

2023/0323

Mrs Olivia Brown

13 Whitehill Grove, Pogmoor, Barnsley, S70 6PS

First floor side and single storey rear extensions to dwellinghouse

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### Site Description

13, Whitehill Grove is a brick-built, two storey end-of-terrace dwelling located in Pogmoor. The applicant dwelling benefits from garden space to the front, side, and rear, encased by a low brick-built wall to the front; the remaining boundaries comprise of timber panelled fencing and mixed vegetation. An existing single storey, hipped roof extension is located on the North-West side elevation with a timber constructed pergola forward of this – similar structures are found to the rear. An access road East of Whitehill Grove provides vehicular access to the rear of the applicant address, where a driveway has been formed, offering off-street parking.

The surrounding area is principally residential with Whitehill Grove having a consistent street scene comprising of other brick-built, two storey terraced properties bounded by low brick-built walls encasing small front garden spaces. Rear garden spaces bounded by brick-built walls run adjacent to an access road East of Whitehill Grove with various outbuildings using a mix of materials. Further East of the site is Penny Pie Park, North is a railway line, and West is the M1 motorway.



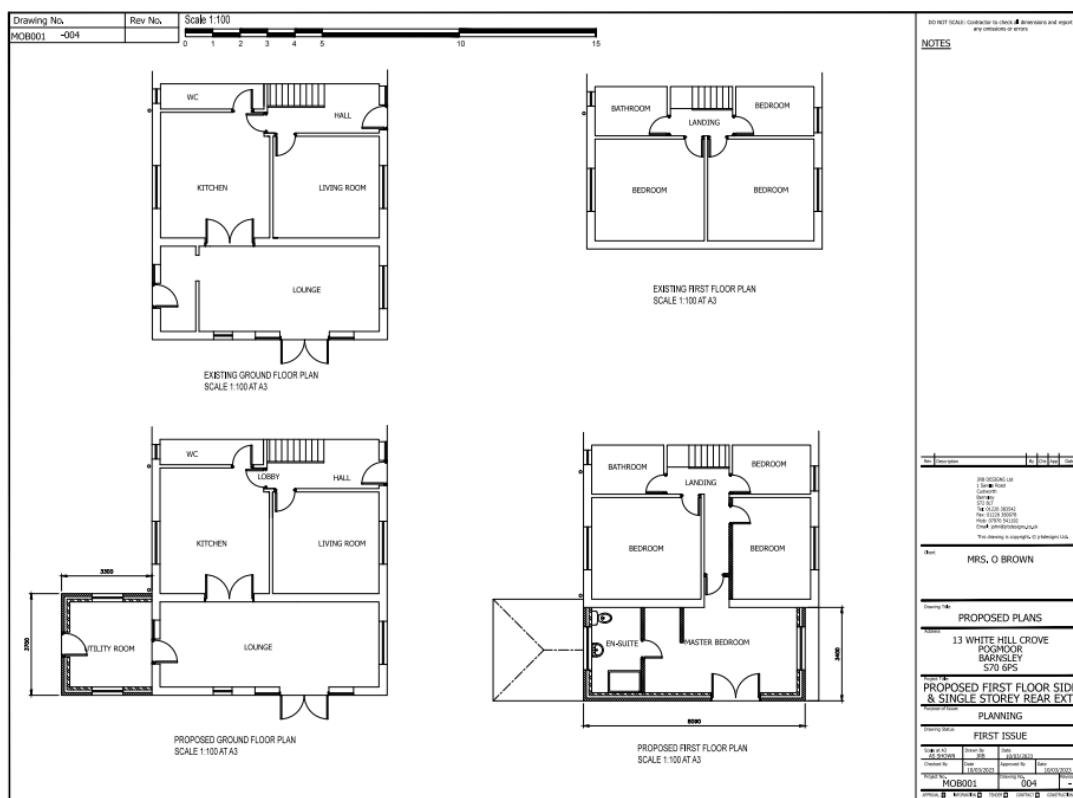
B/98/1259/BA - Erection of single-storey side extension. – Approved with Conditions.

