

2024/0991

Mrs Chelsea Sharman

2 Wareham Grove, Dodworth, Barnsley, S75 3LU

Erection of single storey side extension, conversion of existing garage to office, new wall and establishment of two parking spaces

Site Description

The application relates to a detached bungalow on a corner plot on Wareham Grove within the Dodworth area. The property provides a pitched tiled roof and is formed from buff brick. A minor fence surrounds the property from the northeast and northwest. A detached garage is located to the southeast of the site. A larger 2 metres high boundary wall is located to the east of the site. Existing bushes screen the garden from Wareham Grove to the north. The surrounding area is characterised by predominantly semi-detached dwellings with pitched roofs and red brickwork. Occasional detached and semi-detached bungalows are located to the southeast of the site



Relevant Planning History

B/81/0466/DO - Outline for residential development – Historic Decision

B/89/1004/DO - Erection of 128 dwellings with garages – Historic Decision

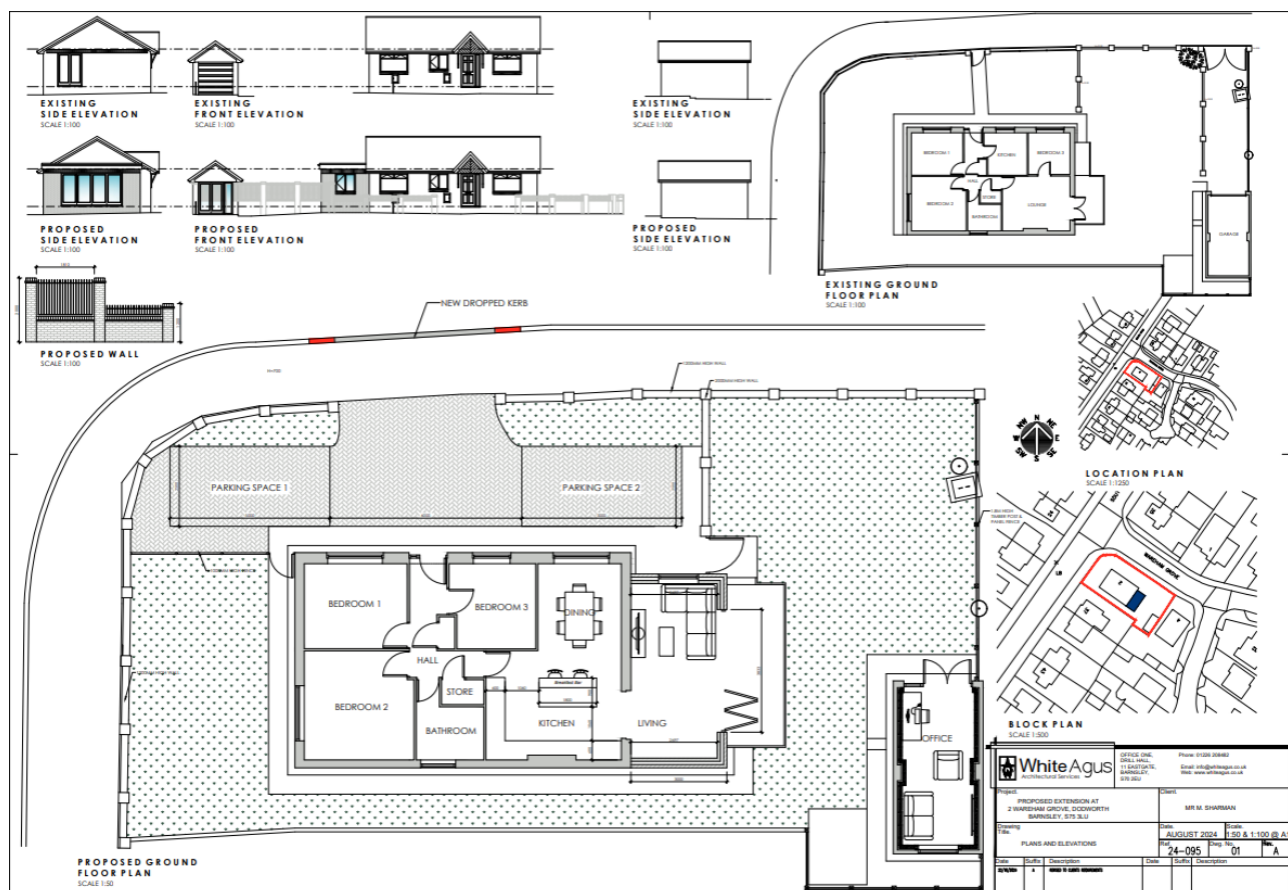
Proposed development

The applicant is seeking permission to erect a side extension and convert an existing detached garage into an office. Two new parking spaces are proposed along with the erection of a 2-metre-high wall and fence. A dropped kerb is proposed.

