
2024/0426

Mr Daniel Crossley

11 Hardwick Grove, Dodworth, Barnsley, S75 3SS

Erection of single storey front and side extension to dwelling and erection of replacement and enlarged detached garage (Amended Description).

Site Description

The application relates to a corner plot at the junction of Hardwick Grove with Trafford Walk in an area that is principally residential characterised by detached bungalows of varying scale and similar appearance.

The property in question is a detached bungalow constructed of pale brickwork with a pitched roof and west street-facing gable with grey roof tiles. The property is set in a modest sized plot that is open on its south and west boundaries. Vehicular access is taken from Hardwick Grove and extends along the north side of the property and serves an existing detached garage to the north-west corner of the plot.



Planning History

There are no previous planning applications associated with this site.

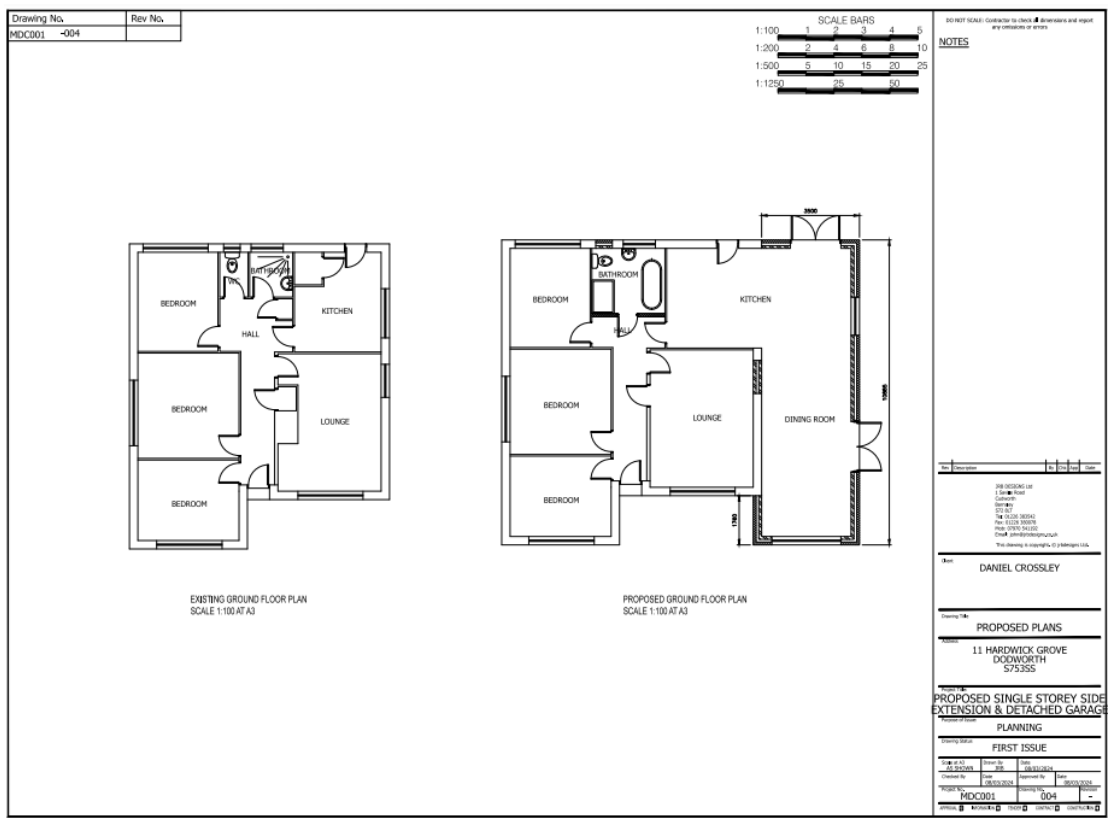
Proposed Development

The applicant is seeking permission for the erection of a single storey front and side extension and the erection of a new larger replacement detached garage.

The proposed extension would project from the front (west) elevation of the application property by approximately 1.8 metres with a width of approximately 3.8 metres and a depth of approximately 10.9 metres. The extension would adopt a pitched roof with a west street-facing gable. The roof would have an approximate eaves and ridge height of 2.7 metres and 5.4 metres respectively. The gable would have a ridge height of approximately 3.9 metres. The extension would be constructed of closely matching external materials, including brickwork and roof tiles.

The proposed garage would measure approximately 3.3 metres by 9 metres and would adopt a gable roof with an approximate eaves and ridge height of 2.6 metres and 3.6 metres respectively. The garage would be constructed of closely matching external materials, including brickwork and roof tiles.

During the application process, a 1.5-metre-high boundary wall was removed as a 1-metre-high boundary wall is intended to be erected as permitted development.



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 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.***

The Town and Country Planning (General Permitted Development) (England) Order 2015

Class A of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 allows the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure if the height of any gate, fence, wall or means of enclosure erected or constructed adjacent to a highway used by vehicular traffic would not, after the carrying out of the development, exceed 1 metre above ground level.

