
2023/0585

Applicant: Mr P Hoyland

Address: 5 Wainwright Place, Wombwell, S73 8LY

Description: Two Storey Side Extension

Site & Location Description

Wainwright Place is part of a large 1950's housing development in the north-eastern area of Wombwell comprising of predominantly red brick semi-detached houses with red tiled roofs. Wainwright place itself is a short link road between Wainwright Avenue and Wilson Street, comprising of ten dwellings. Located behind the odd numbered houses, including the applicant's is a large area of brownfield land, currently home to a scout hut and garages, the estate was originally built around this area of land. The access road to the site is adjacent to the applicant's and runs between the side elevations of this property and No.7.

The application dwelling is a three-bedroomed house which is set lower than on a slope, progressing down from the street level. As such the front garden features a raised concrete parking space, level with the road. A sliding gate allows access to the drive whilst a single gate allows pedestrian access via a downward slope to the front door. There is currently a front porch style extension on the front elevation, a semi-open porch on the rear elevation, a lean-to side extension on the side elevation, which would be demolished as part of this proposal and a large garage in the rear garden, which has direct access into the rear brownfield site.



Local Plan Allocation: Urban Fabric

Planning History:

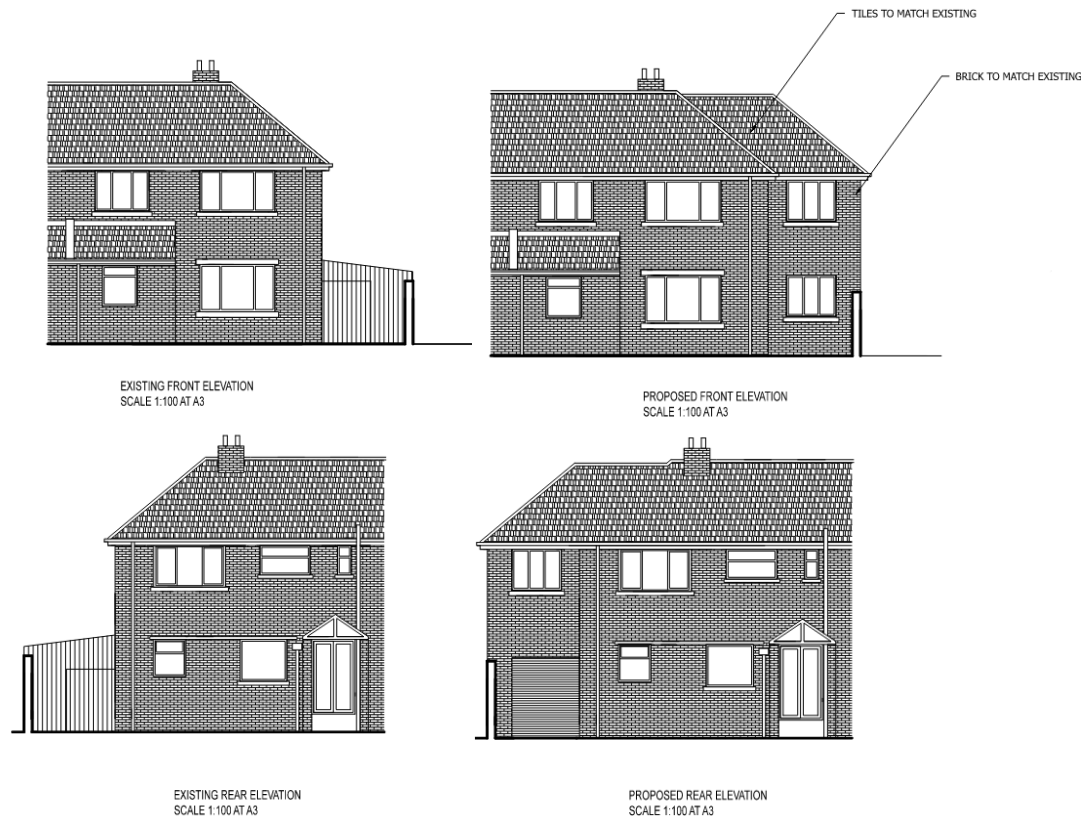
- 2023/0040 - Removal of lean-to extension and erection of two storey side extension – Refused on 17th March 2023 due to lack of set back and set down contrary to policy
- 2010/04016 - Erection of a detached garage to rear of dwelling – Approved with conditions on 22nd June 2010

Proposed Development

The proposal is for a two-story side extension in replacement of the existing lean-to extension. The proposal is similar to that refused in application 2023/0040. However, in contrast to the previous application, a small set back has been included on the front elevation and the extension's roof design has been adjusted. The whole of the ground floor is proposed to be used as a store, with direct access through a rear garage style door leading into the garden. On the first floor, a bedroom is planned to be extended and a new ensuite bathroom installed. One new window on the ground and first floor front elevation are proposed, along with a single first floor window on the rear elevation. No side widows are proposed.

