
2024/1045

Mr Teifion Whitham

29 Lady Croft Lane, Hemingfield, Barnsley, S73 0QP

Erection of single storey front extension (creating walk-in bay window) to dwelling.

Site Description

The application relates to a plot located on the north side of Lady Croft Lane, on the bend of the road close to the junction with Burtop Croft, and in an area that is principally residential characterised by two-storey detached and semi-detached dwellings of a similar scale and appearance.

The property in question is a two-storey semi-detached dwelling constructed of brick with a pitched roof with grey coloured roof tiles. The property features a single storey front porch projection with a gable pitched roof and canopy with an exposed timber frame. The property is fronted by grassed areas and a driveway. The adjoining neighbouring property shares a similar appearance but benefits from a two-storey side extension and dark coloured window frames and doors.



Planning History

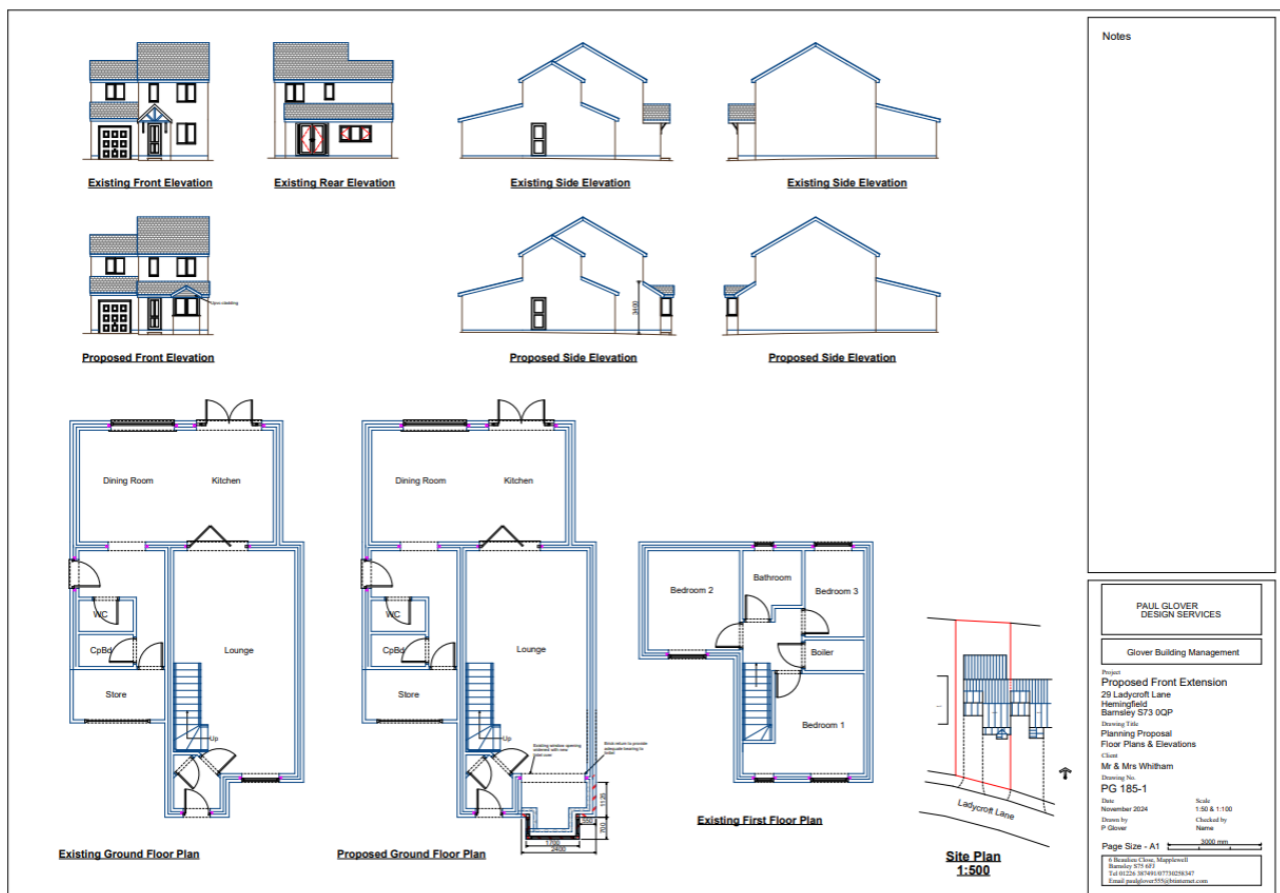
There are three previous applications associated with the application site.

