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**2019/0181**

**Applicant:** Mr & Mrs Lamb & Shepherd, C/o Mark Smith Architectural Design

**Description:** Erection of single storey rear extension (Resubmission)

**Site Address:** 14 South Lea Drive, Hoyland, Barnsley, S74 9NA

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**1 letter of representation has been received regarding this application.**

#### **Site Description**

The application relates to a semi-detached bungalow located in a purely residential area of similar styled properties.

The dwelling in question is set lower than the highway; however the land falls away at the rear elevation, with an overall level difference of approximately 1.4m between the front and rear elevations, increasing to 1.9m at the rear elevation of the extension.

Work has already taken place on the rear extension that was approved under planning permission 2018/0770.

#### **Planning History**

2018/0770 – Single storey rear extension to dwelling approved August 2018

#### **Proposed Development**

The applicant is seeking permission for the erection of a single storey extension to the dwelling. This application is a resubmission of a previously approved application (Ref. 2018/0770) to provide a revision to the design of the extension.

The extension will have a rearward projection of 3.1m at the eastern elevation and 1.5m at the western elevation, giving the extension a stepped appearance. A patio area with steps down to the garden projects a further 2.5m beyond the rear elevation of the extension at the western side. The extension will have a gable pitched roof, with eaves of 3.6m and a ridge 5.8m. Matching brickwork and roof material are proposed.

The design of the extension has been amended from the previously approved with the introduction of a parapet wall to the western elevation, due to problems with water run-off which had occurred during construction of the previously approved extension. To ensure water coming off the roof is appropriately captured a box gutter is provided adjacent to the parapet. The remainder of the development remains as previously approved.

#### **Policy Context**

##### Local Plan

Local Plan Allocation – Urban Fabric

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise and the recently revised NPPF does not change the statutory status of the development plan as the starting point for decision making.

The new Local Plan was adopted at the full Council meeting held 3<sup>rd</sup> January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted 2000) and the Core Strategy (adopted 2011).

Local Plan policies of relevance to the scheme are:

Policy GD1 – General Development  
Local Plan Policy D1 – High Quality Design and Place Making

### SPDs

The following Supplementary Planning Documents are currently being updated having gone through an initial consultation period and are relevant to the proposal

SPD – House Extensions

SPD – Designing New Housing Development

Other guidance

SYRDG – South Yorkshire Residential Design Guide

### **Representations**

Notification letters were sent out to surrounding properties. One letter of representation has been received. The objections raised were:

- Incorrect plans were submitted
- The extension is encroaching on to the adjoining property at no. 16
- Drainage issues

Amended drawings were requested to ensure that the correct plans were to be assessed. The objectors were re-consulted on the amended plans submitted on 2/4/19. No further representations were received.

There has been no indication from site visits that any encroachment has been made onto the adjoining property. Furthermore, boundary disputes would be a civil matter between individuals.

### **Assessment**

#### Principle of Development

The site is allocated as Urban Fabric in the adopted Local Plan. 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

Extensions to dwellings are considered on the basis of overshadowing, loss of privacy and outlook. The only windows on the extension are to the rear which are sufficient distance from neighbouring properties to the south to ensure their amenities are adequately maintained. The extension is not of an excessive size or scale; with a small projection adjoining the boundary with the neighbouring dwelling. As such, it is highly unlikely to have a significantly detrimental effect on the amenity of the neighbouring property and so is considered acceptable. The presence of fencing along the boundary line further mitigates its impact.

It is acknowledged that the construction of the previous approval has caused problems with water runoff from the roof and this has affected the amenity enjoyed by neighbouring residents. This application seeks to correct this issue with the issue of drainage being looked at through the Building Regulations application that has been submitted separately to this planning application.

