
2024/0463

Mr & Mrs Oldknow

18 St Marys Garden, Worsbrough Village, Barnsley, S70 5LU

Replace defective conservatory with part two and part single storey rear extensions.

Site Description

The application relates to a plot located to the south side of St Marys Garden – a residential cul-de-sac characterised by detached bungalows and two-storey detached dwellings of a similar scale and appearance. The application site is in the Worsbrough Conservation Area with part of its rear curtilage in the Green Belt. Further Green Belt land surrounds the broader settlement.

The property in question is a two-storey detached dwelling constructed of mixed brickwork with some facing stonework to its principal elevation. The property has a pitched roof with profiled interlocking roof tiles. The property is fronted by an existing driveway with access to the rear at either side of the property. To the rear is an existing single storey conservatory with a brick base. The property benefits from a modest rear garden with an extended curtilage beyond an existing history boundary wall to the south. The remainder of the garden is bounded by high timber fencing. The application site gently slopes north-to-south and west-to-east. The wider topography of the area is the same albeit at a greater slope.



Planning History

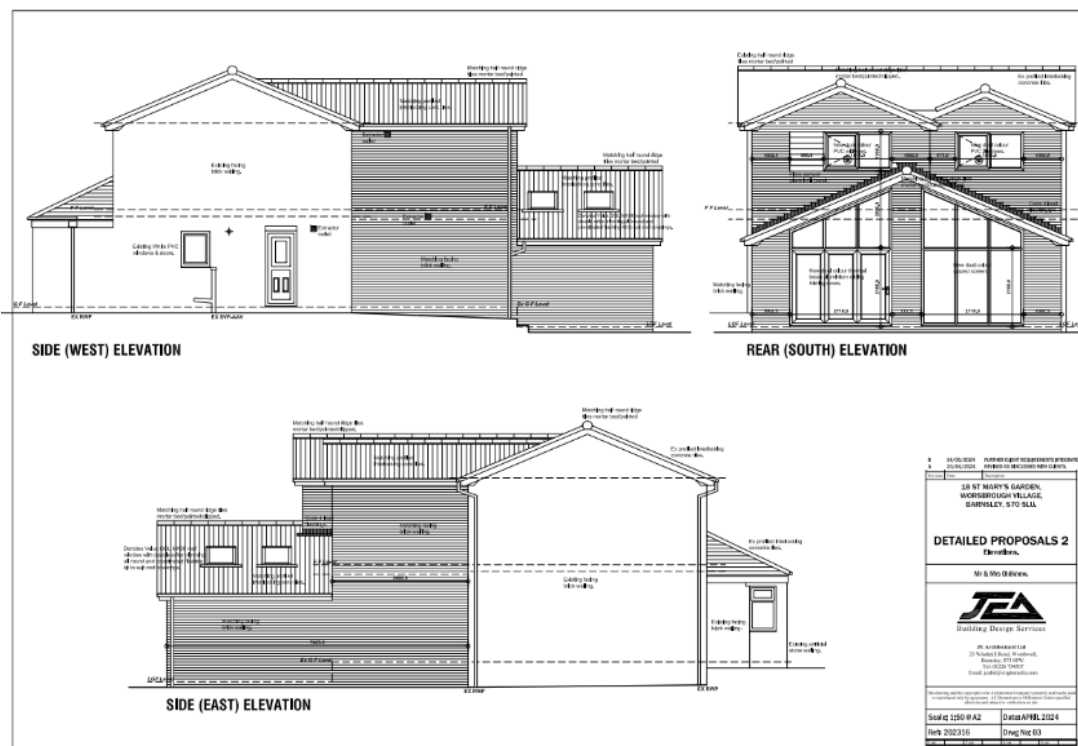
There is one planning application associated with this site.

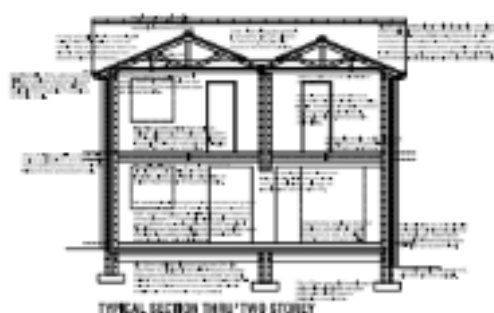
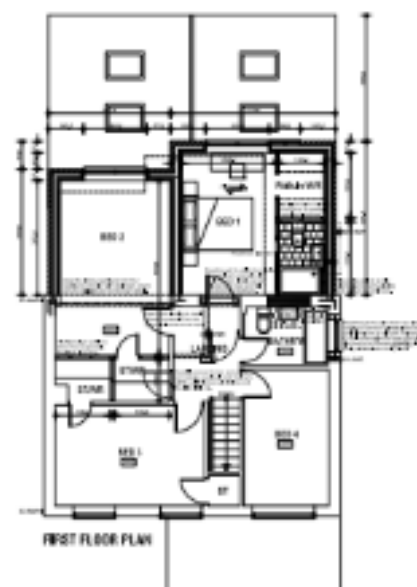
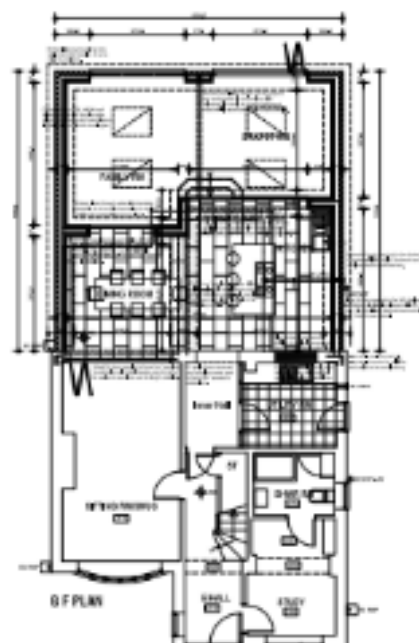
1. B/76/1973/WB – Extension of curtilages to dwellings. – Historic.

