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**2018/1345**

**Applicant:** Mark Caddick

**Description:** Erection of single storey side extension

**Site Address:** 20 Steeton Court, Elsecar, Barnsley, S74 8DX

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The application is being presented to Members as the applicant is an employee of the authority.

### **Site Description**

The application relates to a detached bungalow located at the end of a cul-de-sac, Steeton Court, in Elsecar and backs onto a public right of way and onto a railway line. The dwelling is of a buff brick and roman roof tile construction, with a detached garage and private drive to the west of the site. Attached to the eastern elevation is a single storey conservatory that faces into a private garden.

The surrounding area is characterised by other detached bungalows that are of a similar design and material construction.

### **Proposed Development**

The applicant is seeking permission for the erection of a single storey side extension to the dwelling, replacing the existing conservatory.

The extension will have a sideward projection of 2.8m at the front and 3.1m at the rear. It will have a width of 6.8m with a gable pitched roof with eaves of 2.4m and a ridge of 4.1m. Matching brickwork and roof materials are proposed.

### **Policy Context**

Planning decision should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The development plan consists of the Core Strategy and saved Unitary Development Plan policies. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

The emerging Local Plan has now reached a very advanced stage with the Council having received the Planning Inspector's report for fact checking. The Final Report is anticipated to be received between this report being written and the date that planning and regulatory board will consider this application. This means that substantial weight can be given to the policies contained within the Local Plan. Strictly speaking, the Core Strategy and Unitary Development Plan remain the development plan for the borough. However, in light of the fact the Local Plan is on the verge of being adopted, these are now afforded less weight, particularly where it is clear that relevant policies within either of the documents are superseded by up-to-date policies within the Local Plan

The emergent policies of the Local Plan that are attributable to this development are GD1 and D1. In general they resonate with the requirements of Core Strategy Policy 29.

Core Strategy Policy CSP 29 sets out the overarching design principles for the borough to ensure that development is appropriate to its context. The policy is to be applied to new development and to the extension and conversion of existing buildings.

Supplementary Planning Document - House Extensions sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations. The general principles are that proposals should:

- I. Be of a scale and design which harmonises with the existing building
- II. Not adversely affect the amenity of neighbouring properties
- III. Maintain the character of the street scene and
- IV. Not interfere with highway safety.

SPD – House Extensions states that the design of a single storey 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).

These policies are considered to reflect the policies set out in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

## **Consultations**

Public Rights of Way – No comments received

## **Representations**

Notification letters were sent to neighbouring properties and a site notice was posted. No comments or representations were received.

## **Assessment**

### Principle of Development

The site falls within a Housing Policy Area. As such 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.

Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety.

### Residential Amenity

Single storey side extensions should reflect the design of the existing dwelling in terms of roof style, materials and detailing, and should also not have an excessive sideward projection (i.e. more than 2/3 the width of the original dwelling).

The side extension will be located to the north west of the adjacent dwelling and facing towards the side elevation of the neighbouring property. As such, it is not considered to have a significantly detrimental effect in terms of overshadowing or overbearing.

Most of the proposed extension falls within what could be erected under permitted development rights. It is therefore only the additional 0.1m in ridge height that can be

considered for its impact. Given the modest size of the extension, it is unlikely to have any detrimental effect on the neighbouring property in terms of overshadowing or overbearing and so is considered acceptable.

### Visual Amenity

The dwelling is located at the end of the cul-de-sac and the extension will be well screened from public vantage points. As such, it is unlikely to form a dominant or obtrusive feature within the street scene.

The extension has been designed to harmonise with the original dwelling in terms of materials, detailing and design. Therefore the proposal is considered acceptable in terms of visual amenity and in compliance with Core Strategy Policy CSP 29 and SPD – House Extensions.

### **Recommendation**

**Approve subject to conditions:-**

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

**Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.**

- 2 The development hereby approved shall be carried out strictly in accordance with the plans (Drawing Nos. SC-01, 02, 03, 04, 05 & 06) and specifications as approved unless required by any other conditions in this permission.

**Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.**

- 3 The external materials shall match those used in the existing building.

**Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 29, Design.**

PA Reference:-

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BARNSTABLE MBC - Regeneration & Property

NORTH

Scale 1: \_\_\_\_\_