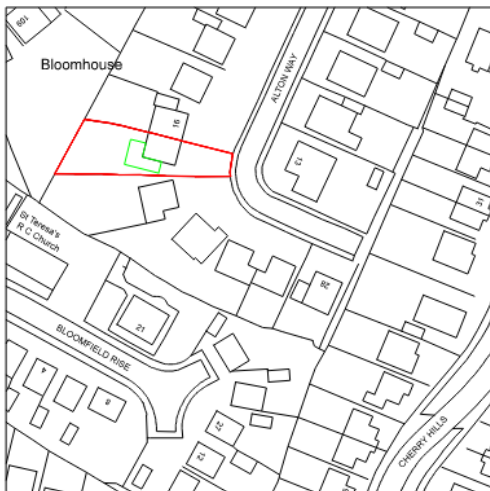

2024/0825**Applicant:** Mr L Lawrence**Address:** 18 Alton Way, Staincross, Barnsley, S75 6EY**Description:** 2 storey side and rear extensions to 2 storey semi-detached dwelling

One Neighbour Objection

Site & Location Description:

Alton Way is a small residential street in Staincross. Due to the topography of the area, dwellings on Alton Way are located in elevated positions with even numbered houses unavoidably overlooking the gardens of the street below as gardens are set back-to-back. The application dwelling, like others on the street features a front elevation akin to a bungalow or dormer bungalow, with only the side elevation alluding to the full height of the dwelling. Unlike other dwellings on the street, the dwelling is a semi-detached bungalow, seemingly half of only one set of semi-detached on the even numbered side of the street and one of two sets within the whole street. The dwelling is constructed of light buff coloured brick with some accents of stone cladding. The roof is of an apex style, featuring brown tiles and a shorter slope on the rear elevation. The front garden has partially been levelled off to create a raised area of parking for approximately two vehicles. The construction style and materials of the dwelling are similar to most other houses within the street scene, especially those on the even numbered side of the street. Over different internal levels, the dwelling features three bedrooms, an open plan lounge/ kitchen, and a bathroom.

**Planning History:** None**Proposed:**

The proposal is for a two-story extension on the side and rear elevation of the dwelling. On the ground floor, the proposal would be a wraparound style extension but on first floor the side and rear extensions would not be joined. The plans indicate internal modelling to retain a three-bedroom dwelling, but due to layout, the proposal would realistically be a four-bedroom house.

Approximate Measurements:

All existing roof and eaves heights have been checked on the existing plans and remain unaltered on the proposed plans

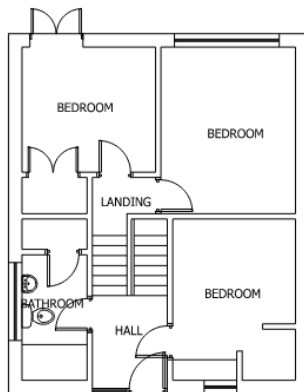
Side Projection (Original house)

- **Side Projection: 3m**
- **Ground Floor Length: 9.23m**
- **Total Width of Ground Floor Rear Extension Inc. Side and Rear Extension 6.6m (6.75m)**
- **First Floor Length: 5.23m**
- **Maximum Eaves Height: 5.48m (5.77m)**
- **Maximum Roof height: 7.24m (7.42m)**

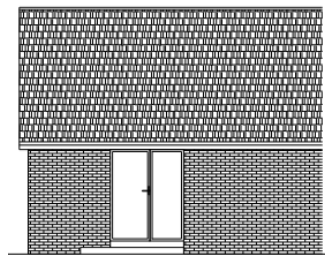
Rear Projection (Original house)

- **Rear Projection: 4m**
- **Width Ground Floor: 3.6m**
- **Width First Floor: 3.6m**
- **Maximum Eaves Height: 5.99m (5.99m)**
- **Maximum Roof height: 7.3m (7.99m)**

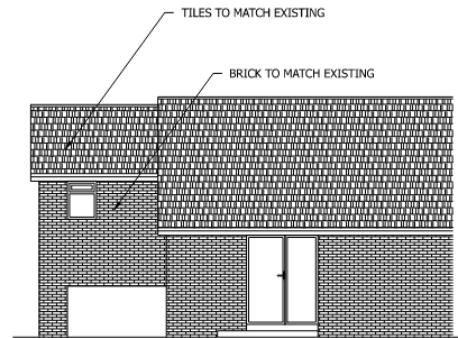
Existing and Proposed Floor Plans and Elevations



