

Householder Proforma

Application Ref: 2021/0820
Address: 18 Oakwood Avenue, Royston, Barnsley, S71 4EY
Development Proposal: Erection of single storey rear extension and erection of detached outbuilding

Property Description:

The application relates to a detached, 2 storey property located at the head of Oakwood Avenue in Royston. The dwelling is brick built with a hipped roof above and appears to have been widened through the addition of 2no. two-storey side extensions. The property takes vehicular and pedestrian access from Oakwood Avenue via a driveway to the north. There are detached outbuildings between the house and road in all of the neighbouring dwelling's in the building line at 16, 19 and 21. There is also a lawned and soft landscaped garden area between the highway and the dwelling with a further lawned garden area to the south of the rear elevation. The site is generally enclosed by mature hedging and solid boundary treatments. There are detached neighbouring properties, built on a similar building line, to the East and the West. To the North are bungalows fronting Oakwood Avenue. Beyond the rear (Southern) boundary is a small tree belt with a supermarket and its associated car park beyond.



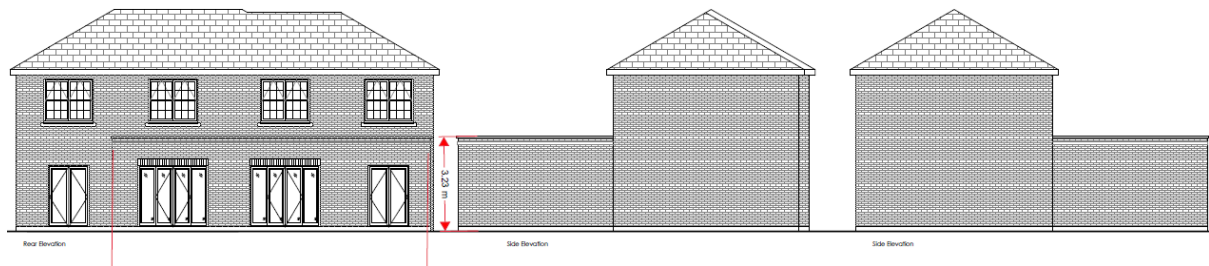
Proposed Extension:

The applicant proposes to erect a single storey rear extension and a detached outbuilding on their property. The rear extension will have a width approaching 11m with a projection from the original rear wall of 5.3m. The extension is to have a flat roof with parapet and lanterns so its total height will be 3.2m. The outbuilding will be situated on the opposite side of the property on the northern boundary adjacent to the main access. The outbuilding will have a width and depth of 6.6m making it

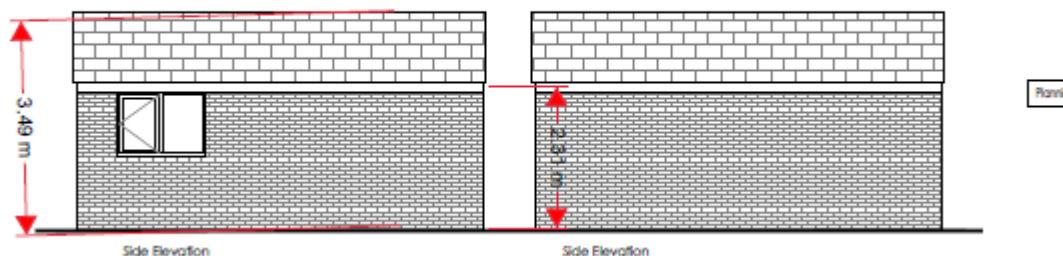
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proportionally square with a pitched roof above that has an eaves and total height of 2.3m and 3.5m respectively.

Rear Extension



Outbuilding



Local Plan Designation:	Urban Fabric
Conservation Area:	No
Relevant History:	N/A
Acceptable in Principle:	Yes –

2005/1559 – Two Storey Side Extension – Approved with Conditions

Neighbour Representations: None

Following amendment to the design of the outbuilding to remove the gym element with its replacement upon the rear extension, a verbal consultation was conducted with the neighbour at 21 Oakwood Avenue allowing a one week response time until 14th October. No subsequent response was received.

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Rear Extension:

	Yes / No (include comment if required)
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	N/A - Detached
2. semi-detached and less than 4m?	N/A – Detached
3. if more than 3m are the eaves more than 2.5m in height?	Yes – However the design is a flat roof up to the boundary with a total height of 3.2m with the eaves being the same height by consequence.
All	
4. materials to match	Yes
5. roof design compliments / ties in well	No – flat-roof in a non-visible location within the streetscene.
6. habitable room windows on the side elevation?	None
7. distance to rear boundary (shared with another residential property) 10m or more?	Yes – 12m

Garage / Outbuilding*

	Yes / No (include comment if required)
1. single storey?	Yes
2. height to eaves 2.5m or less?	Yes
3. sympathetic design and materials to main dwelling?	Yes – Not hipped but dual-pitch.
4. If room in the roof space, is it storage only?	Yes only capable of storage – not capable of being habitable.

*granny annexes shouldn't be on this form

Amenity Assessment

Overshadowing & Overbearance –

The main impact in respect of overshadowing and overbearance results from the amendment of the rear extension which introduces the eastern side elevation directly adjacent to the shared boundary with No.21 Oakwood Avenue. The projection from the rear elevation, at 5.3m, is relatively long however both dwellings are detached and have reasonably large curtilages. The side elevation of No.21 is separated approximately 3.6m from the existing and proposed side elevation of the applicant's dwelling and rear extension and this is considered acceptable to offset any overshadowing or overbearance impact to rear windows. Some overshadowing will occur in the immediate vicinity of No.21's rear curtilage where the extension is located, however the general impact to the curtilage will be low given its large size and the reasonable 3.2m height.

The outbuilding meets the guidance in respect of being beneath the maximum 2.5m eaves height and has a reasonable roof pitch rising to 3.5m. The neighbour at No.16 has a large front curtilage and the impact of the outbuilding upon overshadowing and overbearance is proportionally small by consequence and will be in a north eastern position relative to the path of the sun thereby further

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offsetting the potential for light loss. The outbuilding is within the build line relative to No.14 and is also separated by a private access which, again, further offsets its overshadowing impact despite being positioned to the south east in the path of the sun.

Privacy Loss –

No privacy loss is anticipated from the development of the rear extension or from the outbuilding given the boundary treatments and position of proposed fenestra relative to them.

Visual Amenity –

The rear extension is not in a visible location relative to the streetscene and is screened by a tree belt to vistas further south such as the Co-op supermarket.

The outbuilding is in a location that is more visible and contrary to guidance given that it is between the principle elevation of the main dwelling and the highway. However the outbuilding will be set behind an approx. 1.8m/2m high boundary fence and will be within the building line of No.14 to the north. It should also be noted that No.19 Oakwood Avenue has a similar outbuilding in a similar location and No.21 has been approved permission for the same style of building under permission 2021/1102. Overall the position of the outbuilding will not restrict views to the property of No.18 Oakwood Avenue and is cumulatively considered to have a negligible impact upon the visual amenity of the area.

Conclusion –

Overall the proposed developments are considered to be in accordance with the principles set out within LP Policies GD1 – General Development and D1 – High Quality Design and Placemaking and no objections have been received from neighbouring properties.

Recommendation:

Approve with conditions.