

2024/0935

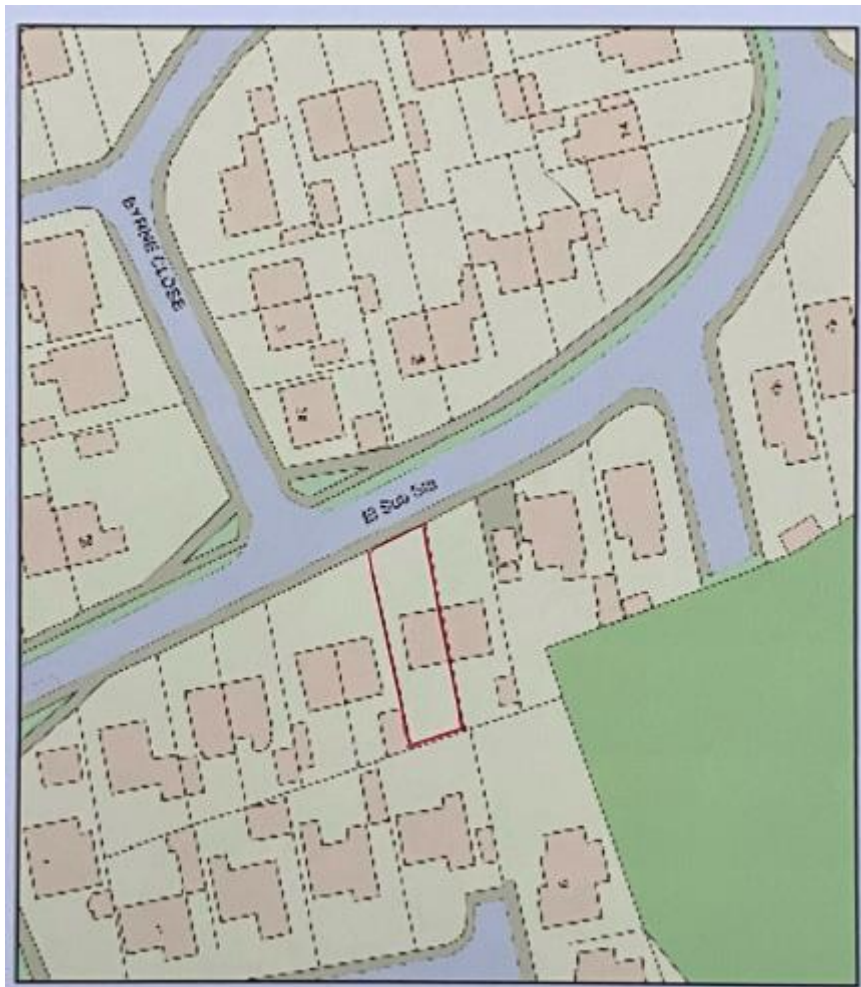
Ms Lynda Riddington

55 Longley Street, Barugh Green, Barnsley, S75 1NR

Erection of single storey rear extension and front porch to dwelling

Site Description

The application relates to a semi-detached bungalow on Longley Street within the Barugh Green area. The property is formed from brown brick with a tiled pitched roof. A bay window is featured to the front elevation detailed with stone. A modest front garden and a moderately long driveway is found to the front which continues along the west side of the dwelling. A modest rear garden is provided. The surrounding area is characterised by both detached and semi-detached bungalows with the use of similar materials to the site.



