
2024/0333

Mr Benjamin Kripp

5 Highfield Avenue, Athersley South, Barnsley, S71 3RY

Two-storey side extension with front porch projection, single storey rear extension, a new detached garage in a relocated position, installation of decking to the rear, installation of new vehicular and pedestrian gates to the front and installation of a gravel resin bound driveway (Amended Description).

Site Description

The application relates to a plot located on the south side of Highfield Avenue and between the junctions with Shirland Avenue and Chatsworth Road. The application site is in an area that is principally residential and characterised by two-storey semi-detached dwellings of a similar scale and appearance.

The property in question is a two-storey semi-detached dwelling constructed of red brick with a pitched roof and grey pantiles. The property benefits from a canopy to the principal elevation, a single storey hipped roof extension to the side, a rear conservatory and an existing detached flat roof garage. The property is fronted by a driveway which extends to the side. To the rear is a modest garden area that is a mix of hard and soft landscaping. Trees within neighbouring plots abut the rear boundary.



Planning History

There is one previous planning applications associated with this site.

1. 2020/1079 – Erection of two storey side, single storey front and rear extensions, detached garage to rear, re-surfacing of the driveway and parking area to the front and alterations to the front boundary gates. – Approved.

Proposed Development

The applicant is seeking permission for the erection of a two-storey side extension with a front porch projection, a single storey rear extension, the erection of a detached garage in a relocated position, the installation of decking to the rear, the installation of new vehicular and pedestrian gates to the front and the installation of a gravel resin bound driveway.

This application is essentially a resubmission of previously approved planning application 2020/1079 with minor amendments, including minor alterations to some doors and windows on all elevations, a slight pitched roof to a single storey rear extension, a pitched gable roof to a detached garage, roof lights to the rear roof plane of the existing roof and minor internal layout alterations.

The front porch projection would extend beyond the main front wall of the application property by approximately 0.9 metres and would adopt a mono pitched roof with an approximate eaves and ridge height of 2.6 metres and 3.4 metres respectively. The proposed two-storey side extension would project beyond the west-facing elevation of the application property by approximately 3.6 metres. The side extension would adjoin a proposed single storey extension to rear and would have a total depth of approximately 10.8 metres. The side extension would adopt a pitched roof with an approximate eaves and ridge height of 5 metres and 7.7 metres respectively. The proposed rear extension would adopt a staggered form with a total rearward projection of approximately 3.4 metres with a total width of approximately 9.1 metres. The rear extension would adopt a slightly mono pitched roof with an approximate eaves and ridge height of 2.7 metres and 3.2 metres respectively. Both extensions would be constructed of closely matching external materials, including brickwork and roof tiles.

The proposed garage would measure approximately 4.1 metres wide by 7.2 metres in depth and would adopt a pitched gable roof with an approximate eaves and ridge height of 2.6 metres and 3.7 metres respectively. The garage would be constructed of closely matching external materials, including brickwork and roof tiles.