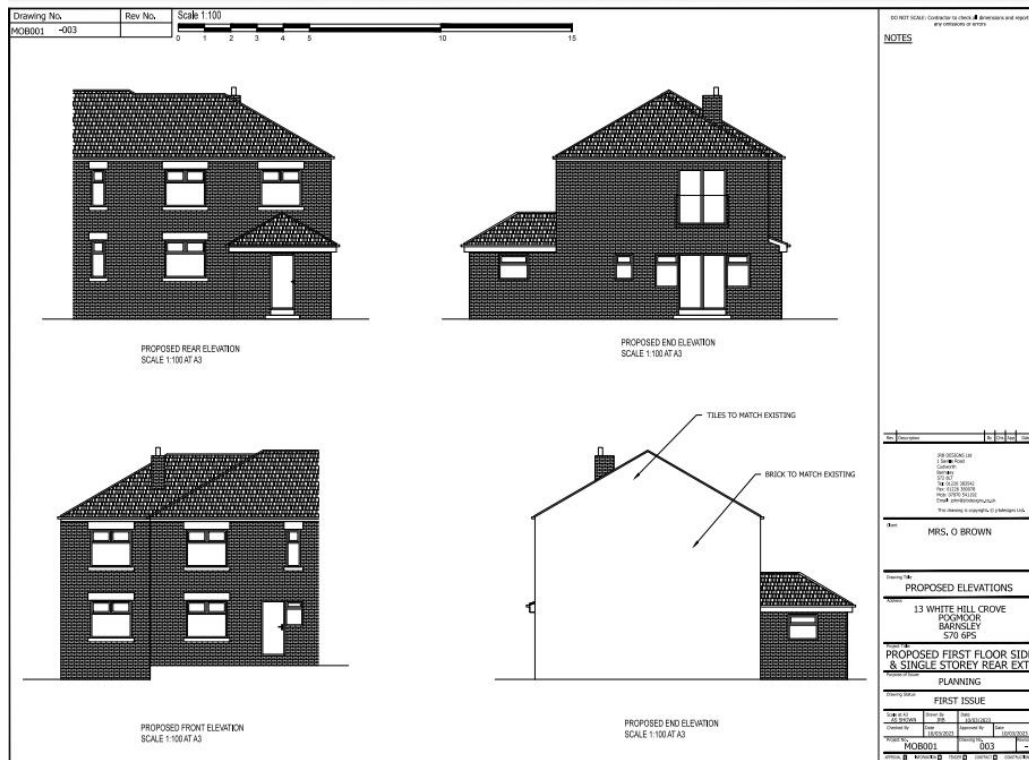
The applicant is seeking approval for a first-floor side extension and a single storey rear extension.

The proposed first-floor side extension would follow the footprint of the existing single storey side extension, projecting from the original dwelling by approximately 3.4 metres and extending the length of the property for approximately 8.1 metres, utilising a set back of approximately 0.5 metres from the principal (South-West) elevation, and finishing flush with the rear (North-East) elevation. It would feature a hipped roof with an approximate maximum eaves and ridge height of 6.2 metres and 8.6 metres respectively.

The proposed single storey rear extension would project from the original dwelling and existing side extension by approximately 3.3 metres with a width of approximately 3.7 metres. It would feature a hipped roof with an approximate eaves and ridge height of 2.8 metres and 4 metres respectively.

Both extensions would utilise matching brickwork and grey slate roof tiles, all new window and door openings would align vertically and horizontally, and would be proportionate to the scale of existing openings, with provisions for a Juliet balcony to the first-floor window on the side elevation of the proposed first-floor extension.





## 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**

Network Rail were consulted on the application; no response was received.

### **Representations**

Neighbour notification letters were sent to surrounding properties, no objections or comments 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.

#### 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'*. In this instance, the proposed extensions would use external materials that would match those utilised by the original dwelling, including red brickwork and grey slate roof tiles.

The SPD also states that *'Windows and doors should generally repeat the proportion and style of the existing dwelling, lining through with existing openings and using matching design details, including the heads, sills, and other opening surrounds.'* In this instance, new openings would align vertically and horizontally with existing openings, repeating their proportion and style, and incorporating design details, including heads and sills.

