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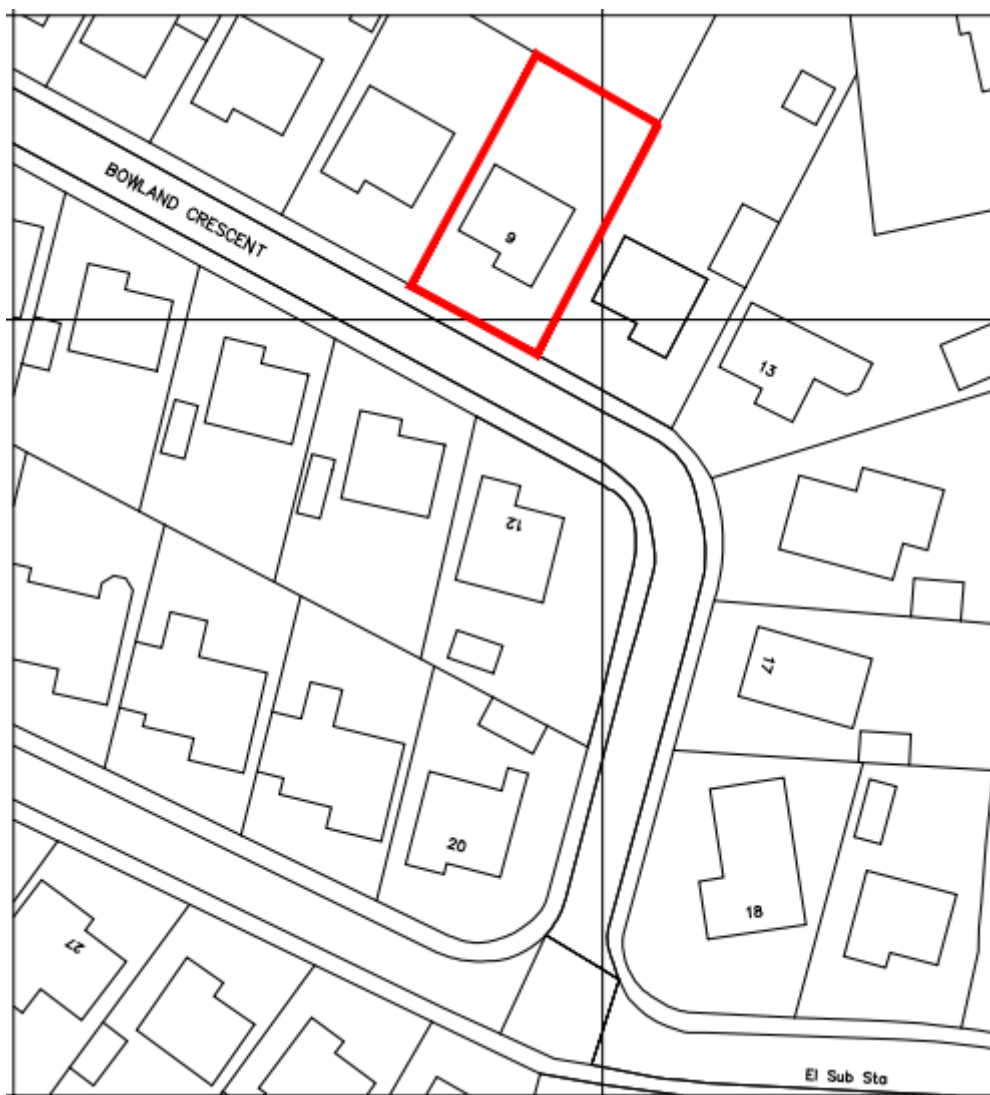
9 Bowland Crescent, Worsbrough, Barnsley, S70 5JS

Erection of single storey side and rear wrap around extension to dwelling and alterations to front bay

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### Site Description

The application relates to a detached bungalow within the Worsbrough area. The property is formed from red brick with a hipped tiled roof. A modest garden is located to the rear along with a small front garden and driveway leading up the east side of the dwelling. The site is set down below the properties to the rear of the site. The surrounding area is characterised by similar detached bungalows formed from either red or yellow brick with tiled roofs.