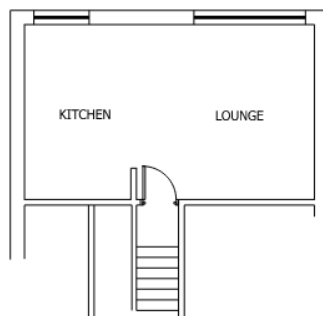
EXISTING GROUND FLOOR PLAN
SCALE 1:100 AT A3



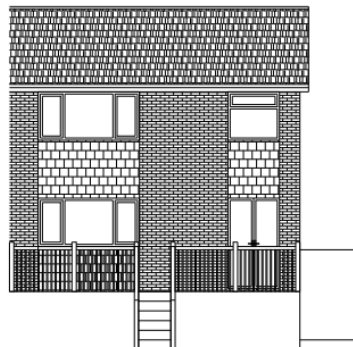
EXISTING FRONT ELEVATION
SCALE 1:100 AT A3



PROPOSED FRONT ELEVATION
SCALE 1:100 AT A3



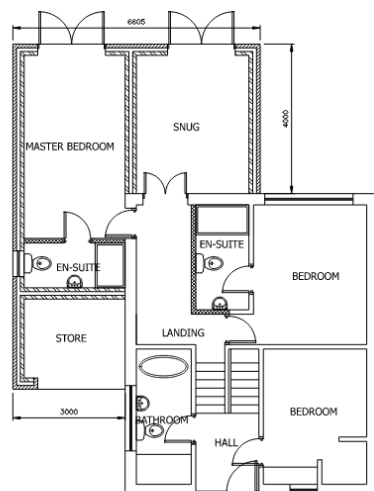
EXISTING FIRST FLOOR PLAN
SCALE 1:100 AT A3



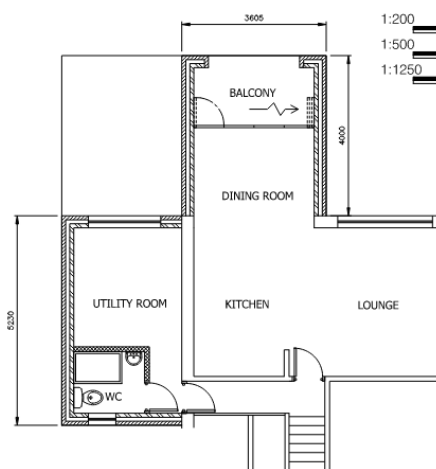
EXISTING REAR ELEVATION
SCALE 1:100 AT A3



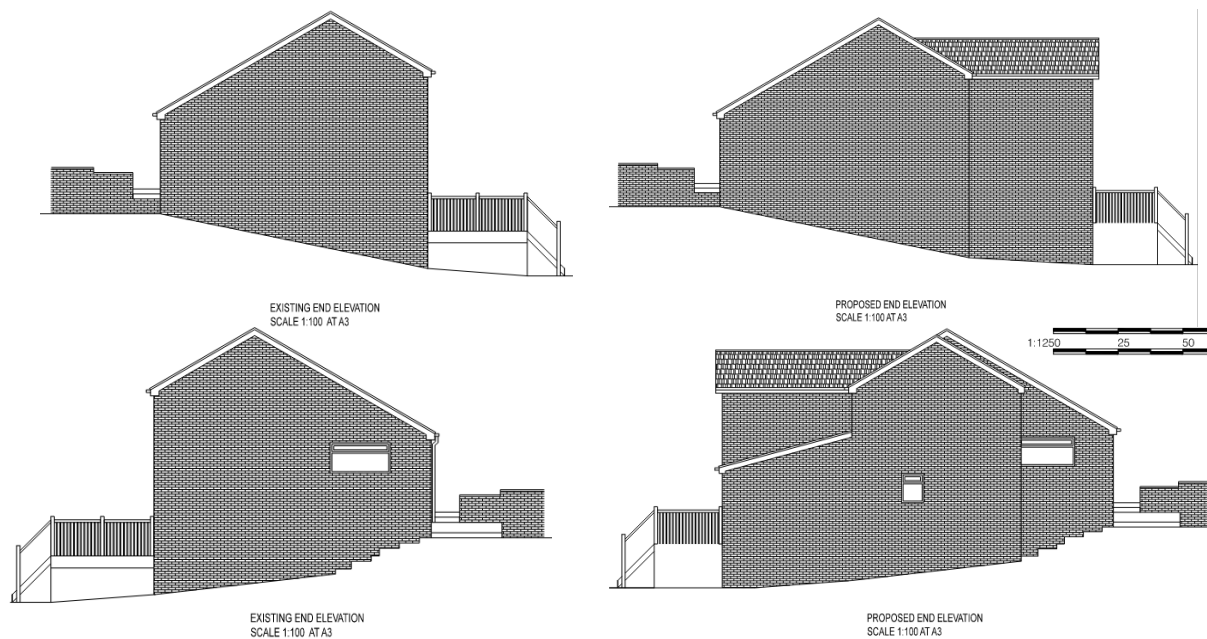
PROPOSED REAR ELEVATION
SCALE 1:100 AT A3



