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Application Ref:	**Address:**
2021/1641	1 Knoll Drift, Lidgett Lane, Pilley, Barnsley, S75 3BT

Neighbour Representations: No

Property Description:

The applicant's property is a detached rendered dwelling located on Lidgett Lane in Pilley. The site is addressed as being on Lidgett lane but the frontage actually faces South into a hard surfaced parking area with a fenced grassed garden to the East of the dwelling. The site is accessed from a shared driveway which leads to the applicant's property and 2 other semi-detached properties to the South of the dwelling (nos. 2 and 3 Knoll Drift). The dwelling already benefits from a single storey side extension and a detached garage to the side which was approved under planning reference B/01/0838/WO. The dwelling is located on a slightly higher ground level than the neighbouring properties to the rear.

The site is located in the Green Belt, however substantial development nearby including a development for 49 new dwellings c. 80m to the West and a development for 56 new dwellings c.100 to the South-East. Additionally, there is a new development (c 400m away from the site) for 28 dwellings off New Road which is on approach to the applicant's site from the nearby settlements of Tankersley and Birdwell and also from the M1.



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Proposed Extension:
The applicant is seeking approval for the erection of a single storey front extension and a single storey side extension to link the existing garage to the dwelling. The application also includes other alterations such as the re-rendering of the entire Northern-facing elevation to match the proposed extension, and also the reclamation of the existing roof tiles on the garage to re-use for the proposed extension.

The front extension will project 1.8m with a total length of 8.9m. The extension joins up to the existing pitched roof connecting to the existing eaves, effectively lowering it to 2.4m.

The side extension is situated between the existing side elevation of the dwelling and the detached garage, linking the two with a sideways projection of 1.1m. This extension will join up to the existing roof with a height of 2.85m to the eaves and 5m to the roof ridge which matches the existing.

The agent has submitted an amended plan showing the above link extension. This was initially omitted as it thought that the Green Belt limits would have been exceeded with its inclusion.

UDP Designation: Green Belt

Local Plan Designation: Green Belt

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Conservation Area: No

Relevant History:

B/01/0834/WO – Erection of single storey side extension and detached garage (approved with conditions)

Acceptable in Principle: Yes

Side Extension:	Yes / No (include comment if required)
Single Storey	
1. set back	No (it is an infill extension between the garage and the existing side elevation of the dwelling.)
Two Storey / First Floor	
2. set back / set down (500mm minimum)	
3. less than 2/3 the width of the original dwelling	
All	
4. roof design corresponds to existing	Yes (joins up to the existing)
5. windows / doors of a similar design / proportion	Yes
6. habitable room windows on the side elevation	No
7. materials to match	Yes (the applicant is reclaiming the roof tiles from the existing garage and placing these on the Northern-facing roof slope so they will blend in better to the existing dwelling. The entire Northern elevation (including the existing) will also be re-rendered so there is no visual break in between the old and new materials. This will be covered through a condition which has been agreed with the agent.)
8. neighbouring property extended to side or windows?	N/A
9. Any change to parking or access?	No

Front Extension:

	Yes / No (include comment if required)
1. single storey?	Yes
2. small projection? (confirm measurement)	Yes (1.8m)
3. roof design corresponds to existing	Yes (The roof has a very shallow pitch which joins up to the existing eaves of the dwelling, slightly lowering it. It would be difficult to incorporate any other roof on the dwelling and if an apex or other pitch roof was added, it would increase the scale and mass of the extension/dwelling. The proposed roof is much more sympathetic to the host dwelling and will largely be

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	screened entirely from the street given the shape and footprint of the dwelling. As such, the proposed extension would have little impact on the character of the street scene/area and is considered to be acceptable.)
4. windows / doors of a similar design / proportion	Yes
5. materials to match	Yes (see points above)

Green Belt:

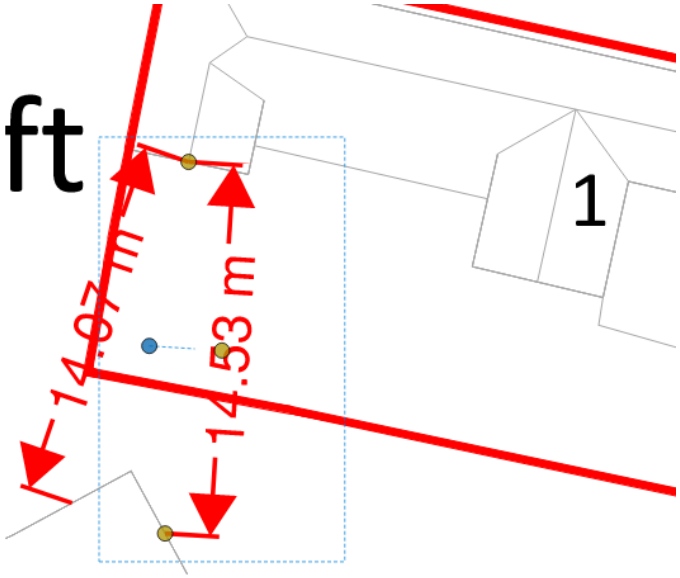
	Measurements
1. Original dwelling	80.65sqm
2. proposed extension	22.05sqm
3. any existing extensions	57.8sqm
4. total extensions (including proposed)	79.85sqm (99.5%) The proposed + existing extensions make up 99.5% of the original dwelling's floorspace. As such, Permitted Development Rights will be removed from the site in order to reduce any harm on the Green Belt.

Impact on residential amenity:

The proposed extensions are small in their nature but includes converting the existing garage into a bedroom with a habitable room window on the rear elevation facing onto the adjacent property at 2 Knoll Drift. This is a two-storey property but given the difference in ground levels, the first-floor windows are about a metre above eye level when stood on the applicant's dwelling. The separation distance between the proposed bedroom window on the converted garage and the first-floor rear elevation on the neighbouring property (which is likely a habitable room) is around 14m. This is close by modern standards given the minimum separation distance expected is typically 21m. However, the windows do not face directly onto one another with the neighbouring window facing North-West and the proposed bedroom facing directly South. The front extension will be utilised as a hallway which is not considered to be habitable.

There is also a window on the first floor of no.2's side elevation which is at a distance of 14.5m away, but the applicant has advised that this is a landing (non-habitable window). The neighbouring property has been consulted on this application and has not disputed this or raised any concerns in regards to overlooking or raising concern with any other aspect of the proposal.

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Block Plan 1:500

The close separation distance between the bedroom and the neighbouring habitable room on the first floor of the rear elevation is slightly concerning as it is much lower than the minimum separation distance expected. However, these windows do not face directly onto one another and there could be an argument that the applicant's property is already overlooked and there is some separation distance of 14m which will aid privacy. Additionally, the garage could be converted into a habitable room with a window without the need for planning permission. With all of the above considered, it is felt that a reasonable level of privacy is upheld between the two properties. Given that there is a fallback position with garage conversions being PD, the LPA could not reasonably refuse the application in terms of residential amenity.

Recommendation:

Approve with conditions