

2024/0521

Mr John Wade

14 Fieldhead Court, Hoyland, Barnsley, S74 9AQ

Erection of single storey rear extension and single storey side extension. (Amended Description)

Site Description

The application relates to a detached dwelling on Fieldhead Court within the Hoyland area. The property is the last property on a drive which leads onto Fieldhead Court. The property is formed from sand coloured brick with a tiled pitched roof. The neighbouring properties are formed from similar materials. To the east of the development is the Belmont Working Men's club. Other surrounding properties are characterised by a range of terraced, semi-detached, detached and commercial properties. To the north of the property is an existing hedgerow moving along the north boundary to trees at the north east of the site.



Relevant Planning History

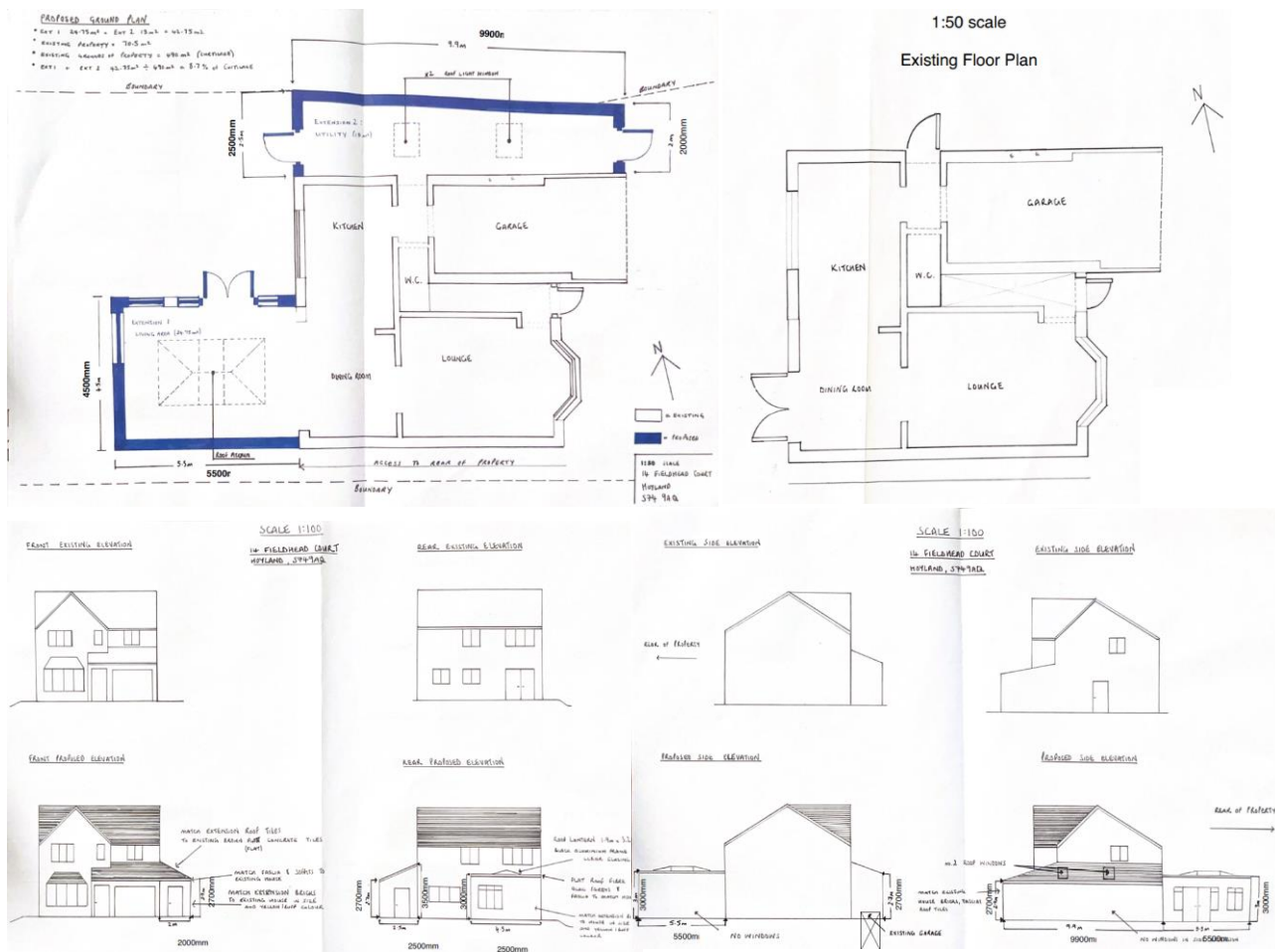
B/93/0655/HN - Erection of 2 detached and 4 semi-detached dwellings and garages and 3 terraced houses – Approved subject to conditions

