
2024/0025

Mr Gavin Thistlewood

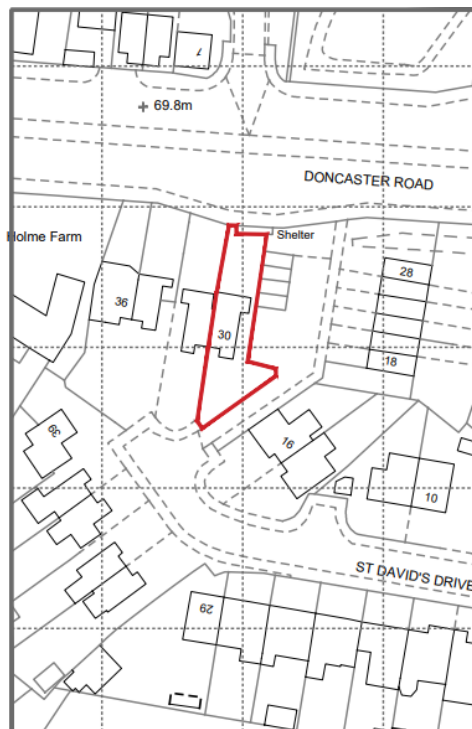
30 St Davids Drive, Ardsley, Barnsley, S71 5BH

2 storey side and single storey rear extensions.

Site Description

The application relates to a plot located on the north side of St Davids Drive, to the south of Doncaster Road and in an area that is principally residential. St Davids Drive forms a cul-de-sac that is characterised by two-storey detached, semi-detached and terraced properties of a similar scale and slightly varying appearance.

The property in question is a two-storey semi-detached property constructed of brickwork with a pitched roof with grey coloured roof tiles. The property features a two-storey front projection with an integrated flat roof first-floor dormer window and a canopy above the front entrance doorway. The property is fronted by a large driveway bounded by a low built brick wall. To the rear is an existing flat roof side and rear extension and detached outbuilding set within a modest sized garden. Rear and side boundary treatments comprise timber panelled fencing.



Planning History

There are three previous applications associated with this site.

1. B/74/2659/BA – Erection of 11 houses and 6 flats. – Historic.
2. B/83/1029/BA – Extension to dwelling. – Historic.
3. B/86/1280/BA – Erection of porch extension. – Historic.

Proposed Development

The applicant is seeking approval for the erection of a two-storey side extension and a single storey rear extension.

The proposed side extension would project from the east facing elevation of the application dwelling by approximately 2.5 metres with a depth of approximately 8.1 metres. The proposed extension would adopt a pitched roof with an approximate eaves and ridge height of 4.5 metres and 8.7 metres respectively.

The proposed rear extension would project from the north facing elevation of the application dwelling by approximately 4.9 metres with a width of approximately 7.2 metres. The proposed extension would adopt a flat roof incorporating a parapet with a total height of approximately 3.2 metres.

Both extensions would be constructed of materials that would match or be in similar in appearance to those used in the exterior construction of the existing dwelling.



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. 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(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 and beautiful places.***

Other Material Consideration

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

Consultations

No consultees were consulted on this application.

Representations

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

Assessment

Principle of Development

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 side extension would be erected to the east side of the application dwelling, away from surrounding neighbouring properties, and immediately adjacent to an area of car parking which comprises hardstanding and several detached garages. The proposed extension would follow the form of the existing dwelling and a sufficient separation distance (21 metres or more) would be maintained between the front and rear-facing first-floor windows of the extension and neighbouring properties opposite, in accordance with the House Extensions and Other Domestic Alterations SPD. The east facing side elevation of the proposed extension would feature three windows comprising two ground floors windows that would serve non-habitable rooms (utility and WC) and one first-floor window that would serve a hallway. A boundary fence would be retained, and a separation distance (21 metres or more) would be maintained between the first-floor window and the terraced properties opposite. The boundary fence could limit the outlook from the proposed ground floor windows. However, as the proposed windows would serve non-habitable rooms, it is not considered that the amenity of occupant(s) of the application dwelling would be detrimentally impacted.