Proposed Development

The applicant is seeking permission for the replacement of an existing rear conservatory with a new part two-storey and part single storey rear extension.

The proposed extension would project from the rear (south) elevation of the application property by approximately 8 metres at ground floor level and approximately 4.4 metres at first-floor level with a width of approximately 8.2 metres. The proposed extension would adopt gable pitched roofs with an approximate eaves and ridge height of 2.6 metres and 4.4 metres respectively to the single storey part, and 5.6 metres and 6.1 metres respectively to the two-storey part. The proposed extension would adopt closely matching external materials, including facing brickwork and profiled concrete roof tiles.





GENERAL

[illegible][illegible]

DETAILED PROPOSALS 1 (See Schedule)	
(See Schedule)	

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 and Green Belt

The site is allocated as urban fabric in the adopted Local Plan which has no specific land allocation. The southern part of the application site, beyond the boundary wall, is allocated as Green Belt land. The application site is also located in the Worsbrough Conservation Area. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GB1: Protection of Green Belt.***
- ***Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt.***
- ***Policy HE1: The Historic Environment.***
- ***Policy HE4: Developments affecting Historic Areas or Landscapes.***
- ***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.***
- ***Section 13: Protecting Green Belt land.***
- ***Section 16: Conserving and enhancing the historic environment.***

Planning (Listed Buildings and Conservation Areas) Act 1990

- ***Section 16: Decision on application.***
- ***Section 72: General duty as respects conservation areas in exercise of planning functions.***

Other Material Considerations

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

Consultations

Conservation Officer – No objection.

Representations

Neighbour notification letters were sent to surrounding properties. The application was also advertised by a site notice, expiring 12th July 2024, and a press notice, expiring 5th July 2024. No representations were received.

Assessment

Principle of Development

The application site is in the Worsbrough Conservation Area and is partially in the Green Belt.

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, and would conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place, and would not have a harmful impact on the appearance or character and will preserve the openness of the Green Belt.

The proposed extension would not be erected on the part of the application site that is in the Green Belt. Therefore, a Green Belt assessment is not required in this instance. However, consideration will be given to any potential harmful impact on the appearance or character and the preservation of the openness of the Green Belt.

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 House Extensions and Other Domestic Alterations SPD states that extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected.

The proposed extension would be erected to the rear (south) of the application property and would be located to the south-west of 20 St Mary's Garden and to the north-east of 16 St Mary's Garden. It is acknowledged that some overshadowing could occur. However, any potential impact would likely occur and be limited to the early morning or late evening and not at peak times for use of a rear garden and would likely be limited to the east-facing blank gable elevation of 16 St Mary's Garden and the secondary side-facing windows of an existing rear extension to 20 St Mary's Garden. The application site is set down from 16 St Mary's Garden and existing good quality high boundary treatments along either side boundary may provide further mitigation. Moreover, the application property and adjacent neighbouring properties benefit from extended curtilages to the south which are separated by a historic high boundary wall and would likely remain unaffected by the proposal. The proposed extension would not utilise a disproportionate amount of the existing private garden and amenity space of the application site. In addition, the proposal would comply with the 45-degree rule (which is a general test that is applied to assess and limit the extent of overshadowing and loss of outlook). Furthermore, the single storey part of the proposal would fall within the parameters of Larger Home Extension development as set out in the Town and Country Planning (General Permitted Development Order) 2015 (as amended). This allows homeowners to erect single storey rear extensions up to 8 metres on detached properties without the need for planning permission.

where no neighbouring properties object. In this instance, neighbouring properties were consulted, and no objections were received.

New glazing would be limited to the rear (south) elevation of the proposed extension, and no new windows would be located on either side elevation of the proposed extension or the existing building. The proposed roof lights to the single storey part would be at such a height and angle that they would unlikely result in a significant loss of privacy. A sufficient separation distance (10 metres or more) would be maintained to the rear boundary with no residential properties beyond.

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.

Design, Heritage and 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, and would conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place, and would not have a harmful impact on the appearance or character and will preserve the openness of the Green Belt.

The Worsbrough Conservation Area includes several designated heritage assets located to the north and north-east of the application site. The conservation area is listed on Historic England's heritage at risk register. Nevertheless, it is considered that the properties at St Mary's Garden contribute little to the group value or historic significance of the conservation area, and as the extension would be located to the rear of the application property, the proposal would not unduly impact any significant views or the settings of significant buildings. The Conservation Officer was consulted on the proposal and raised no objection.

Whilst large, and despite the increase in footprint and its slightly bulky appearance, the extension would adopt a sympathetic form and features, including gable pitched roofs and closely matching materials (brickwork and roof tiles, and would maintain the eaves height and would not exceed the ridge of the existing roof. The proposal would therefore appear subservient and would be clearly distinguishable as an extension. In addition, the extension would be located to the rear of the application property and would not be a prominent feature within the street scene. As such, it is not considered that the proposal would significantly detract from or alter the character of the application property or street scene.

In relation to the openness of the Green Belt, the proposal would be implemented within the existing residential curtilage of the application property, would be attached to the application property, and would be constructed of appropriate materials. The proposal would therefore not harm the openness or visual amenity and character of the Green Belt.

The proposal is considered to conserve or enhance the character or appearance of the building in accordance with Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is considered to comply with *Local Plan Policy HE1: The Historic Environment*, *Local Plan Policy HE4: Developments affecting Historic Areas or Landscapes* and *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

The proposal would not impede existing off-street parking arrangements and would not result in a requirement to provide additional spaces.

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**