
2024/0723

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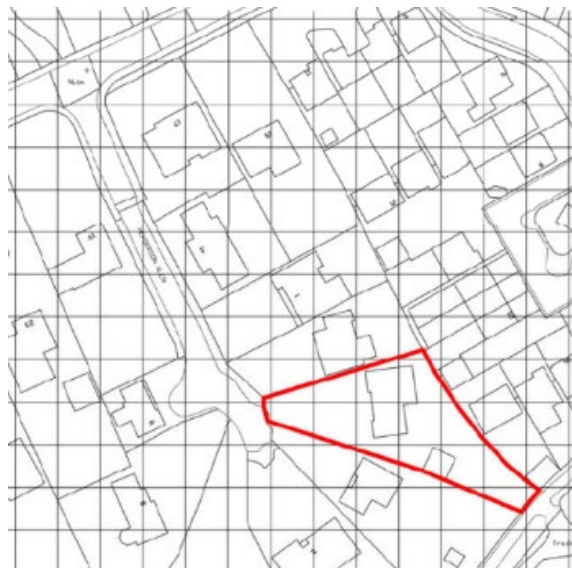
The Lees, 3 Henderson Glen, Royston, Barnsley, S71 4RG

Erection of rear extension, internal alterations, and external works to dwelling

Site Description

The application relates to a plot located to the south-east corner at the end of a residential cul-de-sac and in an area that is principally residential characterised by large, detached dwellings of varying scale and appearance.

The property in question is a two-storey detached property constructed of a stone plinth and finished with a white render above. The property has a pitched roof with grey concrete roof tiles. It also features a street-facing gable element and a front gable porch. The property is fronted by a modest sized front garden bounded by mixed vegetation and low boundary fencing. To the rear is an existing two-storey rear projection with an adjoining single storey conservatory, and a large, detached garage. Additional garden space is also located to the rear. The application property is set within a relatively generous sized plot bounded by a mix of fencing, high hedges and trees. The application site is accessed by an existing dropped access which serves a large driveway which extends alongside the southern boundary and to the front of the application property.



Planning History

There are four previous applications associated with this site with the most recent and relevant being:

1. B/88/0557/RO – Erection of dwelling and garage. – Approved.
2. B/92/1004/RO – Outline for erection of swimming pool and gymnasium. – Approved.

