
2024/0438

Mr C Williams

6 and 8 Four Lands Close, Barugh Green, Barnsley, S75 1QD

Erection of first floor extensions above existing porches to pair of semi-detached dwellings.

Site Description

The application relates to two plots located on the east side of Four Lands Close – a residential cul-de-sac located in an area that is principally residential characterised by two-storey detached and semi-detached dwellings of similar scale and appearance.

The properties in question are a pair of semi-detached properties constructed of stone with a pitched roof with rosemary roof tiles. The properties benefit from an existing single storey front projection with mono-pitched roof. The design of the properties is balanced and symmetrical. The properties are set back from the highway and are fronted by hard landscaping. The topography of the area is relatively level.



Planning History

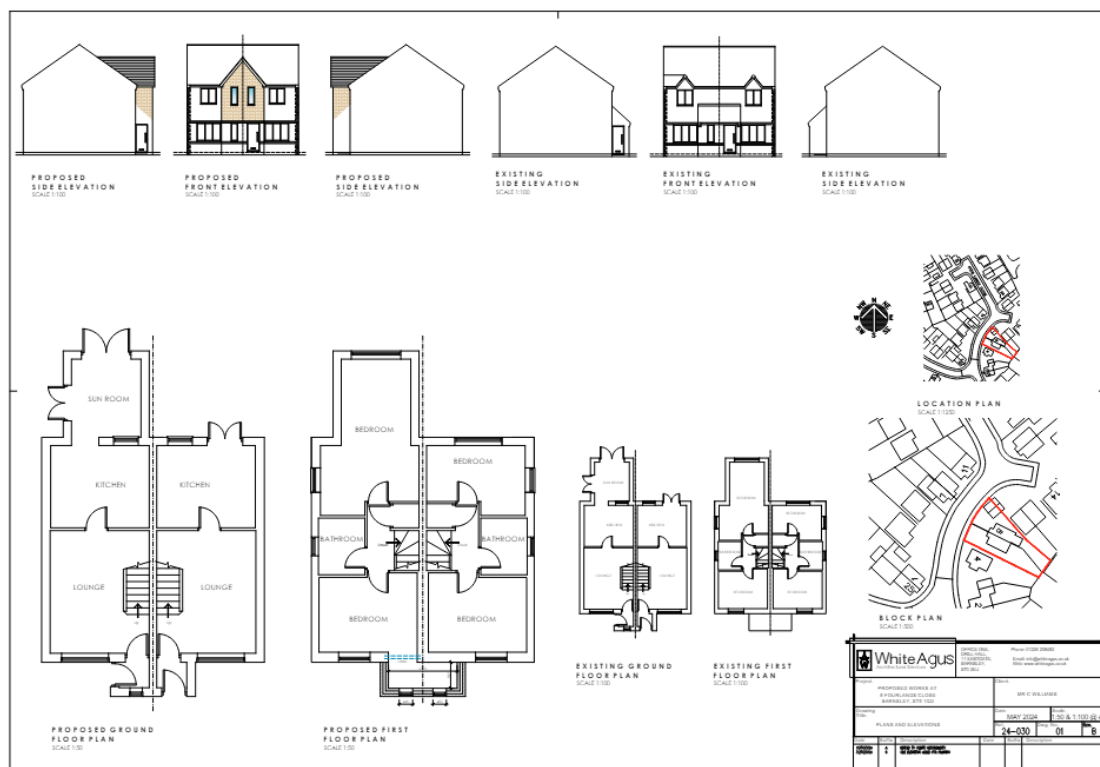
There are three applications associated with this site:

1. B/98/0339/DT – Historic.
2. B/98/0684/DT – Residential development - Erection of 81 dwellings. – Approved.
3. 2011/1523 – Erection of first floor rear extension to dwelling. – Approved.

Proposed Development

The applicant is seeking permission for the erection of first floor extensions above existing porches to the front of a pair of semi-detached dwellings.

The proposed extensions would project from the front elevations of the application properties by approximately 1.3 metres with a combined width of approximately 3.1 metres. The extensions would form a gable projection with an approximate eaves and ridge height of 5 metres and 7.2 metres respectively. The extensions would be constructed of closely matching external materials.



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 D1: High quality design and place making.***
- ***Policy GD1: General Development.***
- ***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 if they would remain subservient to and 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 if 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 and 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 building, and which form a small porch or provide additional space in the front living room, may be allowed.

The application properties are a pair of semi-detached properties with a balanced and symmetrical design. The proposal would provide additional space to an existing habitable room, would maintain balance and symmetry, would remain subservient, and would adopt a sympathetic design and features that would be reflective of the surrounding character and would not significantly alter the appearance or character of the existing buildings.

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

Extensions and alterations to a domestic property are considered acceptable if they would not adversely affect the amenity of neighbouring properties.

The application properties are set back from the street-facing gable elevation of 4 Four Lands Close with a detached garage located to the north between the application properties and 10 Four Lands Close. The proposed extensions would maintain the footprint of the existing front projections to the application properties and would not be erected in proximity of any surrounding properties, and existing separation distances would be maintained to the neighbouring properties opposite.

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 proposal would not significantly impede existing parking arrangements and would not result in a requirement to provide additional parking 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