Tiles and brickwork are proposed to match the existing materials of the dwelling. Windows shown on the elevation plans appear to match the style and size of those already installed. The proposed extension would have a side projection of 2.5m, which is less than half of the existing width of the dwelling.

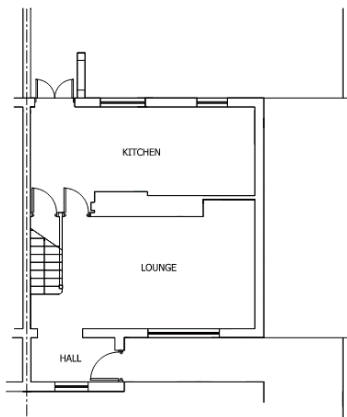
Existing and Proposed Elevations and Floor Plans



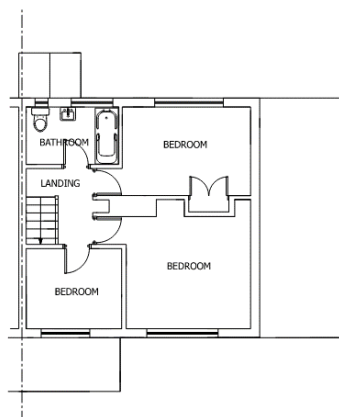


EXISTING END ELEVATION
SCALE 1:100 AT A3

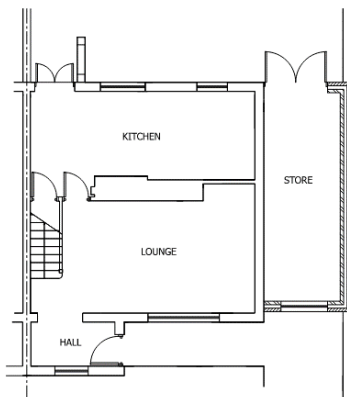
PROPOSED END ELEVATION
SCALE 1:100 AT A3



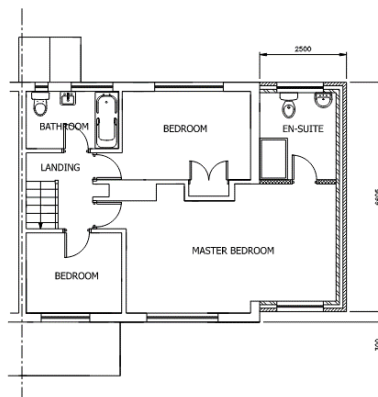
EXISTING GROUND FLOOR PLAN
SCALE 1:100 AT A3



EXISTING FIRST FLOOR PLAN
SCALE 1:100 AT A3



PROPOSED GROUND FLOOR PLAN
SCALE 1:100 AT A3



PROPOSED FIRST FLOOR PLAN
SCALE 1:100 AT A3

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.

Local Plan Policies

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 Alterations

NPPE

The National Planning Policy Framework set 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.

In respect of this application, relevant policies include:

Section 12 - Achieving well designed places.

Consultations

Highways DC: Highways confirmed that there is ample existing parking within the site due to the front driveway and large rear garage.

Representations

Letters were sent by post to nearby neighbours, no responses were received.

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 proposal would have minimal effect on the amenity of neighbors due to its location. There is a considerable gap between the extension and the side elevation of No.7, and there are no dwellings directly to the rear. Additionally, no side windows are proposed, and the front and rear windows are of a significant enough distance not to impede upon the privacy of dwellings across the road or to the rear of the dwelling.

Visual Amenity

The plans have been amended from those previously refused to include a setback on the front elevation of 300mm and the proposed roof design has also been altered. Together, and although the setback does not meet the setback guidance outlined in SPD House Extensions and other Domestic Alterations, the proposal does appear subordinate to the original dwelling. Furthermore, the extension does not harm the original character of the dwelling and does not have a negative impact with the immediate or broader street scene.

Highway Safety

Highways DC confirmed there would be no impact upon highway safety

Summary

The plans submitted for the application reflect upon previous advice given within a pre-application enquiry and corrects concerns on the previous, similar application which was subsequently refused. With a negligible effect upon residential amenity, no impact on highway safety the requirements of local polices GD1, SD1 and T4 have been met. On balance, the proposals are also broadly in compliance with the SPD House Extensions and Other Domestic Alterations and local Policy D1 High Quality Design and Place Making

Recommendation: Approve with Conditions