

2025/0391

Mr Richard Field

23 Windhill View, Grimethorpe, Barnsley

Erection of a two storey side extension following partial demolition of the existing detached garage (part of the side wall retained to form boundary treatment)

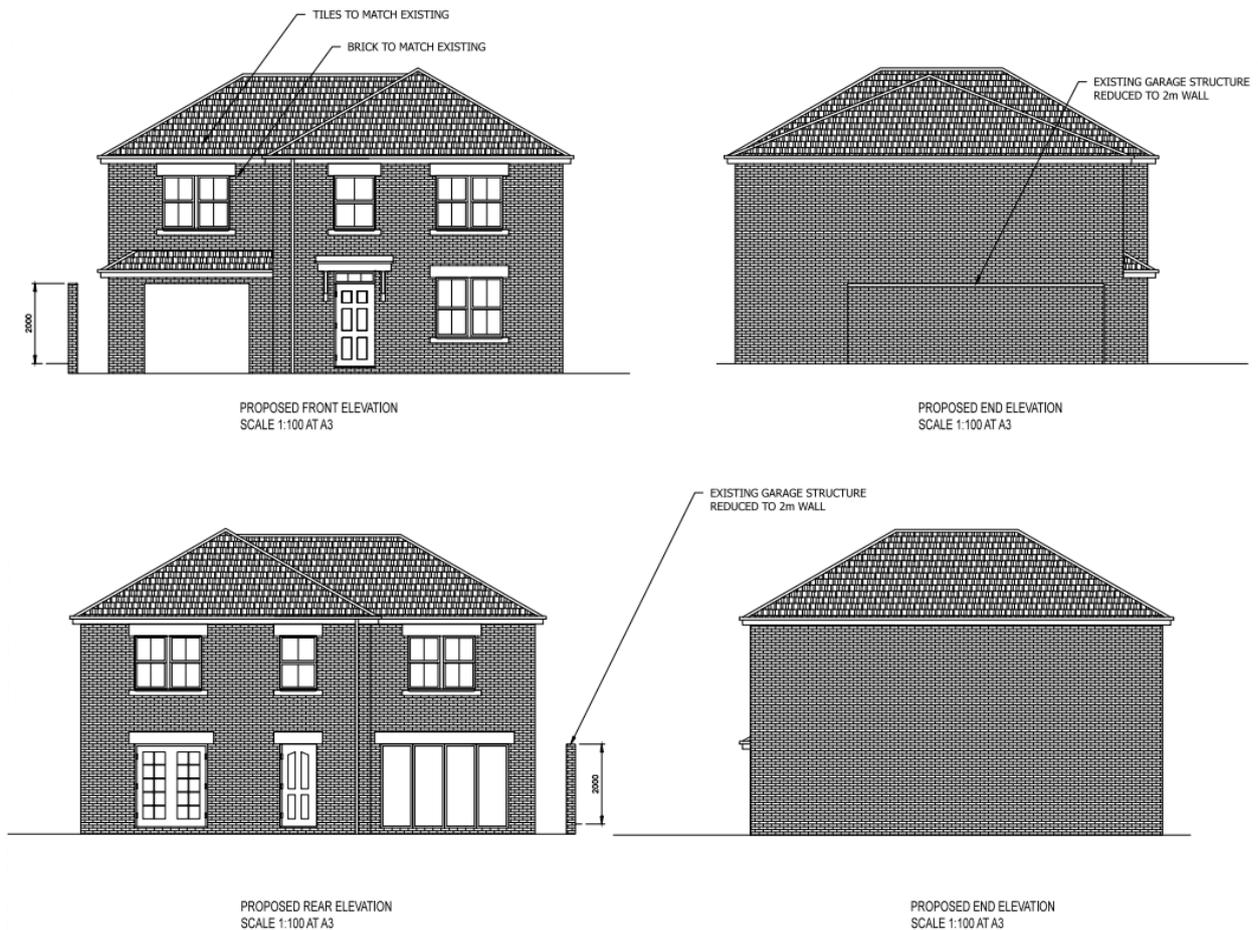
Site Description

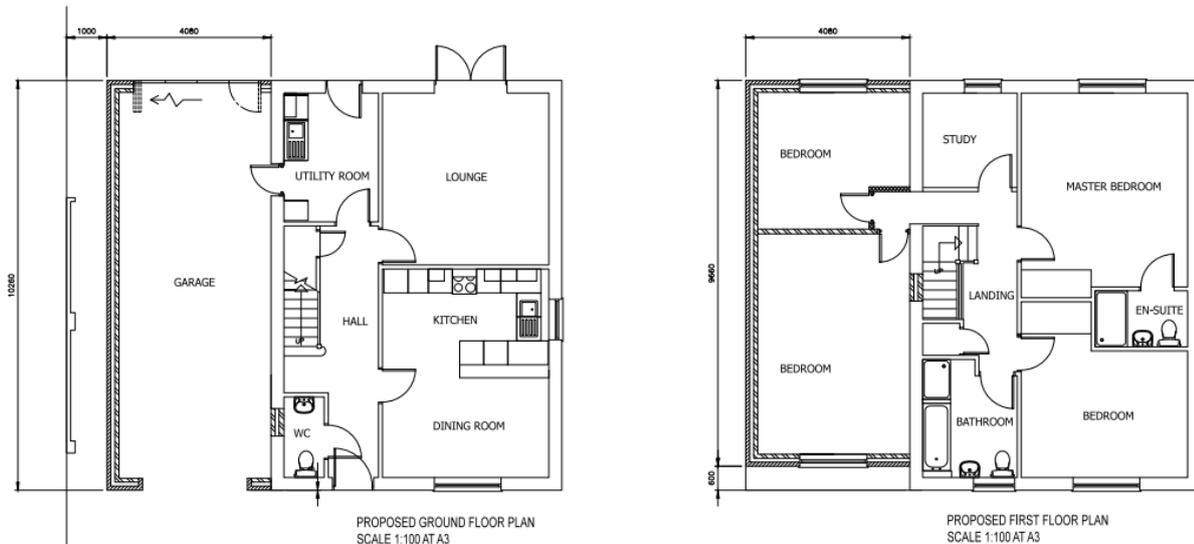
The host dwelling is a detached property which is fairly newly built. To the side of the property is a detached garage with a large driveway to the front suitable for three vehicles. To the rear is a small garden area and the site is surrounded by residential properties to all three sides. The dwelling itself is brick built in a red brick and has white uPVC windows and doors. The driveway at the front is partially finished in tarmac with some parts being paved. The surrounding properties vary in terms of their size, design and material finish.