PROPOSED GROUND FLOOR PLAN
SCALE 1:100 AT A3



PROPOSED FIRST FLOOR PLAN
SCALE 1:100 AT A3



Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; One letter of concern (objection) was received which related to concern about potential overlooking from the proposed ensuite bathroom window, a party (garden) wall, and the proposed narrow pathway at the side of the dwelling.

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

There is concern from a neighbouring dwelling about the potential overlooking of their garden from the proposed ensuite window in the side elevation of the side extension. Following checks of the plans, the proposed window would be approx. 4m away from the blank side elevation of the neighbouring dwelling, which it would also directly overlook. It would be assumed that an ensuite window would be installed with privacy glass, to ensure the privacy of residents of the dwelling, but this would be added as a condition of approval. With the window being a non-habitable room, not directly overlooking anything except a blank elevation and with a requirement for privacy glass, there would be minimal impact on the amenity of any nearby dwelling. There was also concern over potential retaining wall and a resulting narrow pathway of approx. 24 inches or 60cm between the side elevation of the extension, and their boundary, which is claimed to drop down between 3 - 5ft to their curtilage. Having checked the plans, there appears to be between 60 - 64cm gap at the tightest point of the pathway, with a standard sized wheelie bin having a width of 58 cm, although extremely tight, the residents, if they wished, would just be able to wheel a wheelie bin from and to the rear garden, assuming this is where they are stored. Whilst the potential drop is not ideal, it would actually prevent accidental trespass on to the neighbour's property. Regarding walls, if it was considered a party wall, as they may be internal or external, this would be a civil issue between the neighbours.

Regarding other impacts on the amenity of the unattached neighbour, the lack of a full wraparound extension of the first floor would minimize the potential for overshadowing of their rear garden and prevent the proposal from being significantly overbearing. For other residents of Alton Way, including the attached neighbouring dwelling, the proposals would have minimal, if any negative effect upon their amenity. The proposals include a balcony on the first-floor rear elevation but, the proposal is an internal balcony, which in effect creates an additional window in the rear elevation and prevents overlooking of neighbouring dwellings to the side of the dwelling. Other dwellings on the street have had similar balconies approved. For residents behind the application dwelling on Kingsway, there would always be some impact upon their amenity due to the significant height difference between the streets. Regarding policy requirements though, with a distance from the proposed rear elevation of the extension to the rear boundary being a minimum of 13m and the distance to any directly overlooked dwellings being over 30m away, there would be no breach in

policy. Further mitigation in overlooking is created by existing trees between the applicant's rear garden and neighbouring gardens to the rear.

Visual Amenity

With similar materials being proposed and a varied street scene of extended dwellings on Alton Way, whilst there would be some impact upon the street scene, the proposals would not have a significantly adverse effect upon the visual amenity of Alton Way. On the front elevation what is proposed to be an open storage area, because of the levels, this should not be significantly noticeable. A similar scenario would be applicable to the view of the rear elevation. Because of the dominant position of Alton Way, many of the rear elevations of dwellings are visible from streets such as Kingsway. In mitigation of this, a large proportion of dwellings visible from Kingsway have also been extended, some significantly as is proposed with this dwelling. Because of the trees between the application dwelling and those on Kingsway, unlike other dwellings, the view of the application dwelling would be diffused.

Highway Safety

Although the plans indicate three bedrooms, there is a possibility of a room being utilized as a fourth bedroom. However, as there are no proposed changes to access or parking arrangements, and with policy requirements for parking provision being the same for a three or four-bedroomed dwelling, there would be no impact upon parking provision requirements or highway safety.

Summary

The proposal is undoubtedly large but has been designed to minimise the impact upon neighbouring dwellings with features such as the 'missing corner' of the first-floor extension to reduce overshadowing of the neighbouring dwelling and to reduce the impact of the extension becoming significantly overbearing. A balcony has been included but this has been constructed as an internal balcony to restrict overlooking of neighbours to the side of the dwelling whilst overlooking of neighbouring gardens beyond is ultimately unavoidable but sufficient distance in line with requirements remain in relation to distance to the boundary and to the habitable windows of neighbouring dwellings beyond. As with other extended dwellings on the street, there would be some impact to the street scene but not anything more significant than which has already occurred.

Recommendation: Approve with conditions