
2023/1148

Mr Dyson

169 Park Grove, Barnsley, S70 1QY

Erection of side and rear single storey 'wrap around' extension.

Site Description

The application relates to a plot located on the west side of Park Grove, in the wider street setting of the grade II Locke Park Registered Park and Garden (RPG), and in an area that is principally residential comprising a mix of dwelling types of a similar scale and appearance.

The property in question is a two-storey semi-detached property constructed of stonework with a light-coloured render finish to its rear elevation and a pitched roof with slate roof tiles. The property is set back and up from the ground level of the highway and is fronted by mixed vegetation and bounded by a low-built stone wall. To the rear is garden with a patio area and existing detached outbuilding bounded by brick walls.



Planning History

There are no previous applications associated with this site.

Proposed Development

The applicant is seeking permission for the erection of a single storey side and rear wrap around extension.

The proposal would have a sideways projection of approximately 2.2 metres and a total depth of approximately 10.5 metres. The proposal would have a rearwards projection of approximately 2.1 metres and a total width of approximately 6.9 metres. The proposed side extension would adopt a lean-to roof with an approximate eaves and ridge height of 4 metres and 5.2 metres respectively. The proposed rear extension would adopt a flat roof with a total height of approximately 4 metres. The proposal would be constructed of 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. The application dwelling is located in the wider street setting of Locke Park, a grade II Registered Park and Garden (RPG). Although the application dwelling is not a designated heritage asset, it is of historical and architectural interest and is therefore considered to be an undesignated heritage asset. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy HE1: The Historic Environment.***
- ***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.***
- ***Section 16: Conserving and enhancing the historic environment.***

Other Material Considerations

- ***South Yorkshire Residential Design Guide 2011.***

Consultations

Conservation Officer – No objection subject to conditions.

Representations

Neighbour notification letters were sent to surrounding properties. No representations were received.

Assessment

Principle of Development

The application dwelling is located in the wider street setting of Locke Park, a grade II Registered Park and Garden (RPG). Although the application dwelling is not a designated heritage asset, it is of historical and architectural interest and is therefore considered to be an undesignated heritage asset.

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, and would not harm nor undermine the significance of such assets or their contribution to the character of a place.

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 proposed side extension would project from the north elevation of the application dwelling and would be located to the south adjacent property, 167 Park Grove. Extensions located to the south of neighbouring properties are considered to have a greater impact regarding overshadowing. However, the extension would be erected adjacent to the blank gable wall of the adjacent property.

The proposed rear extension would project from the west elevation of the application dwelling and would be located to the north of adjoining, 171 Park Grove, and to the south of adjacent, 167 Park Grove. Extensions located to the north of neighbouring properties are considered to have a lesser impact regarding overshadowing. In this instance, the extension would also be significantly set in from the southern boundary line (approximately 5.4 metres). It is acknowledged that the proposal could contribute to some overshadowing of 167 Park Grove, especially to ground floor windows located on its rear west and south elevations. However, the proposal would be set in from the northern boundary line (approximately 1 metre) and would adopt a modest scale, including its rearwards projection and total height, and would not exceed the 45-degree rule (which is applied to assess and limit the extent of overshadowing). As such, any potential impact is not considered to be significantly detrimental.

The proposal would feature a new window to the front elevation of the side extension and new glazing to the rear and south side elevations of the rear extension. The rear extension would be of a single storey and therefore there are no specific requirements to provide a set distance to the rear boundary. Nevertheless, a sufficient separation distance would be maintained between the rear-facing habitable room windows of the extension and the neighbouring property opposite (40 Locke Avenue) and existing boundary treatments could offer further mitigation. The south side-facing glazing of the rear extension would face the blank elevation of an existing rear extension to 171 Park Grove. The proposal would not be erected in a location that would directly result in reduced levels of outlook. The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook.

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

Design, Heritage and Visual Amenity

The application dwelling is located in the wider street setting of Locke Park, a grade II Registered Park and Garden (RPG). Although the application dwelling is not a designated heritage asset, it is of historical and architectural interest and is therefore considered to be an undesignated heritage asset.

Proposals for extensions and alterations to a domestic property are considered acceptable provided that 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 and would not harm nor undermine the significance of such assets or their contribution to the character of a place.

The proposed side extension would be visible from the public realm of Park Grove and would be a prominent feature with the street scene. However, the extension would be set back from the highway and the main front wall of the dwelling and would adopt a modest scale and a sympathetic form and features, including a sideways projection that would not be more than two thirds the width of the original dwelling, a pitched roof type, and external materials comprising stonework and slate roof tiles.

The proposed rear extension would not be visible from the public realm of Park Grove and would not be a prominent feature within the street scene. Nevertheless, the extension would adopt a modest scale and would be constructed of sympathetic external materials. The proposed flat roof type would have no impact on the character of the street scene and is therefore acceptable in this instance. The proposal is therefore not considered to significantly detract from or alter the character of the application dwelling, the wider street scene, and the setting of the Locke Park RPG.

The proposal is therefore considered to comply with *Local Plan Policy HE1: The Historic Environment* and *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

Three-bedroom dwellings or larger are expected to provide a minimum of two off-street parking spaces within their curtilage. It is acknowledged that the proposal would not provide off-street parking spaces. However, the application site does not benefit from an existing off-street parking provision and existing on-street parking has serviced an existing 4-bedroom property without raising significant concerns.

The proposal is therefore considered acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety* and highway safety would be maintained to a reasonable degree.

Other Material Considerations

There are small tree specimens to the front and rear of the application dwelling. The trees are unprotected and therefore works to the trees, including their removal can be carried out without requiring permission. Confirmation has been received that a single tree to the rear would be removed to facilitate development. Discussions held with the Forestry Officer raised no concerns with this and the existing specimens that would be retained are not considered to be a constraint to development. As such, no further details are required.

**Recommendation -
Approve with Conditions**