The proposed rear extension would be erected to the north side of the application dwelling and would be located to the east of 32 St Davids Drive. It is acknowledged that the proposed extension could contribute to additional overshadowing, especially as the rear projection would exceed 4 metres, contrary to the House Extensions and Other Domestic Alterations SPD. However, any potential impact is likely to occur and be limited to the morning and not at peak times for use of a rear garden. Moreover, the extension would adopt a restrained roof height and would comply with the 45-degree rule (which is applied to assess and limit the extent of overshadowing) in accordance with the House Extensions and Other Domestic Alterations SPD. Additionally, a neighbour notification letter was sent to 32 St Davids Drive and other surrounding neighbouring properties, and no objections were received. New windows and doors would be limited to the north facing elevation of the extension and would face into the application site and away from surrounding properties.

The proposals would result in a modest reduction to the size of the rear garden. However, to avoid further reductions and to safeguard an adequate private amenity space for the current and any future occupant(s) of the application dwelling, a condition will be attached to any forthcoming decision to remove permitted development rights.

The proposals are therefore not considered to contribute to significantly increased levels of overshadowing, overlooking or reduced levels of outlook and are considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Visual Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they do not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling.

Two-storey side extensions should have a pitched roof following the form of the existing roof, should be set back from the main front wall of the dwelling by 0.5 metres and, where practicable, should set in by one metre from the side boundary with an adjacent property. Where an extension is clearly visible to the rear, a setback of 0.5 metres from the main rear wall of the dwelling should be provided to ensure that the extension remains and appears subordinate.

In this instance, the proposed side extension would be clearly visible from the public realm of the principal highway and would form a prominent feature in the street scene. The proposed extension would adopt a pitched roof that would maintain the eaves and ridge height and would follow the form of the existing roof. The proposed extension would not be set back from the main front and rear walls of the application dwelling, contrary to the House Extensions and Other Domestic Alterations SPD. The proposed extension would also not be set in from the side boundary. However, the proposed extension would not be erected adjacent to a neighbouring property and therefore a detrimental terracing affect would be avoided. It is also not considered practicable for the extension to be set in from the side boundary due to the constraints of the curtilage of the application site. To ensure that the proposed extension would remain and appear subservient to the application dwelling, a set down from the existing roof of the application dwelling was requested. This has not been provided; however, it is not considered that the proposed extension, by maintaining the existing ridge height, would significantly alter or detract from the character of the street scene, especially as a similar design has been adopted by existing development in the immediate locality. Moreover, the proposed extension would not adopt an excessive sideways projection (more than two thirds the width of the original dwelling) and would be constructed of materials that would match or be in similar in appearance to those used in the exterior construction of the existing dwelling, in accordance with the House Extensions and Other Domestic Alterations SPD.

The proposed rear extension would be partially visible from the public realm to the north of the application site but would also be largely screened by existing boundary treatments therefore lessening the extent of any potential impact upon the street scene character of Doncaster Road. The proposed extension would adopt a flat roof which is generally not preferred. However, due to the location of the extension and the screening provided by exiting boundary treatments, it is not considered that the extension would significantly alter or detract from the character of the street scene of St Davids Drive or Doncaster Road. Moreover, the extension would be constructed of materials that would match or be in similar in appearance to those used in the exterior construction of the existing dwelling, in accordance with the House Extensions and Other Domestic Alterations SPD.

The proposals are therefore not considered to significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling and are considered to comply with Local Plan Policy D1: High Quality Design and Placemaking and would be acceptable regarding visual amenity.

Highway Safety

The proposed extensions would not significantly impede existing parking arrangements to the front of the application dwelling and a minimum of two off-street parking spaces would be maintained, in accordance with the parking SPD.

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

**Recommendation -
Approve with Conditions**