### Relevant Planning History

No Previous Planning History

## Proposed development

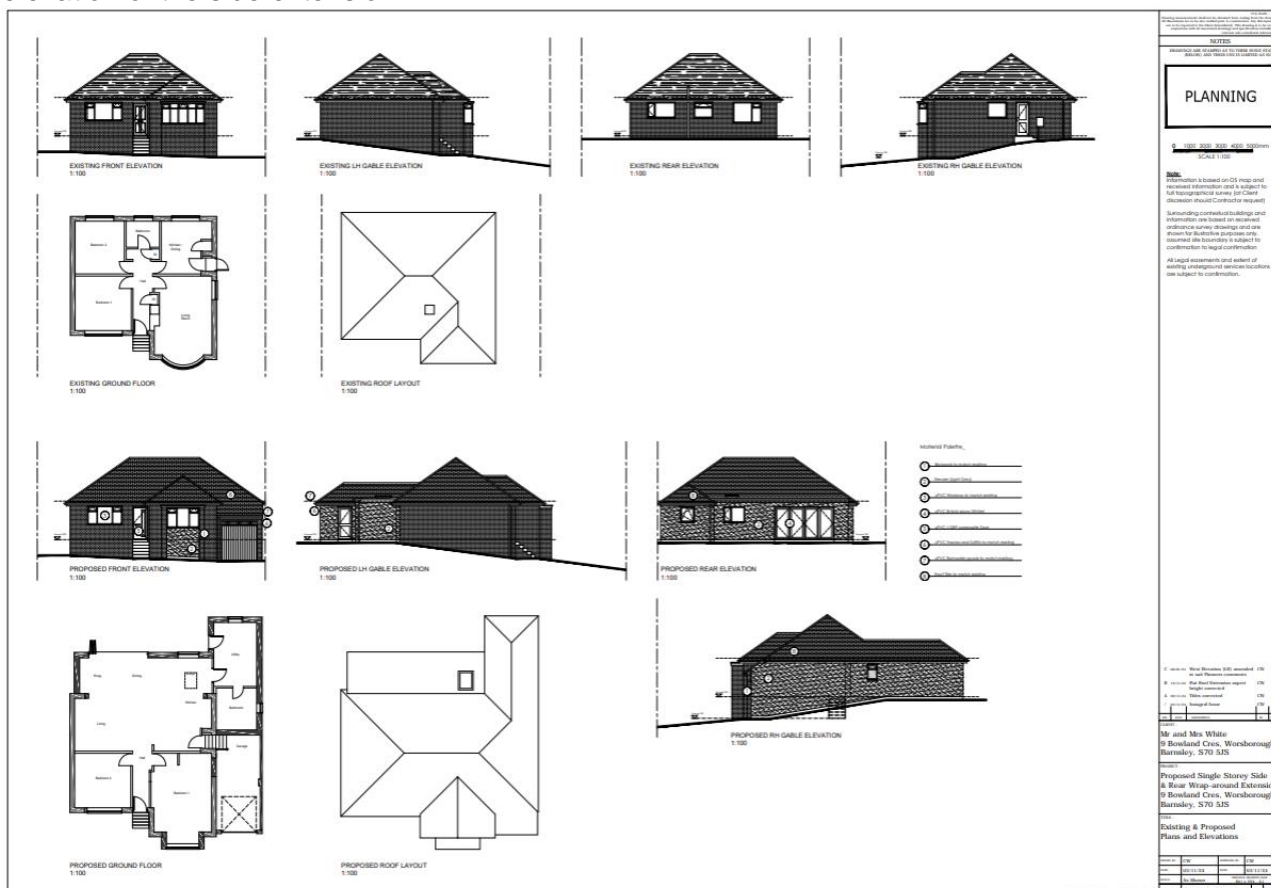
The applicant is seeking permission for a single storey side and rear wrap around extension along with alteration to the principal elevation bay window.

The existing bay window is proposed to be altered to a square bay window with an approximate width of 2.7 metres and a projection of 0.8 metres. A flat roof is proposed to the bay and is detailed to be rendered Off White beneath the windows.

The proposed side extension would have a sideways projection to the east of approximately 2.9 metres at the front elevation and approximately 3.4 metres at the rear elevation. A total length of approximately 13.8 metres is proposed. In order to incorporate the side extension, the ridge of the existing dwelling will be extended by approximately 2.8 metres from approximately 1.7 metres to 4.5 metres. The eaves height to the front elevation of the newly formed garage would be approximately 2.6 metres. A set back of approximately 0.2 metres is proposed. A garage door is proposed to the front elevation with an approximate height of 2.3 metres and an approximate width of 2.3 metres. A window is detailed to the east elevation servicing a bathroom. A window is detailed to the north elevation servicing a utility room and a door to the west elevation servicing a utility room. The side extension has been agreed to be rendered in Off White.

The rear extension provides a rear projection of approximately 2.6 metres and a width of approximately 8.5 metres. The extension is set in from the west side elevation by approximately 0.3 metres. A flat roof is detailed with a roof light to the eastern side of the roof servicing a kitchen/dining room. A rear window is detailed servicing a kitchen/dining room. Bifold doors are detailed to the rear elevation spanning approximately 3.8 metres. The rear extension is proposed to be rendered Off White.

Matching roof tiles are proposed throughout along with matching brick to the front bay and front elevation of the side extension..



## 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.***

### Other Material Consideration

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

## Consultations

No consultees were consulted on this application.

