**2024/0470**

**Mr Jonathan Guest**

**4 Whitewood Close, Royston, Barnsley, S71 4LX**

**Single storey rear and side 'wrap around' extension**

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**Site Description**

The application relates to a semi-detached dwelling located on a residential cul-de-sac, Whitewood Close. The property is constructed of red brick with a tiled pitched roof. To the north of the site is a detached two storey dwelling. The surrounding area is characterised by a mix of residential detached and semi-detached dwellings constructed from either red or grey brick. The surrounding dwellings are predominantly well set back from the highway with drives.



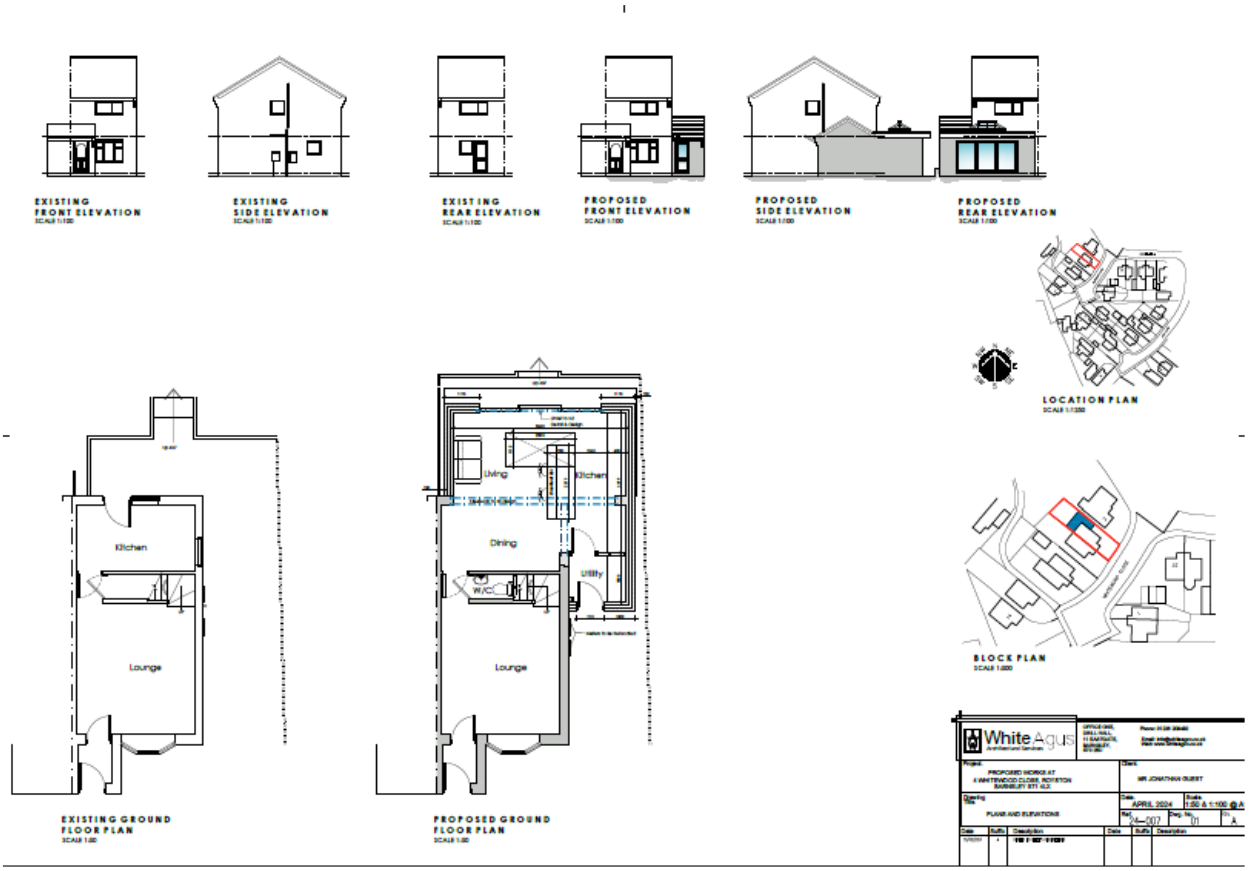
**Planning History**

B/75/2158/RO - Residential development of 172 units – Refused
B/75/3316/RO - Renewal of permission for residential development – Historic Decision
B/76/0947/RO - Erection of 56 dwellings and formation of estate roads - Historic Decision
B/78/2572/RO - Erection of 113 dwellings and layout of estate roads - Historic Decision

**Proposed development**

The applicant is seeking permission to erect a single storey rear and side 'wrap around' extension with a flat roof to the rear and a pitched roof to the northeast side elevation. The extension details bi-fold doors to the rear elevation, a roof lantern and a door to the front elevation of the side extension.

The proposal has a rearward projection of approximately 3 metres and a rear width of approximately 6 metres providing a side projection of approximately 2 metres. The side extension is set back approximately 4 metres from the principal elevation of the original dwelling. The rear extension will be flat roof with a total height of approximately 2.8 metres. A centralised roof lantern of 1 by 2 metres has been detailed. The side extension will have a pitched roof matching the existing dwelling roof type. The eaves have an approximate height of 2.5 metres with an over ridge height of approximately 3.8 metres. Bi-fold doors have been detailed to the rear elevation approximately 3.8 metres wide. Matching materials to the existing dwelling have been outlined.




**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 and beautiful places.***

**Consultations**

No consultees were consulted on this application.

**Representations**

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

**Assessment**

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 will be erected to the southwest of 2 Whitewood Close. It is acknowledged some overshadowing could occur. Given the set back of 2 Whitewood Close in relation to 4 Whitewood Close. The proposed rear elevation of the extension would be erected in line with the neighbouring property. This would therefore reduce the impact of any overshadowing from the proposal to an acceptable level. The side extension would be adjacent to the blank elevation of the neighbouring property. New glazing is limited to the rear elevation with a door to the front elevation preventing any overlooking from the side. There is an approximate distance of 7 metres from the rear boundary to the proposal and an approximate distance of 10 metres to the rear neighbouring property. Given the extension is single storey and upon site inspection there is evidence of some boundary treatment; it can be accepted that no detrimental effect to the residential amenity of rear neighbouring properties will be caused from the proposal. The proposal should not result in reduced levels of outlook.

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 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 (i.e. more than two thirds the width of the original dwelling).

The proposed side extension would reflect the design of the existing dwelling in terms of roof style, pitch and external materials and detailing. The extension would not adopt an excessive sideways projection more than two thirds the width of the original dwelling and would be set back from the main front wall of the dwelling. A set in of at least one metre would not be provided from the northern party boundary, however it is not considered practicable to achieve this. The proposed matching of existing materials allows the proposal to sit well amongst the street scene and be in keeping with the local character.

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 would not result in the loss of on-site parking and so will not affect highway safety or require the addition of any parking.

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**