Relevant Planning History

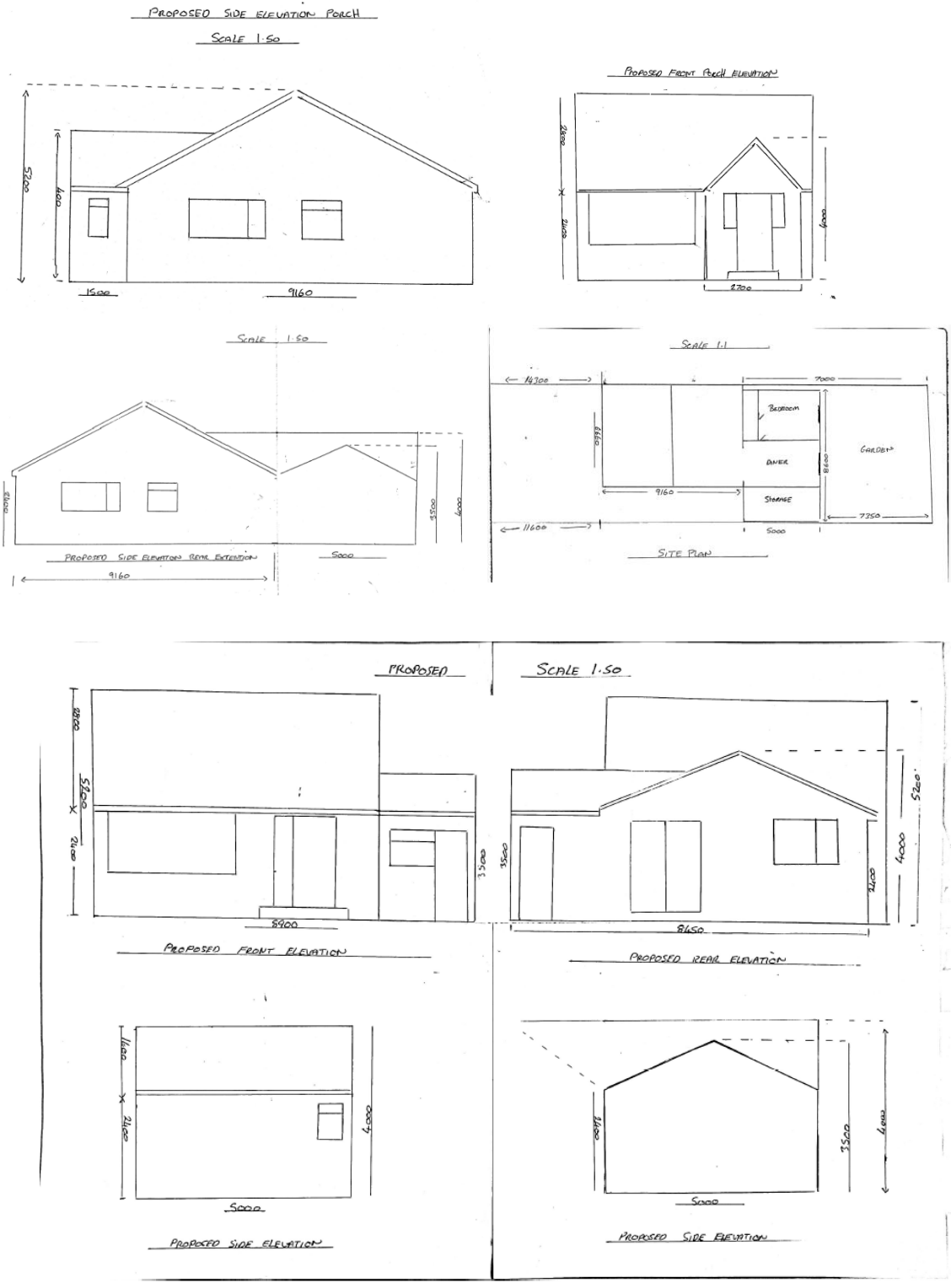
No previous planning history

Proposed development

The applicant is seeking permission for a rear extension projecting out to the west side of the dwelling and a porch extension.

The proposed rear extension provides an approximate rearwards projection of 5 metres and a total approximate width of 8.4 metres. A gable rear elevation would be used with a total ridge height of approximately 4 metres. Projecting sideways off the rear extension is a pitched roof form side extension. A sideways projection of approximately 2.2 metres is proposed and an approximate length of 5 metres. This side extension would have a lowered ridge line at approximately 3.5 metres. The eaves are detailed to be approximately 2.4 metres. A window is proposed to the east side elevation. A window is proposed to the rear elevation of the extension servicing a bedroom. Patio doors are detailed to the rear elevation servicing a dining room and a door is detailed to the rear elevation of the side extension servicing a storage room. A door and window is detailed to the front elevation of the side extension servicing the storage room. The rear extension is proposed to be rendered light grey.