### Visual Amenity

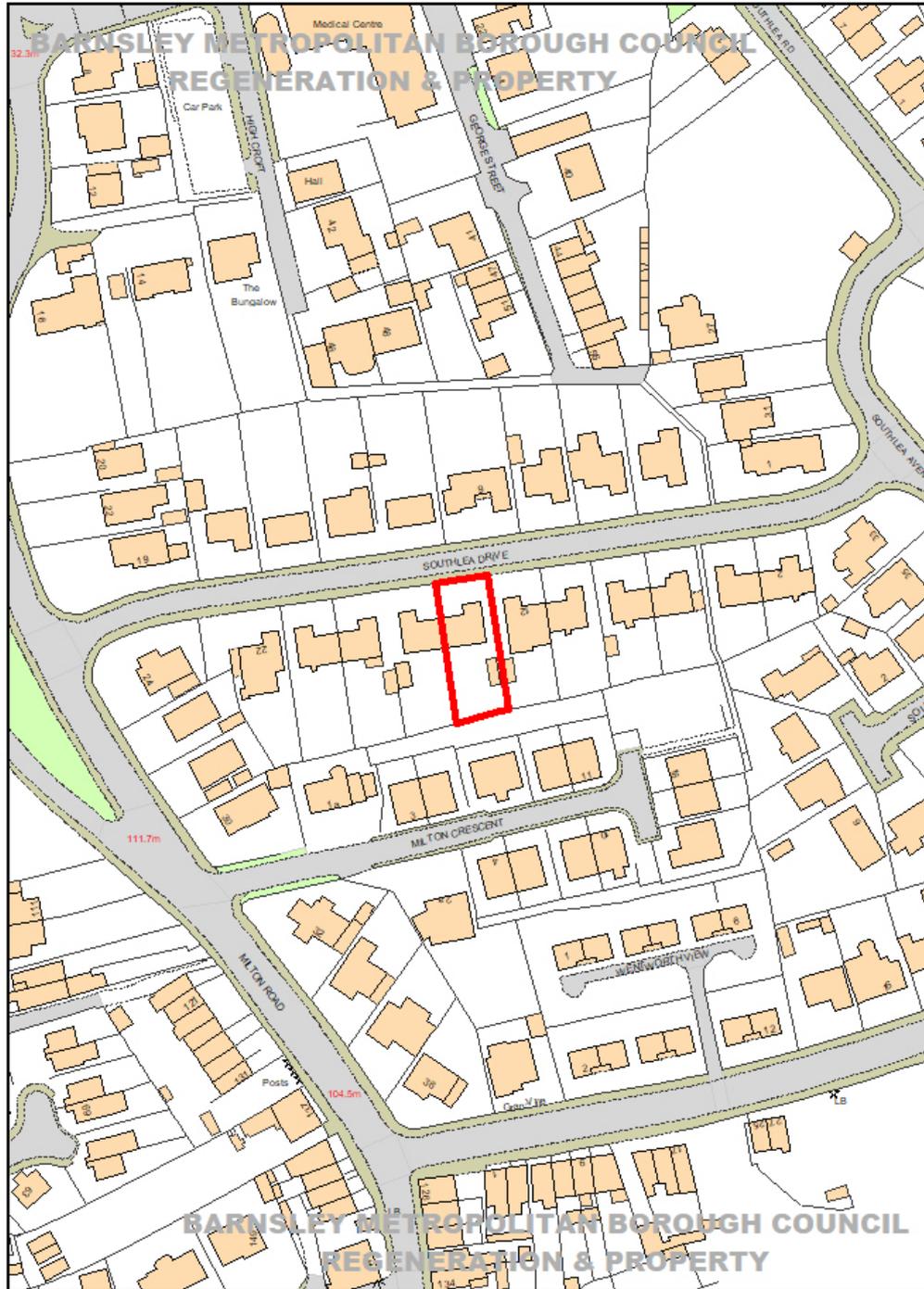
The extension is located on the rear elevation of the dwelling and so cannot be easily viewed from public vantage points. Although the new parapet wall to the side elevation is not fully harmonious with the rest of the dwelling, it has been constructed to help rectify a problem encountered during construction of the previous approval. The rest of the extension has been designed to harmonise with the original dwelling in terms of materials, detailing and design. It is therefore considered acceptable in terms of visual amenity and in compliance with Local Plan Policy D1 and SPD – House Extensions.

### **Recommendation**

**Approve** subject to conditions:-

- 1 The development hereby approved shall be carried out strictly in accordance with the amended plans (MS/078/18-01 B) and specifications as approved unless required by any other conditions in this permission.  
**Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.**
  
- 2 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 Local Plan Policy D1 High Quality Design and Place Making.**

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