The proposed extensions would use hipped roofs that sympathetically reflected the style, design, and pitch of the roof of the original dwelling. A set back at first-floor level from the principal elevation of the original dwelling would be used, mitigating impacts associated with a terracing effect, and maintaining the character of Whitehill Grove. No set back would be provided from the rear elevation of the original dwelling; however, adverse impacts generally associated with a terracing affect are not considered to be significant enough to detrimentally alter the character of the street scene in this

location, especially in the context of various outbuildings of varying design and steps taken to mitigate impacts by utilising matching external materials and sympathetic design features.

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.

### Residential Amenity

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

The SPD states that *“Single storey extensions to the rear of terraced houses should not exceed 3.5 metres in projection and where they exceed 3m in length the eaves height should not exceed 2.5m.”* In this instance, the proposed rear extension would project from the rear elevation of the dwelling and existing side extension by approximately 3.3 metres and would feature a hipped roof with an approximate eave’s height of 2.8 metres, therefore, partially meeting the guidance of the SPD; however, the location of the proposed rear extension is unlikely to result in any significant overshadowing of neighbouring properties, nor will it adversely impact outlook.

In terms of overlooking, resulting in a loss of privacy, two new windows are proposed – one within each side elevation of the proposed rear extension. One would face a North-West direction where existing boundary treatments comprise of mixed vegetation and sufficiently screen the site, whilst the other would face a South-East direction, limiting views to the rear elevation windows of the applicant address. Impacts to the amenity of neighbouring properties would be mitigated by distance from the shared boundary and the boundary treatment itself. Moreover, the SPD states that *‘12 metres should be maintained to a blank gable wall and 10m should normally be provided between rear-facing windows on the first floor (and above) and the rear boundary’*. In this instance, approximately 5.1 metres would be maintained between the rear-facing windows and the rear boundary; however, the proposed rear extension would be of a single storey and screened by existing boundary treatments. The maintained distance would, therefore, be considered acceptable.

The proposals regarding the rear extension are, therefore, not considered to be overbearing and are considered acceptable regarding residential amenity.

The SPD states that *‘all two-storey side extensions should have a pitched roof following the form of the existing roof’*. Additionally, the SPD states that *‘to prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling. In addition to the set-back from the front, where practicable, a side extension should also be set in by one metre from the side boundary with an adjacent property, to further avoid the terracing effect, and the sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling.’*

In this instance, the proposed first-floor side extension to an existing single storey side extension would form a two-storey extension that would use a hipped roof following the form of the existing roof. A set back of approximately 0.5 metres would be provided from the main front wall of the original dwelling at first-floor level, with an approximate distance of 4.1 metres maintained between the side elevation of the extension and the side boundary. The original dwelling has an approximate width of 6.4 metres with the proposed side extension projecting from the side elevation of the dwelling by approximately 3.4 metres. The proposals would therefore meet the guidance of the SPD regarding an excessive sideways projection as the proposed projection of the side extension would be less than two thirds the width of the original dwelling.

In terms of overlooking, resulting in a loss of privacy, one new window opening would be provided within the first-floor side elevation of the proposed extension, including provisions for a Juliet balcony. This window would be North-West facing and directed towards a railway line and dwellings

beyond (approximately 46 metres from the site). Existing boundary treatments sufficiently screen the site, with the railway line operating at a much lower ground level. Moreover, the SPD states that *'12 metres should be maintained to a blank gable wall and 10m should normally be provided between rear-facing windows on the first floor (and above) and the rear boundary'*. In this instance, approximately 7.1 metres would be maintained between the rear-facing windows on the first floor of the proposed side extension and the rear boundary. Whilst less than the 10 metres stated, the extension would face a gable wall of neighbouring 1A Whitehill Avenue where secondary windows within side elevations are not offered the same protections as those located on the front and rear elevations. Additionally, the North-East boundary comprising of mixed vegetation between the site and no. 1A would offer sufficient screening, and no objections were received.

The proposals regarding the first-floor side extension are, therefore, not considered to be overbearing and are considered acceptable regarding residential amenity.

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

#### Highway Safety

The dwelling benefits from an existing driveway located to the rear of the property off an access road East of Whitehill Grove. There would be no changes to this provision and the location of the proposed extensions are unlikely to interfere; as such, the proposed erection of extensions in the locations identified would not result in any detrimental loss of existing off-street parking provision that could adversely affect highways safety.

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**