

2025/0009

Mr Craig Thompson

20 Wentworth Road, Elsecar, Barnsley, S74 8EP

Erection of a single storey side extension, installation of solar panels and installation of external render and cladding.

Site Description

The application relates to a detached bungalow on Wentworth Road within the Elsecar conservation area. The property features a gable roof along with flat roofed extensions to both sides. A flat roofed detached garage is also evident to the south of the dwelling. The site provides a small front garden and a modest rear garden. The dwelling is constructed from stone and brown brick along with brown cladding features on the front elevation. To the east and the south of the site is Elsecar Heritage Centre car park which is substantially screened by trees to the rear and by fencing to the south side. Surrounding properties include detached bungalows and semi-detached dwellings. Various materials are evident including stone, brick, brown cladding and render.



Relevant Planning History

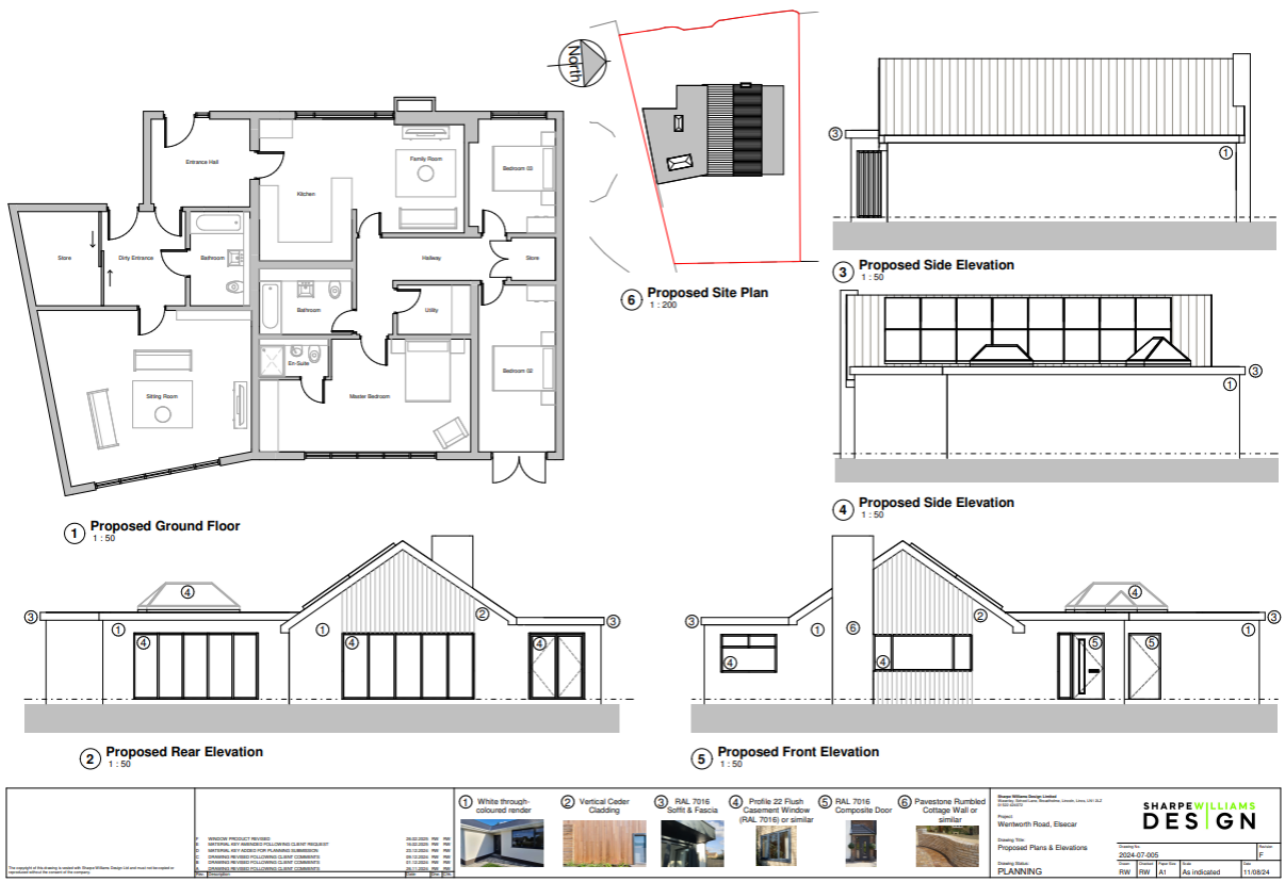
B/80/1300/HN - Erection of extension to dwelling – Permission Granted

Proposed development

The applicant is seeking permission to erect a side extension and instal solar panels to the existing roof. The proposal would feature external cladding and render.

