Front Extension (Original)

- **Projection: 0.61m** (0.61m)
- **Width: 7.6m** (0.61m)
- **Eaves Height: 2.95m** (2.75m)
- **Roof height: 3.15m** (4.1m)

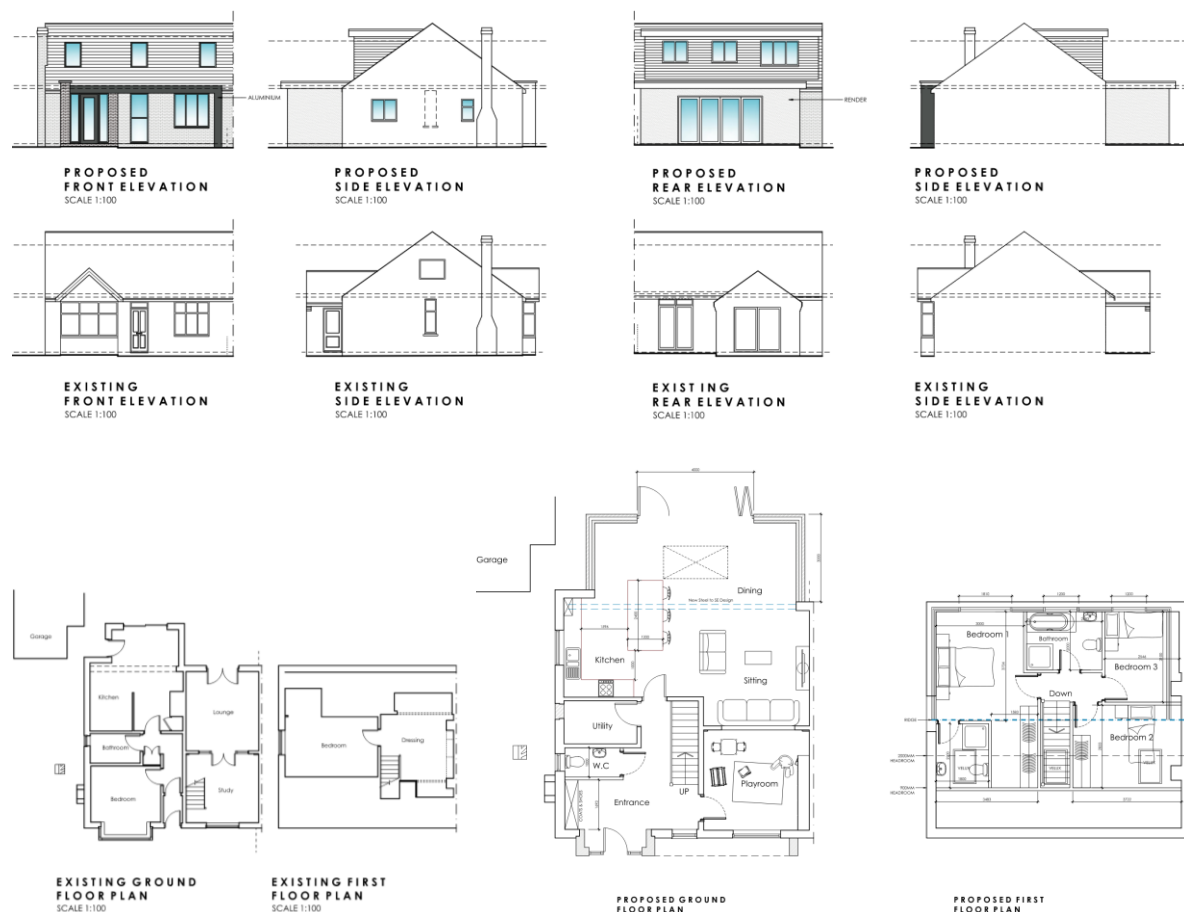
Rear Extension (Existing)

- **Max. Projection: 3m** (2.1m)
- **Width: 7.5m** (3.95m)
- **Eaves Height: 2.62m** (2.53m)
- **Roof height: 3m** (4m)

Rear Dormer

- **Height: 2.37m**
- **Length: 8.2m**
- **Depth: 3.56m**
- **Volume: 34.59 M³**

Existing and Proposed Floor Plans and Elevations



Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; No comments were received.

Consultees: None

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the 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 also 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 and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 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.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Section 12: Achieving well-designed and beautiful places -

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Within section 12, paragraph 139 is the most relevant which indicates:-

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

GD1 - General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

SD1 - Presumption in favour of Sustainable Development: When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

D1 - High Quality Design and Place Making: Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

T4 - New Development & Highway Safety: New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Supplementary Planning Documents (SPD)

House Extensions and Other Domestic Extensions

Assessment

Principle of development

The site is located within land designated as Urban Fabric. 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.

Residential Amenity

The rear dormer appears to meet the size requirements of permitted development, so whilst it would be assessed as part of the application, subject to similar materials being used to the original dwelling, it would be allowed to be constructed without planning consent. The proposed rear extension also meets the requirements for permitted development as it replaces rather than extending on to a previous extension. In this instance render is proposed instead of brickwork, so planning consent would be required; however, if matching brickwork was used instead, the extension would be eligible for construction under permitted development rights.

Both the proposed dormer and the rear extension would only negligible effect on the amenity of the adjacent neighbouring dwellings and with no directly overlooked neighbours to the rear, there would be no negative impact for the few neighbours located to the side and rear of the dwelling, especially with a 24m distance to the rear boundary treatment. Number 78, the unattached

neighbour would not see or be affected by the proposed extension as the applicant's garage is sited between the extension and the boundary treatment. There may be a slight tunnel effect for the neighbour at No.74, as they have their own rear extension, having checked the 45-degree rule though, the applicant's extension would only marginally intersect a 45-degree line from the centre of the assumed location of the neighbour's rear window on their rear elevation. Additionally, as the extension is of a size allowable by permitted development, it would not be prudent to reject or request slight amendments to the size.

As mentioned above, if the dormer met the requirements of matching materials, the proposed size would be allowable through permitted development. Whilst the dormer does feature three large windows, they do not directly overlook anything other than the applicants garden and the green space beyond the rear boundary. In further mitigation for the dormer, the existing and assumed original side elevation window overlooking No. 78 is proposed to be removed. Equally a ground floor window of the ground floor elevation is proposed to be removed but this would be replaced with two new windows in the side elevation.

The alterations to the front would not affect neighbouring amenities.

Visual Amenity

For the dormer and rear extension, whilst dormers in general are not an ideal extension aesthetically, due to the location of the dwelling, not overlooking or being directly overlooked by other dwellings, and with limited public view of the dwelling itself excluding from the rear gardens of nearby neighbouring dwellings, there would be minimal harm caused to the visual amenity of the area, and not to the principal street scene. In a similar manner, the rear extension would be broadly unseen but is a more common feature at the rear of dwellings, and this instance is additionally shielded by boundary treatments and trees adjacent to the rear boundary.

Whilst there is not anything aesthetically wrong with the proposed bold front elevation, on a uniform street scene this may cause concern. However, on this occasion, the street scene is reasonably varied, and the extension to the adjoining neighbour would have greater prominence than the proposed changes to the front elevation of this property. Therefore, for this specific application and following a request to reduce the number of contrasting materials within the front elevation, which had been adhered to, it would not be prudent to refuse the application on grounds of negative impact on visual amenity.

Highway Safety

There are no proposed changes to access or parking arrangements, which consequently means there is no impact upon Highway Safety.

Recommendation: Approve with conditions