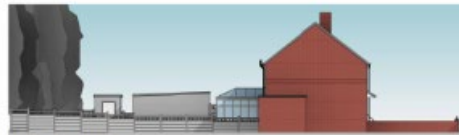
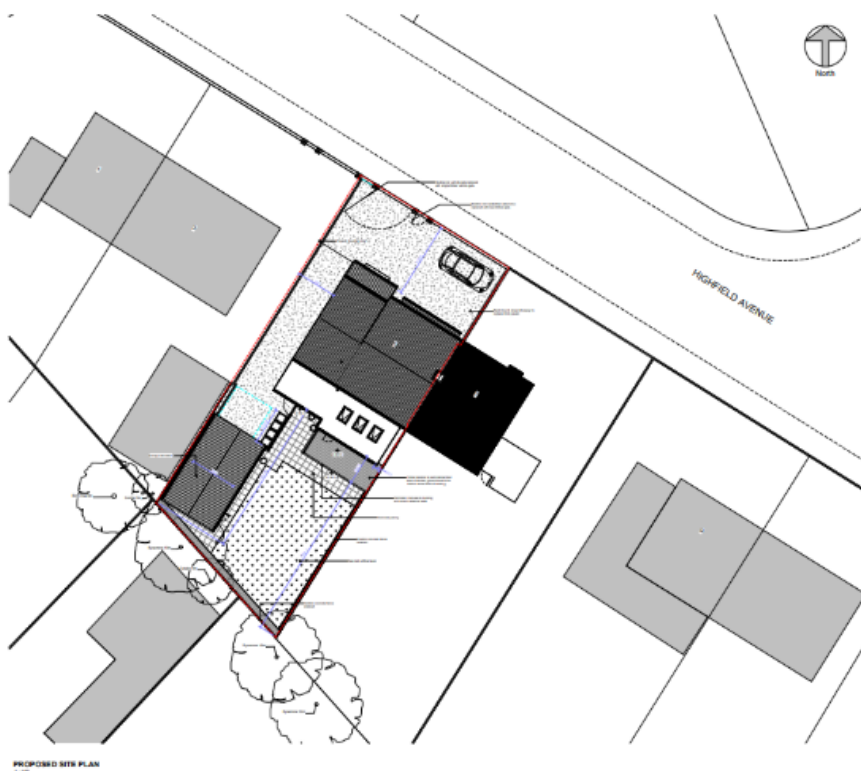


Figure 1. Schematic representation of the experimental design. The subjects were divided into two groups: a control group and an experimental group. The control group received a standard 12-week training program, while the experimental group received a modified 12-week training program. The modified program included a 4-week pre-training period followed by an 8-week training period. The subjects were then divided into two subgroups: a control subgroup and an experimental subgroup. The control subgroup received a standard 12-week training program, while the experimental subgroup received a modified 12-week training program. The modified program included a 4-week pre-training period followed by an 8-week training period. The subjects were then divided into two subgroups: a control subgroup and an experimental subgroup. The control subgroup received a standard 12-week training program, while the experimental subgroup received a modified 12-week training program. The modified program included a 4-week pre-training period followed by an 8-week training period.

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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 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 Considerations

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

Consultations

Forestry Officer – No objections.

Representations

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

Assessment

Principle of Development

Extensions and alterations to a domestic property and the erection of detached garages in domestic curtilages are acceptable in principle if they would remain subservient to and 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

Extensions and alterations to a domestic property and the erection of detached garages in domestic curtilages are considered acceptable if they would not adversely affect the amenity of neighbouring properties.

The proposed two-storey side extension would be erected to the south-east of 3 Highfield Avenue. Whilst some overshadowing could occur, any potential impact would likely be limited to the early morning. In addition, the side extension would be set in from the western party boundary and would follow the form of the existing dwelling and would not extend beyond its front or rear elevations. The neighbouring property is also set away from the party boundary. As such, any potential impact would likely be limited to the south-east gable side elevation of the neighbouring property and adjacent driveway. There are two ground floor windows located on the side elevation of the neighbouring property. However, these appear to be secondary windows with others located on the front and rear elevations. The local planning authority will seek to protect principal habitable room windows on the front and rear elevations of neighbouring properties but not secondary windows on side elevations. The proposed side extension is also unlikely to contribute to reduced levels of outlook. Moreover, the occupant(s) of 3 Highfield Avenue were notified, and no objections were received.

The proposed single storey rear extension would be erected to the north-west of 7 Highfield Avenue. Whilst some overshadowing could occur, any potential impact would likely be limited to the late evening. In addition, the rear extension would adopt a modest rearward projection and restrained roof height in accordance with the House Extensions and Other Domestic Alterations SPD. The rear extension would exceed the 45-degree rule which is applied to assess and limit the extent of overshadowing, loss of outlook and to avoid an overbearing impact. However, a single storey extension with a reduced rearward projection could be erected as permitted development, therefore not requiring planning permission, and would also exceed the 45-degree rule which would likely result in a similar degree of impact. Moreover, the rear extension would be set in from the eastern party boundary which is formed by existing good quality boundary treatments that could act as further mitigation and lessen the extent of any potential impact. The occupant(s) of 7 Highfield Avenue were notified, and no objections were received.