Other Material Considerations

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

Consultations

Highways DC – No objection subject to condition.

Representations

Neighbour notification letters were sent to surrounding properties and five objections were received from five addresses. All objections raised concerns in relation to a proposed boundary wall which has since been removed from the application. One objection was raised in relation to the garage and no objections were received in relation to the extension.

The following objections which are a material planning consideration were raised:

- The wall is excessive, would not be in-keeping with the nature of the estate and would appear visually heavy and stark.
- The wall may interfere with visibility for drivers exiting Hardwick Grove onto Strafford Walk.
- Overshadowing from the pitched roof of the garage.

The following objections which are not a material planning consideration were raised:

- The properties were built as open plan with a covenant in place stating not to erect, construct or plant any fence, wall or hedge upon the land conveyed except along the lines marked with a "T" on the plan.

Whilst all concerns raised are acknowledged, only those which are material planning considerations can be taken into account. A covenant is a legal matter, and it is the responsibility of the applicant to ensure that they comply with all other relevant legislation or restrictions outside of the scope of the planning process. The applicant has been informed of the covenant.

Assessment

Principle of Development

Extensions and alterations to a domestic property and the erection of detached garages in domestic curtilages are acceptable in principle if they would remain subservient to and 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 and the erection of detached garages in domestic curtilages are considered acceptable if they would not adversely affect the amenity of neighbouring properties.

During the application process, a concern was raised in relation to the overshadowing from the pitched roof of the proposed garage. The proposed garage would be erected to the south of the rear curtilage of 10 Hardwick Grove. As such, it is acknowledged that some overshadowing could occur. However, the proposed garage has been designed in accordance with the House Extensions and Other Domestic Alterations SPD and would be erected adjacent to an existing outbuilding in the curtilage of the neighbouring property with further mitigation likely to be provided by good quality boundary treatments. In addition, the proposed garage would replace an existing garage of a similar scale and therefore, any potential overshadowing is unlikely to be significantly more harmful than any existing level of impact which could be experienced and tolerated. Furthermore, it was discussed whether a flat roof or a greater separation distance from the party boundary could be adopted to further lessen the extent of any potential impact. It is acknowledged that if a flat roof was adopted, the garage could be erected as permitted development. It was therefore decided that the garage

would be set further away from the party boundary from approximately 0.35 metres previously to approximately 0.65 metres proposed. This distance in addition to the existing distance of the neighbouring property and conservatory from the party boundary could lessen the extent of any potential impact and is therefore considered acceptable. The proposed garage will be conditioned for domestic use only.

The proposed extension would be erected to the south side of the application property and would be located to the north and west of surrounding neighbouring properties. The proposed extension would not extend beyond the existing west front projection or the east rear elevation. As such, any potential overshadowing would likely be limited to the curtilage of the application property. The proposal would not result in reduced levels of outlook.

The proposed extension would feature glazing on all elevations. It is acknowledged that the proposal would not comply with required separation distances to the east and south, contrary to the House Extensions and Other Domestic Alterations SPD. However, existing boundary treatments to the east and ground level differences to the south would likely provide an acceptable degree of mitigation that could lessen the extent of any potential impact. The garage would not feature any glazing.

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 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 and the erection of detached garages in domestic curtilages 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.

During the application process, concerns were raised regarding a 1.5-metre-high boundary wall in that the wall would be excessive, would not be in-keeping with the nature of the estate and would appear visually heavy and stark. It was suggested that any boundary wall should be conditioned to be no more than 0.6 metres high. The applicant intends to erect a 1-metre-high boundary wall which is permitted development and therefore does not require planning permission. In addition, the issue of a covenant was raised. A covenant is a legal matter, and it is the responsibility of the applicant to ensure that they comply with all other relevant legislation or restrictions outside of the scope of the planning process.

The House Extensions and Other Domestic Alterations SPD states that the design of a single storey 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. On corner plots the sideways projection of a single storey side extension should not exceed more than half the width of the existing gap between the original dwelling and the side boundary. Detached garages and outbuildings should relate sympathetically to the main dwelling in terms of style, proportions and external finishes.

The proposed extension would adopt a sympathetic form and features, including a pitched roof with west-facing gable projection and closely matching external materials, including brickwork and roof tiles. In addition, the extension would not adopt an excessive sideways projection more than two thirds the width of the original dwelling and would not exceed more than half the width of the existing gap between the original dwelling and the side boundary, in accordance with the House Extensions and Other Domestic Alterations SPD.

The proposed garage would adopt a sympathetic form and features, including a gable roof, and closely matching external materials comprising brickwork and roof tiles. The proposed garage would be significantly set back from the highway and would not be an overly prominent or dominant feature

in the street scene. The proposal would therefore not significantly detract from or alter the character of the application property or street scene.

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

Highway Safety

The proposal includes the replacement of an existing detached garage with a larger detached garage that would comply with the internal floor area standards as set out in the South Yorkshire Residential Design Guide and would therefore be sufficiently sized to be counted as a parking space. In addition, the application site could accommodate at least two vehicles on an existing driveway, 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**