2023/0867

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26 South Lea Avenue, Hoyland, Barnsley, S74 9LD

Single storey side extension, render to existing front elevation, doors with Juliet balcony to rear elevation and increase in width of parking area.

Site Description

The application relates to a plot located on the eastern side, and to the north-west corner of South Lea Avenue. The application site is located in area which is principally residential, comprising other detached and semi-detached properties of varying scale and appearance, and is located south-east of Hoyland High Street which comprises a mix of uses, including commercial, retail and leisure.

The property in question is a two-storey detached property constructed of red brick, featuring artificial stone to the principal elevation. The property adopts a hipped roof with grey concrete roof tiles and is serviced by an existing detached garage to the rear, and driveways to the front and side which are accessed from the south-west. The topography of the site is varied and descends north-to-south and west-to-east, and the site is bounded by hedges and timber fencing on all sides.



Planning History

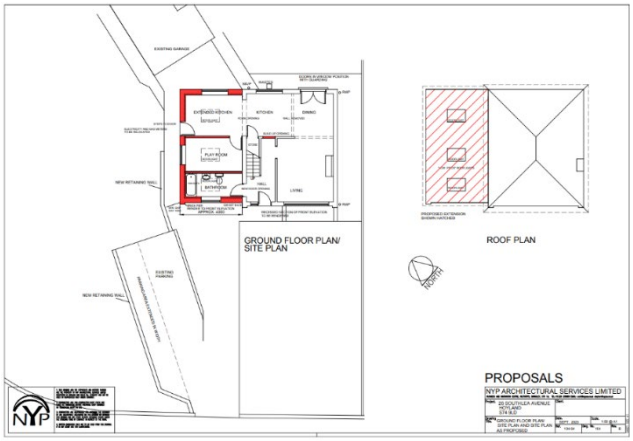
There are three historic planning applications associated with the application site dating from 1974. The most recent application is as follows:

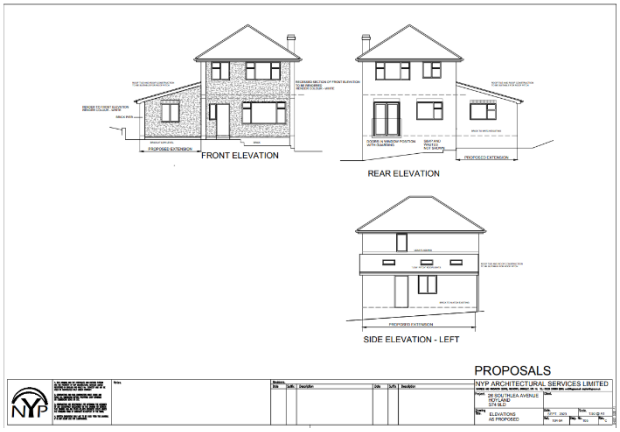
- B/83/0067/HN – Re-building of five dwelling houses. – Approved.

Proposed Development

The applicant is seeking approval for the erection of a single storey extension to the side of the property, the rendering of the recessed part of the front elevation of the existing property, new doors with a Juliet balcony to the rear elevation, and an increase in the width of part of an existing parking area.

The proposed extension would project from the northern side elevation of the host property by approximately 4 metres and extend by approximately 7.4 metres. The extension would feature a lean-to roof with an approximate eaves and ridge height of 3 metres and 4.3 metres respectively (measured at its highest point) and would be constructed of external materials that would reflect those used in the construction of the original dwellinghouse. The recessed part of the front elevation of the extension and existing property would be rendered, and an existing window on the rear elevation of the dwelling would be replaced with a new glazed door and Juliet Balcony. The existing off shoot from the main driveway would be extended.





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 land allocation and 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: House Extensions and Other Domestic Alterations

This document establishes the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations; reflecting the principles of the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

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 places.***

Consultations

Highways DC were consulted on the application and no objections were received subject to the inclusion of a condition.

Representations

Neighbour notification letters were sent to surrounding properties and no representations were received.

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation; therefore, 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.

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 extension would be located to the south of adjacent neighbouring property, 10a South Lea Avenue. Generally, extensions located to the south of adjacent properties are expected to have a greater impact regarding overshadowing; however, in this instance, the extension would adopt a restrained ridge height, would not have an excessive sideways projection, and would be sufficiently distanced from the northern party boundary. Moreover, an existing detached garage built immediately adjacent to the party boundary and the host property's general positioning to the south of the neighbouring property are likely to contribute to existing levels of impact; as such, it is not expected nor considered that the extension would result in significantly increased levels of overshadowing.

Regarding overlooking and loss of privacy, windows would be inserted on the front, side, and rear elevations of the extension, including 3 no. roof lights within the roof plane. Sufficient separation distances would be maintained between all windows and the respective boundaries opposite, and the positioning of the extension forward of the existing garage, sufficient existing boundary treatments, and topography differences are all likely to offer further mitigation. The westernmost ground floor window located on the rear elevation of the original dwellinghouse would be replaced by a glazed door with a Juliet balcony; however, as this change would affect an existing opening, it is unlikely to result in a change beyond the existing level of impact. Moreover, it is acknowledged that this change could be implemented as permitted development without the need of planning permission.

Regarding outlook, the extension would not be located in proximity of any surrounding property and is unlikely to cause an obstruction. It is acknowledged that the outlook from the rear-facing window of the extension may be limited due to the positioning of an existing garage; however, this window would be secondary to existing windows serving the kitchen, and the garage could be removed if needed.

The proposal is, therefore, not considered to be overbearing, resulting in increased overshadowing, overlooking, or reduced levels of outlook that would significantly increase beyond existing levels of impact that are likely to be experienced and tolerated.

The proposal is, therefore, considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Visual Amenity

The existing dwelling is constructed of red brick with artificial stone to the principal elevation and features a hipped roof with grey interlocking roof tiles. Surrounding properties adopt a mix of external materials, including varying brick and stone types, and light-coloured render.

The proposed extension would be visible from the public realm of South Lea Avenue and would be constructed of red brick and adopt a lean-to roof with grey coloured roof tiles that would sympathetically reflect the design and external materials of the existing property. The recessed section of the front elevation of the extension and the dwelling would be rendered white; however, this would have a similar appearance to the existing artificial stone featured and would not be out of character for the area.

Overall, the scale of the extension would be proportionate to the scale of the existing property, remaining subordinate, and adopting a design with features that would be sympathetic, including roof style and pitch, and external materials that would maintain the individual character of the property and the varied character of the street scene and surrounding area.

The proposal is, therefore, considered sympathetic to the main dwelling and consistent with the character of the street scene and are considered acceptable and in compliance with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

The application site benefits from existing single access driveways to the front and side of the property and a detached garage to the rear. It is acknowledged that there would be some impact to existing arrangements as the extension would obstruct access to the garage and would reduce the overall amount of available driveway space. However, the remaining space and proposed extension of part of the existing driveway would continue to enable the accommodation of a minimum of two vehicles. As such, it is considered that highway safety would be maintained to a reasonable degree.

The proposals, therefore, are considered acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety*.

Recommendation

Approve with Conditions