Proposed development

The applicant is seeking permission for a side and rear extension.

The proposed side extension to the north would have an approximate eaves and ridge height of 2.7 and 3.5 metres respectively. The proposal would have a sideways projection at the front of the property of approximately 2 metres with a projection at the rear of the property of approximately 2.5 metres. This change in projection is to allow the proposal to follow the form of the boundary. The proposal would have a length of approximately 9.9 metres from the front to the rear of the property. This would be formed from a pitched lean-to roof type which connect to the existing front elevation garage roof. No windows have been detailed to the extension. A door has been detailed to the principal elevation and the rear elevation of the extension. Two Velux windows have been detailed facing northwards. Matching brickwork and roof tiles have been detailed.

An extension to the rear is proposed with an approximate rearward projection of 5.5 metres and an approximate width of 4.5 metres. A flat roof is proposed providing a height of approximately 3 metres. A roof lantern is proposed centrally to the extension. A window is proposed to the rear elevation of the proposal. Patio doors with accompanying windows are detailed to the east side of the proposal's north elevation along with windows to the west side of the north elevation. Matching brickwork is detailed.



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 in the adopted Local Plan which has no specific land 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.***

Consultations

The Forestry Officer – Objection to initial proposal. No objection to amended plans.

Representations

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

Assessment

Principle of Development

Extensions and alterations to a domestic property and the erection of detached outbuildings in a domestic curtilage are acceptable in principle if they would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety

Residential Amenity

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

The proposed side extension would be erected to the north of the property and the south of 20 West Street. The proposal is very well screened to the north. Although 2 Velux windows have been detailed facing northwards, no overlooking impacts are evident due to the existing boundary treatment. Additionally, the site is set down from the northern boundary further preventing any overbearing impact of the proposal. The retention of the hedgerow is to the sites advantage as a screening facility.

The rear extension would not cause any detrimental residential amenity impact, due to its projection and orientation. The proposal does not detail any windows to the south elevation which prevents overlooking to 12 Fieldhead Court. The rear (west) elevation of the rear extension does detail glazing. This is not considered to have any great overlooking facility to neighbouring properties. Existing rear garden boundary treatment screens the proposal and reduces any levels of overlooking.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and would not have an overbearing impact. The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Visual Amenity

Extensions and alterations to a domestic property are considered acceptable if they would 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 House Extensions and Other Domestic Alterations SPD states that a side extension should reflect the design of the existing dwelling in terms of roof style, pitch, materials and detailing and should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling). A side extension should also be set in by one metre from the side boundary with an adjacent property to further avoid the terracing effect and to give the benefit of external access to the rear of the property.

The side extension provides a pitched roof and is not dominant on the street scene as the host dwelling screens the majority of the extension from street view. The roof form allows the proposal to match the existing garage projection on the principal elevation. Matching materials have been proposed which is also to the proposals benefit.

The rear extension is flat roofed however is not seen from the street scene so will have no impact and is also considered to be less dominant than if a pitched roof was proposed due to the topography of the site. A roof lantern is detailed centrally to the extension. Windows and doors are details sympathetically to the dwelling. It is noted the rear extension meets the requirements for permitted development.

Matching materials have been detailed which prevents any detrimental effect to the character of the street scene.

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.

Highway Safety

The proposal would not result in the reduction of parking facility or the increase in the number of bedrooms causing no highway impact.

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