The proposed detached garage would be erected to the south-west corner of the application site and adjacent to an existing large, detached structure within the curtilage of 7 Highfield Avenue. The southern rear boundary is abutted by trees within the curtilages of properties on Rotherham Road, and a large, detached structure is also located within the curtilage of 455 Rotherham Road which is directly to the rear of the application site. The proposed detached garage is unlikely to result in significantly increased levels of overshadowing beyond any existing level of impact which could be experienced and tolerated. The garage will be conditioned for domestic use only.

New windows would be located on all elevations of the proposed extensions. The rear-facing windows of the proposed rear extension would face into the application site with existing trees and good quality boundary treatments to the south likely to offer an acceptable level of screening. A sufficient separation distance (21 metres or more) would be maintained between the first-floor front and rear-facing windows of the proposed two-storey side extension and the neighbouring properties opposite, with existing trees to the south likely to offer further mitigation. Three windows would be located on the side elevation of the side extension and would face towards the side elevation of 3

Highfield Avenue. All three side-facing windows would serve non-habitable spaces, including a hall, shower room and stairwell. Nonetheless, the two windows nearest the rear elevation of the side extension would face existing windows on the side elevation of the neighbouring property. Therefore, to maintain the amenity of the occupant(s) of the application and neighbouring properties, it will be conditioned to require obscure glazing as shown on the proposed elevations.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook or have an overbearing impact and is 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 and the erection of detached garages in domestic curtilages 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 proposed side extension would not adopt an excessive sideways projection more than two thirds the width of the original dwelling and would be set back from the main front wall of the application dwelling, set below the ridge of the existing roof and set in from the side boundary opposite. The side extension would adopt a sympathetic form and features, including a pitched roof and closely matching external materials, including brickwork and roof tiles. The side extension would appear subservient to the main dwelling and would avoid a detrimental terracing effect.

The front porch would adopt a sympathetic form and features, including a mono pitched roof and closely matching external materials, including brickwork and roof tiles. The porch would have a slight projection beyond the main front wall of the main dwelling, but it would not appear overly dominant, especially in the context of similar existing development in the locality.

The proposed garage would be located to the south-west corner of the application site and would be set significantly back from the highway. The garage would not be an overly prominent or dominant feature in the street scene. The garage would adopt a modest scale and would be constructed of materials that would closely match those used in the external construction of the main dwelling. The introduction of a gable roof is a welcome change and an improvement on the scheme approved under application 2020/1079.

The proposed rear extension would not be visible from the public realm. Nonetheless, the extension would adopt a sympathetic form and features, including closely matching external materials. The introduction of a pitch to the roof is a welcome change and an improvement on the scheme approved under application 2020/1079.

The proposal is therefore 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 not result in a loss of existing off-street parking arrangements to the front of the application property. The off-street parking arrangements are sufficiently sized to accommodate a minimum of two vehicles, in accordance with the parking SPD. In addition, a suitable gap would be maintained between the proposed side extension and the boundary opposite to enable access to the detached garage to the rear. The proposed garage would comply with the South Yorkshire Residential Design Guide internal space standards for garages.

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

Trees

There are existing trees within neighbouring plots abutting the rear boundary of the application site. The Forestry Officer was consulted on the application. Following discussions, it was concluded that the comments of the Forestry Officer remained unchanged from the previous application 2020/1079 in that the proposal would not be unduly harmful. The proposed extensions would not have any impacts on the neighbouring trees and although the proposed garage would be sited nearer to the Sycamore tree to the rear, the area is already hard surfaced with a smaller structure on it. As such, there would be limited root encroachment into an unfavourable environment and any further works in this area would have minimal impact. The existing boundary would act as sufficient protection for the trees and the works proposed should not have any significant impact upon the existing trees. The Forestry Officer therefore raised no objections.

**Recommendation -
Approve with Conditions**