

2023/0599

Mrs Sharon Gray

9 Oriel Way, Monk Bretton, Barnsley, S71 2JF

Single storey rear extension

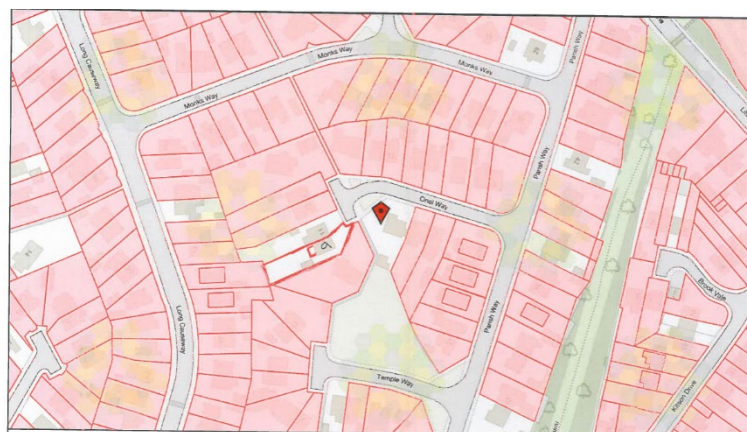
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### Site Description

9 Oriel Way is a semi-detached bungalow located in Monk Bretton and in an area that is principally residential. The site is surrounded by other residential properties and various greenspace to the East (Dearne Valley Littleworth Link and Park) and South (Temple Way and Dearne valley Park). Educational facilities are located to the East of the site and Monk Bretton Cemetery to the West.

Oriel Way is a cul-de-sac comprising of other detached and semi-detached bungalows that are fronted by garden space and occasional formed driveways. Properties are relatively consistent in scale with some variation to design, including roofs, external materials, and additions. The topography of Oriel Way is also variable with levels descending North-to-South and West-to-East resulting in varying height differences and a staggered building line.

The applicant dwelling is brick-built featuring a pitched roof with grey interlocking roof tiles. It is fronted by a small garden space and formed driveway which extends to and along the southern side of the dwelling, providing access to an existing detached garage to the rear. Further to the rear is a modest sized garden enclosed by a mixture of timber panelled fencing and vegetation forming the boundary treatments. The rear garden is slightly sloped ascending East-to-West.



# Planning History

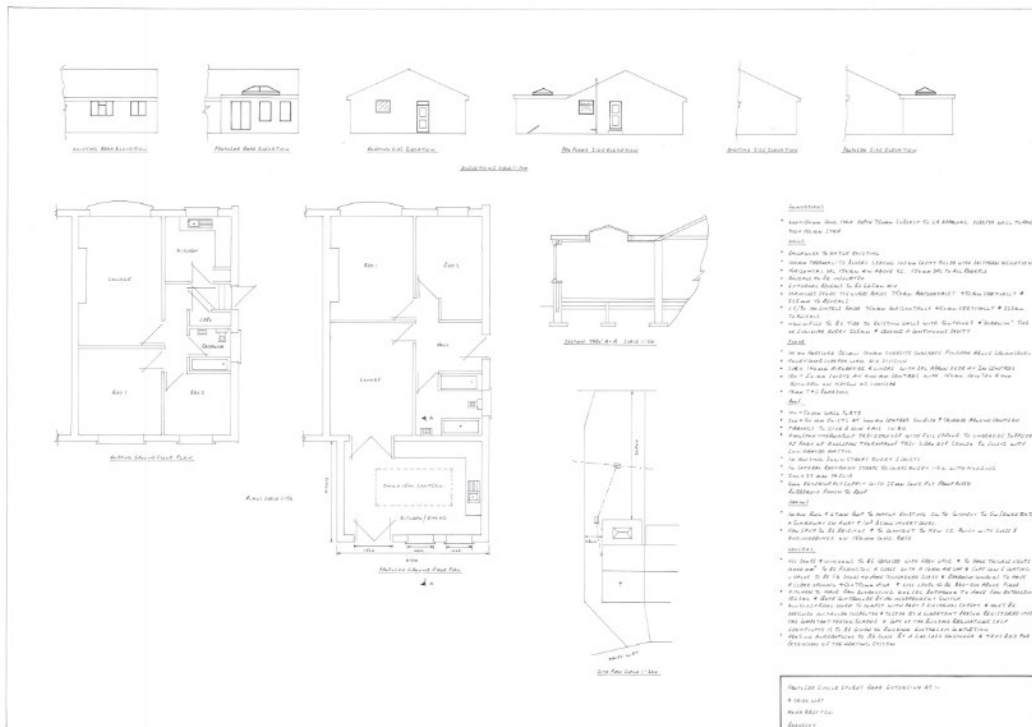
There is no planning history associated with this address.