The proposed side extension would have an approximate total sideways projection of 7.7 metres with an approximate total length of 12.3 metres. The extension in line with the front elevation of the property extends sideways by approximately 1 metre before a setback of approximately 3 metres and then another sideward projection of approximately 4.2 metres. The south side elevation follows the line of the boundary forcing the extension to become narrower at the rear elevation. A flat roof is proposed with an approximate roof height of 2.9 metres. A new front door is proposed to the front elevation along with a secondary access door to the front elevation of the setback extension. Roof lanterns are proposed servicing the sitting room and the newly formed 'Dirty Entrance' room. The dwelling is proposed to be rendered in 'White Through-Coloured Render' along with 'Vertical Cedar Cladding' to the upper and lower of the front window replacing the existing wooden cladding. Stone is also detailed to be used for the chimney.

Solar panels are proposed to the south roof plane of the existing gable roof.



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 allocation. The site is also located within the Elsecar Conservation Area. 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 HE1: The Historic Environment.***
- ***Policy HE4: Developments affecting Historic Areas or Landscapes.***
- ***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 places.***
- ***Section 16: Conserving and enhancing the historic environment.***

Planning (Listed Buildings and Conservation Areas) Act 1990

- ***Section 16: Decision on application.***
- ***Section 72: General duty as respects conservation areas in exercise of planning functions.***

Other Material Consideration

- ***South Yorkshire Residential Design Guide 2011.***

- ***Elsecar Conservation Area Appraisal.***

Consultations

Conservation Officer – No objection subject to the stone colour to be conditioned to ‘York’
Heritage and Museums – No response

Representations

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

Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

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 would not be erected in site of any direct neighbours. The proposal is to the south of the site dwelling and is therefore screened from 18 Wentworth Road to the north. The proposal would project to the rear by approximately 1 metre at the furthest point away from 18 Wentworth Road. The proposal is well screened to the north by boundary treatment. There is therefore little to no opportunity for overlooking or overshadowing from the proposal.

As such, this weights substantially in favour of the proposal.

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.

Design, Heritage and 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 a 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 width of the front elevation of the original dwelling was approximately 9.2 metres before a side extension approved under B/80/1300/HN to the north elevation. A projection of approximately 5.2 metres is proposed to the south elevation of the dwelling. This provides a sideways projection less than two thirds the width of the original dwelling allowing the proposal to comply with the House Extensions and Other Domestic Alterations SPD. Although flat roofs are usually avoided, given the extension is replacing an existing flat roofed garage and an existing flat roofed extension is to be extended as part of the proposal, the use of a flat roof on this occasion is considered acceptable and in keeping with the existing character of the dwelling. The placement of the extension within close proximity of the southern boundary is acknowledged, however the use of a single storey and substantial boundary treatment assists in screening the proposal from view. Furthermore, an existing flat roofed garage is located in a similar position on site allowing the proposal to cause no greater detriment to the visual amenity of the site.

Although the use of white render is not preferred, white render has been used at 9 Wentworth Road within the street scene and is also evident on multiple buildings within the Elsecar conservation area. The use of cedar cladding to the front elevation is considered acceptable given the existing dwelling features brown wooden cladding. The proposed cladding, although not identical, would replicate the existing cladding and provide similar visual appearance. The use of the stone for the chimney assists in maintaining some of the existing on-site materials and allows the property to remain in keeping with the surrounding Elsecar area.

Although the placement of solar panels within the conservation area is not usually preferred, given the property is considered a modern development despite being within the conservation area, the solar panels are considered to be an appropriate addition to the property. Substantial boundary treatment to the east and south of the site assists in screening the panels.

The proposal is considered to provide a neutral contribution to the conservation area given the dwelling was erected within the 20th century and is of a modern design in comparison to the majority of the conservation area. As such the proposal provides few visual concerns. Given the above this weighs significantly in the proposals favour.

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 does not result in the loss of bedroom facility. The proposal will result in the loss of a garage as a parking facility however the required 2 parking spaces will be maintained on site to service the 3 bedrooms. This weighs substantially in favour of the proposed development.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

Planning Balance and Conclusion

In considering the above assessment, the proposed development is acceptable regarding residential amenity, Design, Heritage and Visual Amenity and highway safety. Although some concerns are present with regards to the visual amenity of the proposal due to the site being within the conservation area; given the property is a modern property, the materials proposed, and solar panels

are considered appropriate on this occasion. On balance, this application is therefore recommended for approval.

Recommendation
Approve with Conditions