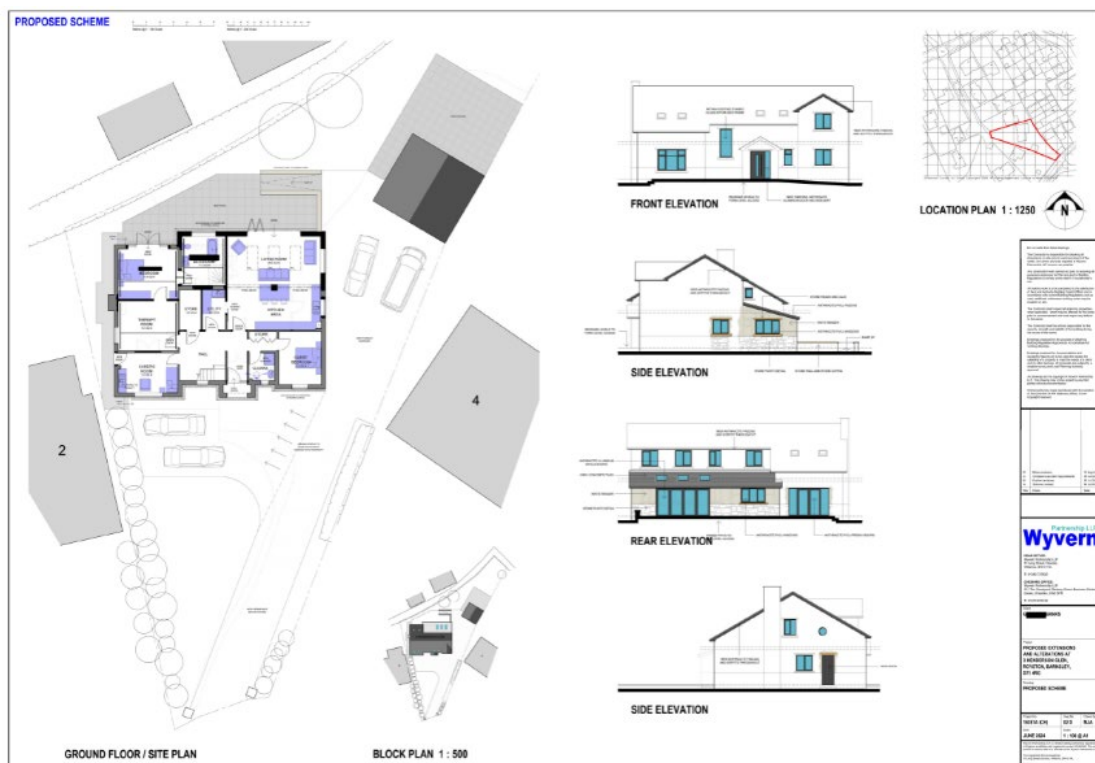
Proposed Development

The applicant is seeking permission for the erection of a single storey extension to the rear of the application property, internal alterations, and external works to improve accessibility and provide level access to the front and rear.

The proposed single storey extension to the rear of the application property would have a rearwards projection of approximately 4 metres with a width of approximately 11 metres. The extension would adopt a mono pitched roof with an approximate eaves and ridge height of 2.5 metres and 3.7 metres respectively. The extensions would be constructed of a stone plinth and finished with white render above.

The proposed external works to the application property include the installation of new anthracite facias and soffits throughout, the installation of new anthracite PVCu frames and the installation of a new widened, anthracite aluminium door and sidelight.

The proposed external works within the application curtilage would include a new raised paved area would to the rear of the application property which would incorporate a new ramp. Existing paved areas to the side and rear of an existing detached garage would be enlarged. A new stepped access path would be installed to the north side of the application property. The part of the driveway immediately to the front of the application property would be enlarged and its gradient altered to provide level access. New and existing parts of the driveway would be resurfaced with new permeable block paving and tarmac.



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 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 if they would remain subsidiary and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

Residential Amenity

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

In relation to overshadowing, the proposed extension would be erected to the east of the application property and would be set away from surrounding neighbouring properties and their curtilages which are also well screened by existing good quality boundary treatments comprising timber fencing, high hedges and trees. The proposal is therefore unlikely to contribute to significantly increase levels of overshadowing with any potential impact likely to be constrained within the application site.

In relation to overlooking and loss of privacy, windows would be located on the east rear and south side elevations of the proposed extension with one new ground floor window located on the south side elevation of the existing dwelling. While the windows would face towards surrounding neighbouring properties and their curtilages, existing good quality boundary treatments comprising timber fencing, high hedges and trees would continue to offer an acceptable degree of screening which would likely maintain privacy to a reasonable degree.

The proposed raised paved area with an access ramp to the rear of the application property would not exceed 0.3 metres in height and could therefore be implemented as permitted development (therefore not requiring planning permission).

In relation to outlook, it is acknowledged that the distance maintained between the rear elevation of the proposed extension and the eastern boundary opposite would be less than 10 metres. However, most of this distance would be maintained with distances within the range of approximately 6-9 metres being achieved. In addition, and a single storey extension of this scale, albeit it with a reduced width, could be implemented as permitted development (therefore not requiring planning permission) and would likely result in similar levels of outlook. The proposal would not impact the outlook of surrounding neighbouring properties.

The proposal is therefore 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 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 extension would be located to the rear of the application property and would not be visible from the surrounding public realm. Nevertheless, the extension would adopt a sympathetic form and features, including a mono pitched roof and closely matching external materials which would comprise a stone plinth, white render, grey concrete roof tiles and anthracite window and door frames. New anthracite fascias and soffits and new anthracite window and door frames would also be installed throughout the existing dwelling.

The proposed raised paved area with an access ramp to the rear of the application property would be constructed of stone to closely match the existing dwelling.

The proposal involves minor alterations to the external appearance of the existing dwelling which is not considered to significantly alter or detract from the character of the street scene.

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 be prejudicial to highway safety with the existing site access and sufficient off-street parking arrangements maintained.

The proposal is 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**