# Proposed Development

The applicant is seeking approval for the erection of a single storey extension to the rear of the dwelling.

The proposed extension would project from the rear elevation of the original dwelling by approximately 4 metres with a width of approximately 6.1 metres. It would feature a flat roof, including provisions for a roof lantern, with an approximate total height of 3.1 metres. The proposed extension would use external materials including brickwork and a rubbered finished roof.

An existing detached garage to the rear of the property is proposed to be removed.



## **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 within the adopted Local Plan, which has no specific land allocation and 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: House Extensions and Other Domestic Alterations

This document establishes the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations; reflecting the principles of the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

### 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.***

## **Consultations**

No consultees were consulted on this application.

## **Representations**

Neighbour notification letters were sent to surrounding properties and no responses were received.

## **Assessment**

### Principle of Development

The site falls within urban fabric which has no specific land allocation; however, the site and surrounding area is made up principally of housing; therefore, extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity, and highway safety.

### Residential Amenity

Proposals for extensions are considered acceptable where they do not adversely affect the amenity of neighbouring properties.

The SPD states that *'extensions to the rear of semi-detached houses should not project by more than 4 metres and where the projection would exceed 3 metres, the eaves height should not exceed 2.5 metres.'*

In this instance, the proposed extension would project from the West (rear) elevation of the main dwelling by approximately 4 metres with a total height of approximately 3.1 metres. It would be positioned South of adjoining neighbouring property 11 Oriel Way. Generally, extensions located directly South of an adjacent neighbouring property will have a greater impact regarding overshadowing due to the natural movement of the sun path; however, in this instance, it is not considered that the proposals would result in significantly increased overshadowing, especially as neighbouring 11 Oriel Way benefits from an existing rear conservatory of a similar scale, built to the shared boundary line, and that is stepped higher due to topography differences.

The topography differences alongside a proposed modest rear projection similar to that of the existing rear conservatory to 11 Oriel Way, and the angled positioning of neighbouring 7 Oriel Way within the building line suggest that adverse impacts regarding loss of outlook are likely to be avoided.

Regarding overlooking and loss of privacy, the SPD states that *'12 metres should be maintained to a blank gable wall and 10 metres should normally be provided between rear-facing windows on the first floor (and above) and the rear boundary.'* It also states that *'21 metres should be maintained between the windows to habitable rooms on the extended property and those located on any other property.'*

In this instance, the proposed extension would be of a single storey and maintain approximately 20.4 metres between the rear-facing windows and the rear boundary. Approximately 38 metres would be maintained between habitable room windows on the extension and those located on neighbouring 43 Long Causeway to the West (rear) of the site. Moreover, there are no windows proposed in either side elevation of the proposed extension.

The proposals, therefore, are not considered overbearing resulting in increased overshadowing and overlooking or reduced levels of outlook, that would significantly increase beyond existing levels of impact that are currently experienced and tolerated.

The proposals, are therefore, considered to comply with Local Plan Policy GD1: General Development and would be acceptable regarding residential amenity.

### Visual Amenity

The SPD states that *'materials should normally be of the same size, colour and texture as to the existing house or as close a match as possible, and that the roof style, pitch and detailing should match those of the existing dwelling.'*

In this instance, the proposed extension would use external materials including brickwork that would match or be of a similar appearance to the external materials used in the construction of the main dwelling.

The proposed extension would feature a flat roof: a type generally considered to be an inferior form of construction and design; however, in this instance, the proposed extension would be located to the rear of the dwelling and not visible from the public realm of Oriel Way. As such, the proposals would not be a prominent feature within the street scene and would not detrimentally alter nor change its character.

The proposals, therefore, are considered sympathetic to the main dwelling and consistent with the character of the street scene and are considered acceptable and in compliance with Local plan Policy D1: High Quality Design and Placemaking and would be acceptable regarding visual amenity.

### Highway Safety

The dwelling benefits from an existing driveway located to the front and side of the property that serves an existing detached garage to the rear.

There is no requirement for additional parking provision as a result of the proposed works, and the location of the proposed extension to the rear of the dwelling is unlikely to interfere with existing arrangements, mainly the existing driveway. Though the existing detached garage would be removed to accommodate the proposed extension, this is not considered to result in a detrimental loss of existing off-street parking provision and highway safety would be maintained to a reasonable degree.

As such, the proposals would be considered acceptable and in compliance with Local Plan Policy T4: New Development and Transport Safety.

### **Recommendation**

**Approve with Conditions**