
2024/0480

Applicant: Mr & Mrs Roy

Address: 26 Common Road, Thurnscoe, