

2023/1121

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2 Kingwell Road, Worsbrough, Barnsley, S70 4AG

Modernisation of existing detached bungalow including, side and rear single storey extension to connect to former double garage which is to be converted into habitable space and installation of seamed metal cladding to walls and roof. Construction of a partially covered courtyard with swimming pool and seating and new hard-standing parking area with car port and gated driveway entrance to frontage. Erection of new 2-meter-high boundary fencing and associated planting

### Site Description

The dwelling is a low profile detached bungalow located in Worsbrough. Kingwell Road has a residential street scene. The boundary treatment to Kingwell Road and Park Road was formerly a low brick wall, boundary fence and a dense tree line. The dwelling has a parking area to the front which leads to a detached garage to the side. To the rear is a large sloping garden area.

### Planning History

B/79/3726/WB - Extension to dwelling

B/91/0667/WB - Erection of private garage (Refused)

### Proposed Development



The applicant is seeking approval for the erection of a side and rear single storey extension (part in place of existing garage), installation of metal cladding to walls and roof, construction of a partially covered courtyard with swimming pool, a parking area with car port and gated driveway and a 2-metre-high boundary fence with associated planting.

The side extension will project 5.75 from the side (West) elevation of the dwelling and has a width of 18.95 metres incorporating the existing garage. The extension will feature a flat roof with a total height of 2.9 metres to the front and 5.1 metres to the rear. The materials used will be coursed brick.

The rear extension will project 12.8 metres from the rear elevation of the dwelling however the extension is U shaped and the majority of this is open to incorporate the swimming pool. The extension has a width of 13.25 metres. The extension will feature a flat roof with a total height of 2.9 metres dropping to 5.1 metres to the rear. The materials used will be coursed brick.

The car port although not connected to the dwelling will project 5 metres from the side (East) elevation of the dwelling. The carport has a width of 5 metres and a flat roof with a total height of 2.7 metres. The materials used will be timber cladding.

### **Policy Context**

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the 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 also 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 and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 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**

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

In reference to this application, the following policies are relevant:

**Policy SD1: Presumption in favour of Sustainable Development** – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

**Policy GD1: General Development** – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

**Policy D1: High quality design and place making** – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

**Policy HE1: The Historic Environment** – States that development which affects the historic environment and Barnsley’s heritage assets, and their settings will be expected to protect or improve the character and/or appearance of Conservation Areas and Listed Buildings.

#### 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. The general principles are that proposals should;

- Be of a scale and design which harmonises with the existing building;
- Not adversely affect the amenity of neighbouring properties;
- Maintain the character of the street scene; and
- Not interfere with highway safety

The above principles are to reflect the revised principles in 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** – The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes. Within section 12, paragraph 139 states *“development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”*.

#### **Consultations**

The LPA’s Conservation Officer was consulted and raised no objections.

The LPA’s Forestry Officer was consulted and raised no objections subject to conditions.

Highways Development Control (DC) were consulted and raised no objections subject to conditions.

#### **Representations**

Neighbour notification letters were sent to surrounding properties, as well as a site notice posted, and a press notice issued. One objection was received and in summary raise the following points.

- The fence that is now retrospective is incongruous to its surroundings.
- Has resulted in the loss of an attractive landscaped boundary that impacted on biodiversity and the character of the area.

#### **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. 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.

## Impact Upon Heritage Asset

The main issues to be considered from the heritage perspective are the possible impacts on the setting of the adjacent listed milestone and nearby Darley Cliff Hall. The milestone, its setting and its significance is primarily informed by its position next to the road close to the historic crossroads of Kingwell, Park, Bank End and Sheffield Road. The host dwelling the proposal is the focus of is of no heritage merit. The screening by vegetation and trees helps the situation although some have been removed. However, even without, the setting of the milestone had changed radically over time.

Arguably its setting has been strongly affected by the imposition of modern street furniture including streetlamps, traffic lights and broadband cabinets. In terms of the setting of Darley Cliff Hall, the site is approximately 80 metres to the northwest. However, Darley Cliff is elevated over 10 metres above the level of the site and is screened by mature trees. As such little to no intervisibility is possible in the areas of setting that contribute the most to the significance of The Hall. Therefore, the site contributes nothing to The Hall and the proposal is of no harm from a heritage perspective.

## Visual Amenity

The SPD states that '*materials should normally be of the same type, colour and texture to the existing house or as close a match as possible*'. In this case, the proposed materials will not match the existing dwelling. This is not detrimental to the character of the dwelling, however. The existing dwelling features a stone front elevation which has been painted black. Therefore, the inclusion of black timber cladding to the front elevation is not detrimental to the character of the dwelling nor a significant change. The addition of this to side elevations is also not detrimental as although not painted the existing rear elevation is also of black cladding and therefore will harmonise with the front and rear elevations of the dwelling.

All the extensions utilise flat roofs which are usually not a supported roof type due to flat roof's being an inferior form of construction. The roofs are acceptable in this circumstance however as the existing dwelling features a very shallow mono-pitched roof which is not too dissimilar from that of a flat roof. The addition of the flats roofs therefore does not detract from the overall character of the dwelling and will not be overly prominent in the street scene as the side extensions are set back from the main front wall of the dwelling which retains its mono-pitched roof. The flat roofs are also practical in this instance due to the significantly sloping land level to the rear.

The proposed extensions have little detrimental impact to the character of Kingwell Road and the wider street scene due to the harmony with the existing dwelling and although large in mass, subservient in terms of height and appearance when viewed from the street. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

## Residential Amenity

No objections were received from the neighbouring properties in relation residential amenity. The SPD states that "*extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected*". Although the extensions are designed with a flat roof as discussed above there is some merit to that with this scheme.

The modest roof height lessens the impact on the neighbouring dwelling which is two-storey in comparison to the host dwelling which is a bungalow. The proposed extensions will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being

overbearing. In terms of overlooking no windows are proposed on the side elevation facing the neighbouring dwelling and the pool area is sufficiently screened by the extension. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

### Highway Safety

There will be no impact upon highway safety. In terms of the site access point, the scheme does not propose any alterations other than the installation of a sliding gate to replace the traditional wooden gate (recently removed due to deterioration). The proposals do however include the creation of sufficient space for vehicles to turn within the site rather than having to reverse to/from Kingwell Road, a busy classified road, which is a welcome improvement. Despite the conversion of the existing garage into habitable space, adequate parking provision is to be provided within the site.

The proposed site layout plan shows that the new 2-metre-high boundary fence is to be set behind the existing stone boundary wall. Inter-visibility between the signalised junction stop lines of Kingwell Road and Park Road is impeded by the existing site boundary and overgrown foliage, however, with the proposed boundary fence in place, the situation is not worsened and, if anything, is marginally improved. Furthermore, the available visibility with the fence in place would be consistent and controlled at the fence line rather than being subject to the growth of dense foliage.

### Other Matters

The trees that have been removed adjacent Park Road are not protected by a tree preservation order and therefore the owner of the land and hence applicant of this planning application can remove the trees without planning permission. It is noted that this exposes the boundary with Park Road however this application has secured replacement planting as well as a new boundary fence which is an improvement on the previous fence and not deemed to be incongruous to its surroundings. The replacement planting will mitigate the possible harm to biodiversity due to the loss of the trees. The fence is also of better quality than that erected opposite and mirrors it as that is also set behind a low boundary wall.

### **Recommendation**

**Approve with conditions**