JR Planning Consultants
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SUPPORTING STATEMENT

PRIOR NOTIFICATION FOR 6 METRE REAR EXTENSION

58 SMITHIES LANE, BARNSLEY, S71 1QW

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PRIOR NOTIFICATION SINGLE STOREY EXTENSION
SMITHIES LANE, BARNSLEY

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1.0 INTRODUCTION

1.1

This statement provides details of a proposed single storey extension at 58 Smithies Lane, Barnsley S71 1QW.

1.2

This statement subsequently demonstrates that the proposal constitutes permitted development under the provisions of Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

1.3

The size of the proposed extension exceeds the limits in paragraph A.1(f) of Class A but is allowed by paragraph A.1(g). As such, it is necessary to provide the information to satisfy the requirements of paragraph A.4. This notification therefore also provides the requisite additional information.

1.4

The proposal constitutes permitted development, and Barnsley MBC (the LPA) has not previously removed permitted development rights for such extensions at the site.

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2.0 THE SITE

2.1

The application site is one of a terrace of four two storey dwellings which are all within the applicant's ownership. The dwelling is of traditional appearance and is constructed with red brick walls under a traditional pitched-roof. The dwelling has a good sized private garden area to the rear.

2.2

The property does not have any pre-existing extensions.

2.3

The principle elevation faces south east onto Smithies Lane. The rear elevation faces north west onto the garden area of the host dwelling and the open land beyond.

2.4

The surrounding area is predominately residential in nature with a large number of existing dwellings to the east, west and south of the site. Open land lies to the north. The site is not within a Conservation Area and the host property is not listed.

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3.0 THE PROPOSAL

3.1

This is a prior notification of a larger householder extension as required by Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

3.2

The notification sets out that proposed extension constitutes permitted development as defined by Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. It also addresses the amenity impacts of the development which will assist in the unlikely event that any adjoining property owner objects to the proposal, thereby requiring the prior approval of the Local Planning Authority.

3.3

Full design details of the scheme can be found in the original plans supplied by Stephen A Welcer Architectural Technician and Surveyor. However, at this stage the main details of the proposal as required to satisfy paragraph A.4 are as follows:

- Single storey extension proposed to the north west facing rear elevation of the original dwelling with a maximum projection of 6 metres;
- Proposed extension to allow for the provision of a new family area to provide enhanced living space;
- Proposal to be entirely single storey with a maximum height of 4 metres.
- Proposed extension to have an eaves height of 3 metres.
- Extension to be constructed using external materials to be of similar appearance to the existing.

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4.0 PERMITTED DEVELOPMENT CRITERIA AND COMPLIANCE

4.1

When preparing the scheme details reference has been made to Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Reference has also been made to the "Permitted development rights for householders- Technical Guidance" issued by the DCLG in April 2017.

4.2

Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 states that the provision within the curtilage of the dwellinghouse consisting of "…the enlargement, improvement or other alteration of a dwellinghouse" is permitted development. Such development is not permitted if any of the following apply:

4.3

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

The application site has not been granted permission by means of the above. The host property is a purpose built dwelling that has been in situ for an extended period.

4.4

(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

The application site benefits from a good size garden with a depth of over 15 metres. The proposed extension has a depth of 6 metres, so comfortably over 50% of the existing rear garden would remain undeveloped. As such, the total area of ground covered by buildings would not exceed 50% of the curtilage area (excluding the ground area of the original dwellinghouse).

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4.5

(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

The submitted plans show that the proposed extension would be set significantly lower than that of the existing dwelling.

4.6

(d) *the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;*

The submitted plans show that the proposed eaves height at the extension would be set significantly lower than the eaves height of the existing dwelling.

4.7

(e) the enlarged part of the dwellinghouse would extend beyond a wall which—

(i) forms the principal elevation of the original dwellinghouse; or

(ii)fronts a highway and forms a side elevation of the original dwellinghouse;

The principal elevation in this instance is that which faces south east onto Smithies Lane. The proposed extension is to the rear elevation. The proposed extension therefore does not extend beyond a wall which forms the principle elevation or one that fronts a highway and forms a side elevation.

4.8

(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and -

(i)extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or

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(ii) exceed 4 metres in height;

The proposed extension would not exceed 4m in height. The proposed extension would project 6 metres beyond the rear wall of the original dwelling house. The proposal therefore exceeds the limits in paragraph A.1(f) (i).

