
Appeal Decision

Site visit made on 28 January 2020

by C Coyne BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 5th March 2020

Appeal Ref: APP/R4408/D/19/3239830

20 Oakdale, Worsbrough Bridge, Barnsley S70 4AD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mrs Deborah Witham against the decision of Barnsley Metropolitan Borough Council.
 - The application Ref 2019/0967, dated 2 August 2019, was refused by notice dated 3 October 2019.
 - The development proposed is described on the application form as '2 storey extension'.
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Decision

1. The appeal is allowed, and planning permission is granted for two storey side and single storey front extensions to dwelling at 20 Oakdale, Worsbrough Bridge, Barnsley S70 4AD in accordance with the terms of the application Ref 2019/0967, dated 2 August 2019, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: PSW/2019/01; PSW/2019/02; PSW/2019/03; PSW2019/04.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Procedural Matter

2. The Council have described the development as 'two storey side and single storey front extensions to dwelling'. I note that the appellant has also utilised this description on their appeal form. I consider that the Councils revised description provides a succinct and accurate description of the proposal and I have therefore determined the appeal on the basis of the revised description.

Main Issue

3. The main issue is the effect of the proposed development on the living conditions of neighbouring occupiers having particular regard to matters of outlook and light.

Reasons

4. The appeal property is a two-storey semi-detached dwelling with a detached single-storey outbuilding to its south-western side elevation. The property is situated at the southern end of a linear row of similar properties with front and

back gardens with the surrounding area being predominately residential comprising a mixture of house types and styles. The neighbouring property to the south-west consists of a two-storey block of four apartments (nos. 2, 4, 6 and 8 Yewdale) which is set at an angle of approximately 45 degrees to the appeal property meaning that a portion of its rear elevation faces a portion of the side elevation of the appeal property. The appeal property is also on a slightly higher land level than that of the neighbouring property. The proposal relates to the demolition of the existing outbuilding and the construction of a two-storey side extension in addition to a single storey front extension.

5. The Council have raised a concern in relation to the potential adverse impact of the proposal on the living conditions of the occupiers of nos. 6 and 8 Yewdale with regard to loss of outlook, loss of light and the creation of a sense of enclosure, due to its size, massing, orientation in relation to the path of the sun and distance from the rear elevation and rear windows of nos. 6 and 8.
6. The Barnsley Local Plan House Extensions and Other Domestic Alterations Supplementary Planning Document (adopted May 2019) (SPD) requires that a distance of 12 metres be maintained between a habitable room window and a blank gable wall and that the proposal would reduce the current distance of approximately 10 metres to one of approximately 6 metres. However, given the location of the proposal and its orientation in relation to the neighbouring building (notwithstanding the difference in land levels) only a small portion of their respective rear and side elevations would directly face each other meaning that the only part of the proposal would be directly visible from the rear habitable room windows of nos. 6 and 8. Consequently, I consider that the proposal would not unacceptably harm the living conditions of neighbouring occupiers with regard to loss of outlook.
7. Similarly, given the orientation of both properties in relation to each other and to the path of the sun, I do not consider that the proposal would overshadow the neighbouring property to an unreasonable degree. Consequently, I consider that the proposal would not unacceptably harm the living conditions of neighbouring occupiers with regard to loss of light.
8. Accordingly, I therefore conclude that the proposed development accords with Policy GD1 of the Barnsley Local Plan (adopted January 2019) as supported by the SPD which jointly aim to ensure that development proposals have no significant adverse effect on the living conditions and residential amenity of existing and future residents, amongst other considerations.

Conclusion

9. For the reasons given above I conclude that the appeal should be allowed.

C Coyne

INSPECTOR