## Representations

Neighbour notification letters were sent to surrounding properties. One representation was received. Material concerns were raised in relation to the loss of outlook and loss of privacy. Concern was specifically raised to the loss of outlook due to the proposed extension of the ridge line. Concern was raised in relation to the possibility to erect a rear dormer in the future, however we cannot consider future developments and so this is not a material consideration.

## 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 south of 7 Springvale Avenue. The site is set well below 7 Springvale Avenue allowing the for the ridge line of the site dwelling to be at a similar height to 7 Springvale Avenue's rear garden. Although the proposed approximate 2.8 metres extension to the east of the ridge would slightly impair the rear view of 7 Springvale Avenue, this would not be to a detrimental level. The proposal would not increase the ridge height of the property and so would not create a more dominant feel especially given the substantial set down of the site. Furthermore, there is no right to a view, loss of outlook is considered, however given the rear of the dwelling provides a distance of approximately 30 metres, the proposal will not cause a loss of outlook to any detrimental levels. The 30 metres between the 7 Springvale Avenue and the ridgeline of the site is a substantial distance, providing ample outlook for properties to the rear. It is also noted that the applicant could increase the volume of their roof by up to 50 cubic metres and in turn extends the ridgeline under permitted development (not requiring planning permission). Restricting an application based upon this element would therefore not be prudent. A minimum distance of 21 metres is required between two habitable rooms as outlined within the House Extensions and Other Domestic Alterations SPD. The proposal provides approximately 27 metres from the rear dining room window of the proposal to the rear of 7 Springvale Avenue, the proposal therefore goes over and above the required 21 metres. In addition, substantial boundary treatment is evident which screens the rear of the proposal to the north. The proposal provides glazing to the rear servicing a utility room, a dining/kitchen and a dining/snug room. Again, given the site is set well down from rear neighbours and substantial boundary treatment is evident, there is little to no opportunity for overlooking to the rear or loss of privacy. As such, this weighs significantly in the proposals favour.

The proposal would be erected to the west of 11 Bowland Crescent. One window is detailed facing the west which will service a bathroom. This window has been detailed to be obscured. The existing property provides an unobscured living room window and a glazed door in the same elevation. Any levels of overlooking are therefore considered to be reduced by the proposal. Although the proposal is substantial to the east of the property, the proposal is single storey with an appropriate sideways projection and so is not considered to have an overbearing impact. Some levels of sunlight may be lost, however given the proposal is to the west of 11 Bowland Crescent this would be restricted to evenings. The proposed rear extension will be erected to the east of 7 Bowland Crescent. The rear projection of 2.6 metres is considered modest and would not cause detrimental levels of overshadowing. Some minor levels of overshadowing may occur in the mornings. This therefore weighs considerably in favour if 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 alteration from a traditional rounded bay window to a square bay window is considered to be of a high standard and is in keeping with the character of the dwelling. The window is substantially set back from the highway and provides an approximate 0.1 metres projection narrowly greater than the existing bay window effecting no adjacent properties. The style of the proposed window closely matches the existing window servicing Bedroom 1 and the Off-White render below the window is considered minimal. The character of the dwelling is therefore considered to be maintained. This weighs moderately in the proposals favour.

The ridge has been extended allowing for the side extension to be incorporated within the new roof form preventing an obvious extension and preventing any obvious bonding between the extension and the existing dwelling. The proposed side extension provides a set back which although is not required for a single storey extension, is welcomed. The side extension is within the required two-thirds projection as set out by the House Extensions and Other Domestic Alterations SPD. The side extension details brickwork to the front elevation which assists in matching the street scene. The use of Off-White render to the side and rear of the side extension is not preferred, however is considered to be acceptable given this elevation will only be viewed when travelling northwards on Bowland Crescent. This therefore weighs substantially in favour of the proposal.

Although the rear extension is flat roofed and Off White rendered, it will not be scene from the street scene. The proposed rearward projection of 2.6 metres is considered modest. It is also noted a projection of this size could be erected under permitted development. As such, this weighs substantially in favour of the proposal.

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 does not result in the increase of any bedroom facility. The proposal currently facilitates two parking spaces. The proposal involves the conversion of one of the parking facilities into a garage 6 metres by 2.7 metres. This would not constitute the minimum internal garage dimensions of 6.5 metres by 3 metres as outlined by the South Yorkshire Residential Design Guide. Given the proposal does not result in an increased bedroom facility greater than 2, only 1 parking space is required. As such, this weighs significantly 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 provides acceptable levels of visual and residential amenity and highway safety. Although concerns have been raised regarding the affects the proposal will have on residential amenity to the rear, these are not considered to be to a detrimental effect. On balance, this application is therefore recommended for approval.

**Recommendation**

**Approve with Conditions**