- B/93/1482/WW – Substitution of house types and alteration of siting and road layout. – Approved.
- B/95/1442/WW – Outline for erection of two dwellings. – Approved.
- 2016/0772 – Erection of single storey rear extension with a rearward projection of 4m with a height to the eaves 2.23m and 3.5m to the highest point (Prior Notification Householder). – Prior Approval Not Required.

Proposed Development

The applicant is seeking permission for the erection of a single storey front extension incorporating a bay window.

The proposed extension would adjoin an existing front porch projection. The extension would have a forward projection of approximately 1.1 metres (or 1.8 metres including the bay window), and a width of approximately 2.4 metres. The bay window would have a width of approximately 1.7 metres and would be set in from the east elevation by approximately 0.56 metres. An existing gable pitched canopy roof would be removed and a new mono-pitched roof with a gable projection above the bay window would be installed. The proposed roof would have an approximate eaves and ridge height of 2.5 metres and 3.4 metres respectively. The ridge of the gable projection would be approximately 3.2 metres. The extension would be constructed of closely matching external materials, with UPVC anthracite grey cladding to the gable projection. The fascia and soffit would be changed to match.



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 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 a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

Local Plan Allocation – Urban Fabric

The application 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.***

National Planning Policy Framework (December 2024)

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 sections include:

- ***Section 12: Achieving well-designed places.***

Supplementary Planning Document(s)

- ***House Extensions and Other Domestic Alterations.***
- ***Parking.***

Consultations

No consultees were consulted on this application.

Representations

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

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 dwelling are acceptable in principle if the development 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 acceptable if the proposed development would not adversely affect the amenity of neighbouring properties.

The proposed front extension would adopt a relatively modest forward projection in-keeping with the existing front porch projection, and although the 45-degree-rule would be exceeded, contrary to the House extensions and other domestic alterations SPD, the proposed extension would be positioned to the west of 31 Lady Croft Lane, and therefore it is anticipated that any potential overshadowing would likely occur in the evening. The proposed development is also not considered to contribute to significantly reduced levels of outlook for the occupant(s) of 31 Lady Croft Lane as existing outlook and access to natural light immediately south would remain unimpeded. The proposed bay window would be set in from the eastern elevation of the extension and existing dwelling, and as such, sight lines from the eastern window of the bay window to the nearest habitable room window of 31 Lady Croft Lane would be adequately obscured and reasonable levels of privacy would be maintained for the occupant(s) of the adjoining neighbouring property. As such, this weighs moderately in favour of the proposed development.

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

Visual Amenity

The proposed front extension would adopt an appropriate scale, design and appearance in relation to surrounding context, including a modest scale in-keeping with the existing front porch projection, a mono-pitched roof with a gable element, a bay window and closely matching external materials. It is acknowledged that the gable element would utilise UPVC anthracite grey cladding. However, this would not appear as an incongruous element within the street scene considering the appearance of existing canopy roofs and similar coloured window frames and doors to surrounding properties.

The proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and Placemaking and is acceptable regarding visual amenity.

Highway Safety

The proposed development would not be prejudicial to highway safety as existing off-street parking arrangements within the development site would be maintained. This therefore weighs modestly in favour of the proposed development.

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

Planning Balance and Conclusion

In considering the above assessment, the proposed development is relatively modest and restrained in nature and would adopt an appropriate scale, design and appearance in relation to surrounding context. The proposal is therefore considered acceptable regarding residential and visual amenity and highway safety and is therefore recommended for approval.

**Recommendation -
Approve with Conditions**