The proposed side extension would have a sideways projection of approximately 3 metres with a length of approximately 6 metres. A flat roof is proposed with an approximate height of 3.1 metres. Bifold doors are detailed to the southeast elevation of the proposal spanning approximately 3.8 metres. A window is detailed to the northeast elevation of the proposal. The proposal is detailed to function as living room. Matching brickwork is detailed.

The existing garage is proposed to be altered to function as an office room. The existing garage door is proposed to be changed to patio doors. The existing boundary wall is proposed to be extended at 2 metres high along the front of the existing driveway towards the east of the site. A 1.2-metre-high wall is proposed to surround the site along the highway. A 2 metres high timber post and panel fence is proposed to be erected along the east of the site allowing the proposed office room to be encompassed fully within the site.

A dropped kerb is proposed spanning approximately 6.5 metres to the north of the site along with an approximate 4.9 metre access providing vehicular access to two parking spaces within the north front garden of the site.



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 places.***

Consultations

Highways – No Objection subject to conditions

Representations

Neighbour notification letters were sent to surrounding properties. One representation has been received. Material concerns raised included include loss of privacy and loss of outlook. Also potential for noise and disturbance if the change of use to an office constituted a business use.

Non material concerns relating to covenants were also raised, however this would not be a planning matter and cannot influence the determination of this application.

Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

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 extension would be erected to the northeast of 4 Wareham Grove. Substantial 2 metres high boundary treatment screens the extension from this neighbour as well as the existing detached garage. There would be minimal potential overlooking to 4 Wareham Grove due to the difference in levels, significant boundary treatment and partial screening by the garage building. The proposed extension would be to the north of 37 South Road. Substantial boundary treatments screen the development from this neighbour preventing any overlooking. Given the proposal is a single storey extension, very little residential impact would be imposed on any neighbours. This therefore weighs significantly in the proposals favour.

The conversion of the existing garage into an office would provide little residential amenity issues due to the proposed front wall extension. The proposed 2 metres high wall will allow the garage to be encompassed within the site and substantially screened from view preventing any residential amenity issues and weighing significantly in the proposals favour. The placement of a rear elevation window within the office is acknowledged, however any overlooking will be prevented due to substantial boundary treatment at the rear of the site preventing any detrimental loss of privacy. This weighs moderately in the proposals favour.

The erection of a 2-metre-high wall may cause some low levels of overshadowing; however, these will not be considered detrimental as they will be restricted to late evenings. Some levels of outlook will be reduced; however, these are not considered to be to a detrimental level. The wall satisfies the 45-degree rule as set out within the House Extensions and Other Domestic Alterations SPD preventing any reductions to levels of outlook from 4 Wareham Grove. As such, this weighs in moderate favour of the proposal.

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).

The proposed side extension provides a moderate sideways projection of approximately 3 metres. The site does not provide the largest of gardens, however given the proposal is to encompass the previously used drive, the proposal provides an extension less than half the size of the existing garden space. The use of a flat roof is not preferred. A roof form similar to the existing dwelling would have been preferred however, given the extension could be erected under permitted development (not requiring planning permission) the roof form is considered acceptable. This weighs moderately in the proposals favour.

The conversion of the garage poses no visual amenity issues as the converted garage would be screened by the proposed new boundary wall and fence. The proposed patio doors replace the existing garage door maintaining the character of the building.

The proposed 2-metre-high wall is proposed to be constructed from similar materials to the existing wall along with a similar design. Pillars along with inserts are proposed. This design is considered acceptable as it matches the existing 2 metres high wall. The 1.2-metre-high wall is considered acceptable as it provides a similar design to the existing 2-metre-high wall however at a reduced level. The proposed fence to the east of the site is a similar style to existing fences adjacent to the site and will be in keeping with the character of the street scene. This weighs significantly in the proposals favour.

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 property accommodates 3 bedrooms and currently provides the required 2 parking spaces for a 3-bedroom dwelling. Although the proposal removes the garage and parking facility, this has been relocated within the site to provide 2 parking spaces to the front of the dwelling. The provided parking facility is therefore considered acceptable. Although the proposed dropped kerb is within the standard 20 metres separation distance between the access and a junction, given the residential nature of the area and similar arrangements with the site area this is considered acceptable. Although the proposed 1.2 metre wall exceeds the desired 0.6 metre height, the 4.9 metre width of the entrance provides adequate pedestrian visibility splays. The 2 metre high section of the wall does not impact on vehicular or pedestrian visibility. As such, this weighs considerably in the proposals favour.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

Planning Balance and Conclusion

In considering the above assessment, the proposed development is acceptable regarding residential and visual amenity and highway safety. Although some concerns are present with regards to the visual amenity of the proposal in terms of the use of a flat roof to the extension; the proposal could be erected under permitted development and so it would not be prudent to restrict the proposal. On balance, this application is therefore recommended for approval.

Recommendation
Approve with Conditions