A porch is detailed to the front elevation projecting forward approximately 1.5 metres with an approximate width of 2.7 metres. An approximate height of 4 metres is proposed with a gable roof form. A door is detailed centrally to the porch. A window is detailed to the west side elevation of the porch. The porch is detailed to be stone.



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 in the adopted Local Plan which has no specific land allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy D1: High Quality Design and Place Making.***
- ***Policy GD1: General Development.***
- ***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.***

Other Material Consideration

- ***The Town and Country Planning (General Permitted Development) (England) Order 2015.***

Consultations

No consultees were consulted on this application.

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 be erected to the west of 53 Longley Street. Given this, some levels of overshadowing would occur although this would be restricted predominantly to the evenings. The placement of the bedroom window facing eastwards is acknowledged, however it would not be prudent to enforce the removal of this window as it could be placed in the same position under a proposal which falls under permitted development (not requiring planning permission). The use of a pitched roof allows the part of the extension nearest the east boundary to be at eaves height. This creates a less dominant impact upon 53 Longley Street. The existing boundary treatment also assists in reducing any overlooking impact. It is acknowledged no objections have been received from this neighbour. As such, this weighs in moderate favour of the proposal.

The side extension does not provide any side elevation windows to the west, preventing any overlooking issues. Given the site dwelling is set forward of 57 Longley Street, the proposed impact of the side extension is reduced to 2 metres projection rearwards of 57 Longley Street. This lessens the impact of the gable elevation on the rear of the neighbouring dwelling. Furthermore, neighbouring 57 Longley Street is set approximately 1 metre above the site. This further lessens the impact of the 3.5 metres gable elevation and reduces the dominance therefore weighing significantly in the proposals favour.

The proposed front porch will have little residential impact on neighbouring properties. A minor projection of approximately 1.5 metres is proposed causing limited overbearing impact. The installation of a window on the west elevation is noted, however the porch is more than 2 metres from the boundary. Additionally, a porch which has a lesser height could be erected under permitted development with a window in the same location. The placement of the window is therefore considered acceptable. This therefore weighs considerably in favour of the proposed porch.

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.

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 rearward projection of 5 metres is acknowledged to be greater than the 4 metres outlined within the House Extensions and Other Domestic Alterations SPD. However, because a proposal of up to

6 metres rearward projection with the same eaves' height, although without the side extension, could be erected under permitted development (not requiring planning permission) it would not be prudent to enforce the 4 metres rear projection in this case. The extra metre is not considered to have a detrimental effect to the visual amenity of the property over and above what a 4 metre extension would provide. Substantial boundary treatment is evident to the adjoining property and the west side neighbour is set 1 metre above the site lessening the impact. A pitched roof is provided along with a shallows pitch which lessens the dominance of the proposal. The pitched roof is also preferred to a flat roof. This weighs significantly in favour of the proposal.

The side extension benefits from a pitched roof replicating the roof form of the existing property and a 2.2 metres sideways projection allowing the proposal to be in line with the House Extensions and Other Domestic Alterations SPD. The ridge height of 3.5 metres is modest and allows the extension to remain subservient to the property along with the substantial set back to the rear of the property. This weighs substantially in favour of the proposal.

The use of light grey render proposed to the rear and side extension is not considered to match the street scene however the use of 'Off White or Cream' would be considered acceptable as this would allow the proposal to closely match the stone features on the street scene and the proposed porch. A condition will be included on the decision notice in reference to this.

The porch benefits from a tiled gable roof form and provides a modest projection of 1.5 metres. The porch is detailed to provide a door centrally with a small window to either side. This provides a symmetrical proposal which would sit sympathetically to the dwelling. The use of stone is considered appropriate as it matches the stone detailed to the underside of the existing bow window on the front elevation. As such, this weighs significantly in favour of the proposal.

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 would result in the addition of a bedroom, however the site provides enough parking facility for 4 cars. The increase in bedroom facility would therefore not provide any highway safety issues. 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 and visual amenity and highway safety. Although some concerns are present with regards to the rearwards projection of the extension and the materials proposed, a larger proposal could be erected under permitted development and the use of grey render will be addressed through a decision notice condition. On balance this application is therefore recommended for approval.

Recommendation **Approve with Conditions**