
2023/0942

Mrs Claudia Walsh

6 Wood Syke, Dodworth, Barnsley, S75 3SZ

Removal of existing rear conservatory and replace with single story rear/side extension.

Site Description

The application relates to a plot located on the western side of Wood Syke, to the north of Dodworth Dyke playing fields, and in an area that is principally residential. Wood Syke has a relatively consistent street scene comprising other two-storey detached properties of a similar scale and appearance. The topography of the application site and surrounding area is gently sloped, descending west-to-east.

The property in question is a two-storey detached property constructed of yellow/ mixed brick that has a pitched roof and uses grey concrete roof tiles. The property is fronted by a driveway with soft landscaping to the south. The property incorporates an integral garage and benefits from a small single storey conservatory to the rear alongside a garden bounded by various shrubs and brick-built walls with timber fencing.



Planning History

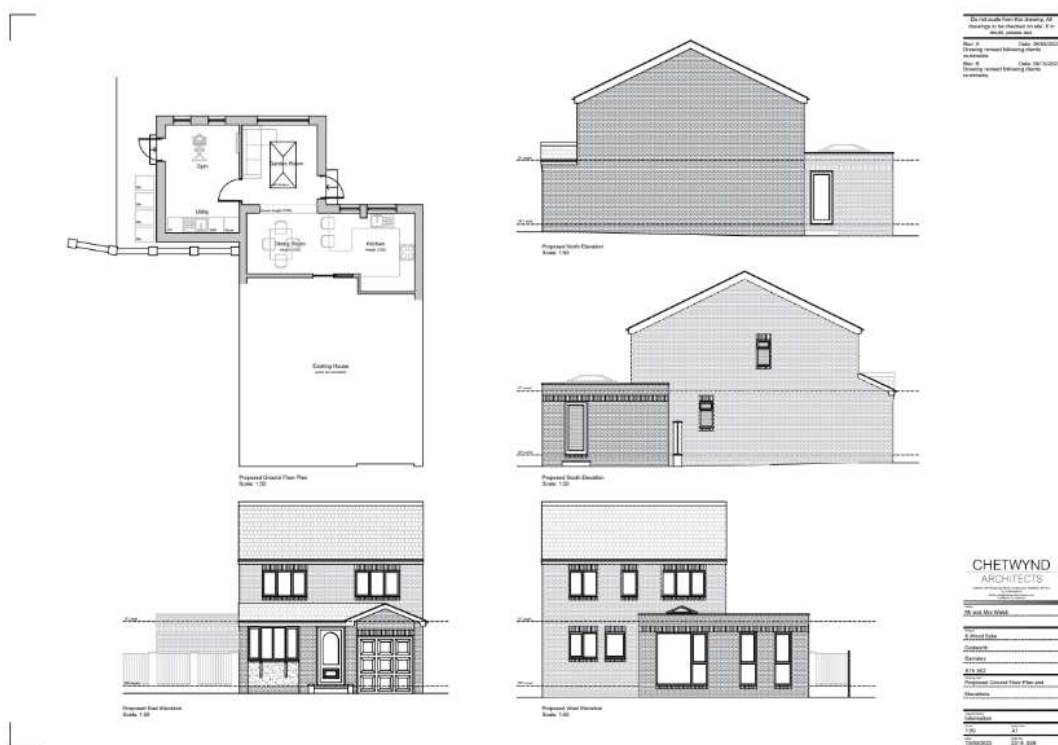
There are four historic planning applications associated with the application site: however, the most recent is as follows:

- B/89/1994/DO – Erection of 91 detached dwellings. – Approved.

Proposed Development

The applicant is seeking approval for the removal of an existing rear conservatory and the erection of a replacement rear and side extension, including minor internal and external alterations.

The proposed rear extension would project from the rear elevation of the dwelling by approximately 3.5 metres and would have a width of approximately 3.4 metres. The proposed side extension would be erected immediately adjacent and would have an approximate sideways projection of 3.2 metres and an approximate depth of 4.9 metres. Both extensions would adopt a singular flat roof with a total height of approximately 3.25 metres, and would be constructed of red brick. An existing door on the rear elevation of the dwelling would be replaced by a new ground floor window.



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

A Forestry Officer was consulted on the application and no objections were received.

Representations

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

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation; therefore, extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, 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

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they would not adversely affect the amenity of neighbouring properties.

The proposed rear extension would replace an existing rear conservatory of a similar scale. The extension would adopt a restrained rearwards projection and roof height and would be set in from the northern boundary line with no new windows inserted on its northern elevation. As such, it is not considered that the rear extension would result in significantly increased levels of overshadowing, overlooking, or reduced levels of outlook.

The proposed side extension would be located in proximity of the southern boundary line. It is acknowledged that the proximity of the extension to the boundary could result in some overshadowing; however, due to the restrained roof height of the extension and the positioning of 8 Wood Syke within its plot, any potential impact is not considered to be unduly harmful. Moreover, no new windows would be inserted on the southern elevation of the extension. As such, it is not considered that the side extension would result in significantly increased levels of overshadowing, overlooking, or reduced levels of outlook.

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

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

Visual Amenity

The proposal would be partially visible from the public realm of Wood Syke.

The side extension would not adopt an excessive sideways projection exceeding two thirds the width of the original dwelling (in accordance with the SPD). The extension would also be set back (approximately 8.8 metres) from the main front wall of the dwelling and adopt a restrained roof height, remaining subordinate to the host property. The extension would adopt a flat roof which is not preferred. However, as the extension would be set back from the highway and screened by existing boundary treatments and street trees, it would not be an overly prominent feature within the street scene and would not detract from its character.

Overall, the scale of the proposal would be proportionate to the scale of the existing property, remaining subordinate, and adopting a design with features that would be sympathetic, including external materials that would maintain the individual character of the property and the character of the surrounding area.

The proposal is therefore, 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 application site is currently served by an existing driveway and integral garage located to the front of the host property. As the proposal would not interfere with existing parking arrangements, and as there is no requirement to provide further parking space, it is considered that highway safety would be maintained to a reasonable degree.

The proposal is, therefore, considered acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety*.

Other Issues:

The proposal would likely result in the removal of some existing hedges forming the southern boundary line where a small tree is located within the curtilage of 8 Wood Syke. The main concerns relate to the potential impact of the tree and the potential of it to overhang the extension. However, the extension would be set forward of the location of the tree, and it is acknowledged that shrubs could be removed without the need of planning permission. As such, the Forestry Officer raised no objection to the application.

Recommendation

Approve with Conditions