
2023/0900

Mrs Clowery

20 Needlewood, Dodworth, Barnsley, S75 3QD

Single storey rear extension.

Site Description

The application relates to a plot located on the eastern side of Needlewood, to the south of Dodworth Bottom greenspace, and in an area that is principally residential. Needlewood has a relatively consistent street scene comprising other two-storey and single storey semi-detached properties of a similar appearance.

The property in question is a two-storey semi-detached property constructed of brick and rendered off-white. The property has a pitched roof that uses grey/ brown concrete roof tiles. The property is fronted soft landscaping with a garden to the rear. The topography of the site descends south-to-north.



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

A Forestry Officer was consulted on the application and no objections were received.

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 in proximity of the western boundary line. It is acknowledged that the proximity of the extension to the boundary could result in some overshadowing; however, as the extension would adopt a restrained roof height and would be built directly adjacent to an existing extension of a similar scale within the curtilage of 19 Needlewood, any potential impact is not considered to be unduly harmful. Moreover, no new windows would be inserted on either side elevation of the extension and existing rear boundary treatments comprising fencing and trees would likely provide suitable screening of the site, lessening any potential impact from the single rear-facing window proposed. Additionally, neighbouring properties beyond the rear boundary are sufficiently separated from the application site by Dodworth Bottom Green Space.

The extension would block an existing rear-facing window serving a dining room, therefore, reducing light levels into a main living area. However, as the room is dual aspect and will continue to be served by a south facing window, it is not considered that the amenity of the occupants of the host dwelling would be significantly detrimentally impacted. As such, it is not considered that the extension would result in significantly increased levels of overshadowing, overlooking, or reduced levels of outlook.

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 proposal would not be visible from the public realm of Needlewood.

The proposed extension would be constructed of external materials that would match or be of a similar appearance to those used in the construction of the original dwellinghouse, including brickwork and interlocking roof tiles. The extension would also adopt a gable roof that would be sympathetic to the style and pitch of the roof of the original dwellinghouse.

Overall, the scale of the proposal would be proportionate to the scale of the existing property, remaining subordinate, and adopting a design with features that would be sympathetic, including roof type and external materials that would maintain the individual character of the property and the character of the 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 is located at the end of a cul-de-sac and is not currently served by any off-street parking. Minimal on-street parking does occur; however, the proposal is unlikely to result in a significant increase of on-street parking and would not result in a requirement to provide additional spaces. Therefore, it is considered that highway safety would be maintained to a reasonable degree.

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

Other Issues

There is a tree located to the north-east rear corner within plot. The tree is stepped up from the lowest ground floor level of the garden; however, for the avoidance of doubt and to ensure the tree is protected throughout any works, a Tree Protection Plan and barrier details were requested. Subsequently, this information was received, and the Forestry Officer raised no objection.

Recommendation

Approve with Conditions