4.9

However, paragraph (g) goes on to state that:

(g) until 30th May 2019, for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

This paragraph is therefore particularly relevant to the current proposal. The application site is not on a site of special scientific interest. The site is not within any Conservation Area, Area of Outstanding National Beauty, National Park or The Broads or any World Heritage Sights. As such, it is not on article 2(3) land. The dwelling therefore qualifies for the larger permitted development tolerance for rear extensions as set out in paragraph (g). The host dwelling is a terraced, rather than detached, property and the proposed extension would not project more than 6 metres from rear wall of the original dwelling. As can be seen from the accompanying plans, the extension would not exceed 4 metres in height at the highest point.

4.10

(h) the enlarged part of the dwellinghouse would have more than a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or

(ii) (be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;

The proposed extension would be single storey only.

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4.11

(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

The proposed extension would be within 2 metres of the boundary of the curtilage of the dwelling. However, the eaves height would not exceed 3 metres.

4.12

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—

(i) exceed 4 metres in height,

(ii) have more than a single storey, or

(iii) have a width greater than half the width of the original dwellinghouse; or

The extension would not extend beyond any side elevation wall.

4.13

(k) it would consist of or include-

(i) the construction or provision of a verandah, balcony or raised platform,

(ii) the installation, alteration or replacement of a microwave antenna,

(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(iv) an alteration to any part of the roof of the dwellinghouse.

None of these apply to the proposed extension.

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4.14

In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if—

(a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;

(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or

(c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.

The proposal site is not on article 2(3) land.

4.15

Development is permitted by Class A subject to the following conditions -

(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—

(i)obscure-glazed, and

(ii)non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and

(c)where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

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The proposed extension would be constructed using external materials of similar appearance to those in use at the existing dwelling (brick walls). The extension would include a flat roof component so this element would not have a tile roof that matches the host dwelling. Page 31 of the Technical Guidance confirms that materials do not need to be the same as those used for the host dwelling, but should be of similar appearance. The Technical Guidance goes on to set out that as flat roofs will not normally have any visual impact the need for materials of similar appearance should not apply. In this case the flat roof covering would have a dark roof covering that would be of similar appearance to the roof in any case, but the requirement for similar materials should not be applied to the flat roof element. The pitched roof element would be clad with tiles to match the host dwelling. There are no upper-floor windows proposed, and no part of the extension would have more than a single storey.

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5.0 PRIOR APPROVAL AND AMENITY IMPACTS

5.1

Paragraph A.4 of Class A sets out additional conditions for development that is allowed under paragraph (g), such as this one, as follows:

Before beginning the development the developer must provide the following information to the local planning authority—

(a)a written description of the proposed development including—

(i)how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse;

(ii)the maximum height of the enlarged part of the dwellinghouse; and

(iii)the height of the eaves of the enlarged part of the dwellinghouse;

(b)a plan indicating the site and showing the proposed development;

(c)the addresses of any adjoining premises;

(d)the developer's contact address; and

(e)the developer's email address if the developer is content to receive communications electronically.

5.2

All the requisite written description information in respect of the proposed extension has been set out above. Detailed plans showing the development and the developer's details are also included.

5.3

The addresses of adjoining occupiers are as follows:

- 56 Smithies Lane, Barnsley, S71 1QW
- 60 Smithies Lane, Barnsley S71 1QW
- 62 Smithies Lane, Barnsley S71 1QW

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5.4

The developer's details are contained in the accompanying form.

5.5

The Local Planning Authority are required to notify all adjoining owners of the proposed development. If any owner or occupier of any adjoining dwelling objects to the development, the prior approval of the Local Planning Authority is required as to the impact on the amenity of any adjoining dwelling.

5.6

In this case the applicant owns all of the adjoining dwellings that form the terrace. It is also intended to construct the same extension on each of the dwellings at the same time. As such, the impact on the adjoining dwellings would be neutral as there would be no overshadowing, overlooking or oppressive impacts once all of the extensions have been completed. Even if the extensions were completed at different times, given the very low-profile roof heights of the extensions, and their position to the northern side of the host dwellings, there would be no harmful overshadowing to any of the neighbouring dwellings. Furthermore, the visual impact would not be oppressive or overbearing. Windows would look only onto the garden of the host property and the open land beyond (also under the ownership of the developer) so would not result in any harmful degree of overlooking towards any neighbouring dwelling. There are no other neighbouring dwellings immediately to the north, east or west of the terrace and the extension would have no impact on the existing dwellings to the south. Overall therefore, in the unlikely event that any objections are received and prior approval is required, it is strongly considered that such prior approval should be granted as there would be no adverse impact on amenity.

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6.0 CONCLUSIONS

6.1

For the reasons set out above it is clear that the proposal constitutes permitted development as a larger householder extension under the provisions of Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

6.2

This notification has provided all the requisite information. Furthermore, it has been demonstrated that there would be no adverse impact on amenity and, if prior approval is required, it should be granted.

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