Planning History

There is no planning history relevant to this site.

Proposed Development





The applicant is seeking permission for the erection of a two storey side extension along the side of the existing dwelling to create an integral garage and two additional bedrooms above.

Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

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

The site is allocated as urban fabric in the adopted Local Plan which has no specific land allocation.

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.

Supplementary Planning Documents:

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019.

The most pertinent SPD's in this case are:

- House Extensions and Other Domestic Alterations

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

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

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Representations

Neighbour notification letters were sent to surrounding properties and one objection has been received from the neighbouring property. Concerns have been raised regarding the following:

- Potential impacts on No 21 during the construction phase, including the grading of land, shared boundary treatments etc.
- Proximity of the extension to No 21.
- Design and appearance.
- Impacts on sunlight
- Concerns regarding running a business

Assessment

The main issues for consideration are as follows:

- The acceptability of the alterations
- The impact on the visual amenity/character of the area
- The impact on neighbouring residential properties

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

The application site is located within a housing estate in Grimethorpe and is allocated as Urban Fabric. The immediate surrounding area features predominantly residential properties. The proposed development is to erect a two storey extension to the side of the dwelling to create an integral garage and two additional bedrooms.

Extensions and alterations to domestic properties are acceptable in principle subject to compliance with other local and national policy. This weighs significantly in favour of the proposal.

Impact upon Visual Amenity and Character of the Area

There will be no significantly harmful impact to visual amenity or character of the area. The proposal complies with the SPD which requires two storey extensions to be set back from the front wall and set down from the ridge. The proposal has also been amended to reduce its width and ensure there is a metre gap retained down the side of the property for rear access.

The site is not within a conservation area and there are other examples of extensions and alterations within the street scene/wider estate. Furthermore, there are a variety of house types within the development as such is not unusual that there would be some larger properties. The roof type, window proportions and materials will match those of the existing dwelling and therefore the visual amenity of the street scene will not be impacted as a result of the development.

The proposal is therefore acceptable in terms of visual amenity and impact upon the street scene in accordance with Policy GD1: General Development and D1 . This weighs significantly in favour of the proposal.

Residential Amenity

There will be no significantly detrimental impact upon residential amenity. Given the positioning of the extension on the west side of the dwelling, replacing an existing garage and not impacting on the front or rear elevations of the closest property to the west, it is unlikely the proposal would harm neighbour amenity by virtue of overshadowing or loss of light.

The SPD states, a distance of 12 metres should be maintained from habitable room windows to a blank gable wall and a distance of 10 metres should normally be provided between rear-facing windows in the first floor (and above) and the rear boundary. The windows to the rear face directly over the applicants own garden area and the same separation distances will be maintained, these exceed the requirements set out in the SPD and therefore it is not considered the proposal would introduce harmful overlooking.

As such, the proposal is considered to respect neighbouring amenity in accordance with Local Plan Policy GD1: General Development. This weighs significantly in favour of the proposal.

Representations

A number of representations have been received from the neighbouring property in relation to the original proposal and also the amended proposal. The concerns relate to the following:

- Potential impacts on No 21 during the construction phase, including the grading of land, shared boundary treatments etc.

- Proximity of the extension to No 21.
- Design and appearance.
- Impacts on sunlight
- Concerns regarding running a business

Firstly, in relation to construction phase impacts, the grading of land and proximity to No 21, these concerns have been overcome through the amended plans. A gap of 1m has been provided between the shared boundary and proposed extension. This should leave sufficient working room within the applicants curtilage to limit any impact on No 21. The current west wall of the garage will be retained to 2m height ensure there is a boundary treatment between the two properties and there will be no encroachment to No 21.

As discussed above, the proposed design is in keeping with the surrounding properties. There is variety within the street scene which allows for some degree of alterations/extensions to properties without them looking out of place. The siting of the extension directly to the east of No 21 will limit a significant loss of light or overshadowing. On balance, the local planning authority consider the siting and design of the proposal acceptable and in accordance with the development plan policies.

Lastly, concerns have been raised with regard to the applicant running a business from the residential property. No evidence has been submitted to suggest this is the case. Whilst the proposed garage is large at 4X10m it is not significantly larger than the existing garage which is being replaced, not being kept in addition. A condition will be included on the decision notice to ensure that the garage is used for domestic purposes only and should this change, they would be required to enquire with the Local Planning Authority to confirm whether a material change of use has occurred and whether planning permission would therefore be required.

Overall, the comments received by the neighbour have been adequately addressed and the Local Planning Authority consider the proposal meets the relevant development plan policies and guidance.

Conclusion

Having balanced all material planning considerations, the proposal will not be significantly harmful to residential or visual amenity. As a consequence, the positive aspects of the proposal outlined above are not outweighed by any other material planning considerations. The proposal is therefore, on balance, recommended for approval.

Recommendation

Approve with conditions