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2024/0345

Mr Christopher Brooks

4 Grenville Place, Old Town, Barnsley, S75 2QN

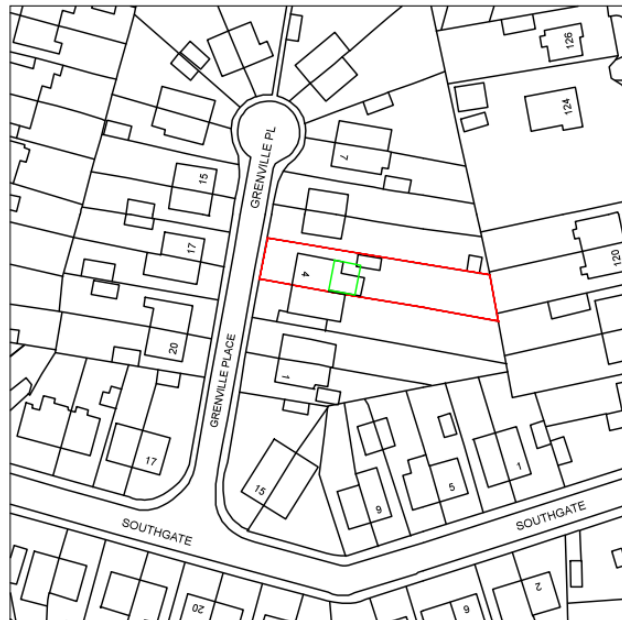
Removal of existing rear detached garage and rear conservatory extension and erection of new rear single storey extension to dwelling

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### Site Description

The application relates to a plot located on the east side of Grenville Place and in an area that is principally residential characterised by other two-storey semi-detached dwellinghouses of a similar scale and appearance.

The property in question is a semi-detached, two-storey dwellinghouse constructed of red brick with a hipped roof with rosemary roof tiles. The property features a two-storey flat topped bay window to its principal elevation and is fronted hard landscaping with a driveway to the north side of the property. To the rear of the property is an existing detached garage and large rear conservatory set within a modest sized rear garden bounded by fencing and some vegetation. The driveway is served by an existing dropped kerb and the topography of the area 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 allocation. 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(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.***

### Other Material Considerations

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

## **Consultations**

No consultees were consulted on this application.

## **Representations**

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

## **Assessment**

### Principle of Development

Extensions and alterations to a domestic property are acceptable in principle provided that they remain subservient to the host property, 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

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

The proposed extension would be erected to the north of adjoining 3 Grenville Place and to the south of adjacent 5 Grenville Place. Generally, extensions located to the south of adjacent properties are likely to have a greater impact regarding overshadowing than those located to the north. As such, it is acknowledged that some overshadowing could occur. However, any potential impact is likely to be limited. The proposed extension would replace an existing conservatory with a greater rearward projection and would adopt a scale similar to an existing neighbouring extension at 3 Grenville Place. Moreover, the extension would be set in from the north boundary where the adjacent neighbouring property beyond is also set away from the same boundary. As such, any potential impact is likely to be limited to areas of hardstanding and not habitable room windows. Furthermore, an extension of the scale proposed could be erected under the prior notification process for larger home extensions which allows single storey extensions to the rear of semi-detached properties to be erected with a rearward projection of up to 6 metres, an eaves height of up to 3 metres and a ridge height of up to 4 metres where no adjacent neighbouring properties object. In this instance, adjacent neighbouring properties were consulted, and no objections were received.

New windows would be limited to the rear elevation of the proposed extension and would face into the application site and away from surrounding neighbouring properties. A sufficient distance (10 metres or more) would be maintained to the rear east boundary. Roof lights would be located on the north, east and roof planes of the proposed extension. However, due to the angle and height above ground level of the roof lights, it is unlikely that they would contribute to a significant loss of privacy.

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

### Visual Amenity

Proposals for the erection of domestic outbuildings are considered acceptable provided that they do not significantly alter or detract from the character of the street scene, would sympathetically reflect the style and proportions of the existing dwellinghouse.

The proposed extension would not be visible from the public realm of Grenville Place and would not form a prominent feature within the street scene. The extension would adopt a sympathetic form and features, including a hipped roof and closely matching external materials, and would reflect the scale and design of existing neighbouring extensions.

The proposal is therefore not considered to significantly alter or detract from the character of the street scene or the existing building 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 application site is served by an existing driveway to the front and north side of the property and an existing detached garage to the rear.

The proposal would result in the loss of an existing detached garage. However, parking to the north side of the application property would remain unaffected by the proposal and could continue to accommodate a minimum of two vehicles, in accordance with the parking SPD.

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**