2024/0482
Applicant: Mrs Maureen Hale
Address: 6 Norville Crescent, Darfield, Barnsley, S73 9HG
Description: Removal of rear conservatory, and erection of rear extension to single storey semi-detached dwelling

Site & Location Description: Located on a street of mixed houses and bungalows in the village of Darfield, the dwelling is a modest sized semi-detached bungalow with a front driveway and rear garden. Currently the rear garden contains the remnants of former conservatory, attached to a semi-detached brick-built outbuilding, shared with the unattached neighbouring dwelling. The rear garden, although short, is sectioned into levels, rising towards the rear gardens of the bungalows behind the application dwelling.



Planning History: None

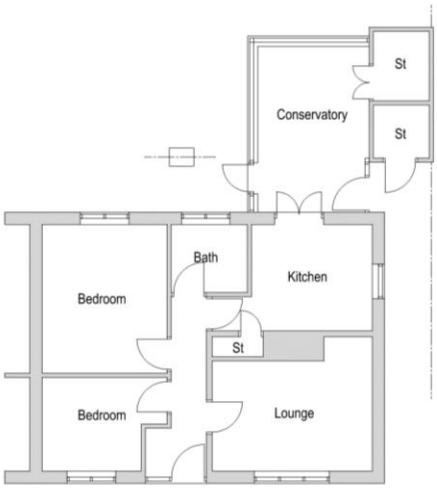
Proposed: The proposal is for a modest sized, ground floor rear extension, in replacement of the existing conservatory. Similar to the existing conservatory, the extension would incorporate the dwelling's section of the semi-detached outbuilding.

Approximate Measurements:
All existing roof and eaves heights have been checked on the existing plans and remain unaltered on the proposed plans.

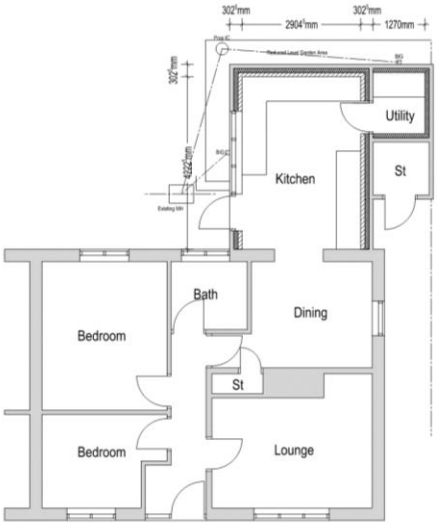
Rear Extension Including Integrated Section of Outbuilding (existing)

- **Maximum Projection: 4.98m** (4.55m)
- **Maximum Width 4.52m** (4.52m)
- **Maximum Eaves Height: 2.26m** (2.11m)
- **Maximum Roof height: 3.44m** (2.97m)

Existing and Proposed Floor Plans and Elevations



Existing Ground Floor Layout



Proposed Ground Floor Layout



Existing Side Elevation



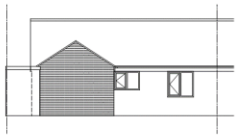
Existing Rear Elevation



Existing Side Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:
Letters were sent to nearby addresses; No comments were received.

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
Due to its modest size, which is only slightly larger than the existing conservatory due to thicker walls, and its design which limit the amount of proposed glazing; the proposal would not impair the residential amenity of any neighbouring dwelling, whilst also protecting the privacy of occupants of the application dwelling. Although the roof is higher than the former conservatory's roof, as it is dual pitched gable style, it remains at a height lower than the existing main dwelling and the roof would be within the allowable range for permitted development, with an eaves height less than 3m and a maximum height of 3.44m. As such there would be no concern with the proposal being overbearing, and the unattached neighbour, whose dwelling would be closest, already has the outbuilding (part theirs) located in between the extension and their garden. For the attached neighbour, there is a good distance between the extension and their garden, with a strong boundary fence between them. The rear neighbours are situated at a higher level, so would not be impacted.

Visual Amenity
The proposal would be a significant improvement upon the current remnants of the existing conservatory, which was inherited by the current owner of the dwelling. The extension is proposed to be constructed of matching materials and would feature a better designed roof, resulting in an overall more sympathetic extension to the existing dwelling, compared to the original conservatory. With no, or very limited views of the proposal from the front elevation of the dwelling, there would be no impact upon the street scene.

Highway Safety

There are no proposed changes to access or parking arrangements, which consequently means there is no impact upon Highway Safety.

Recommendation: Approve with conditions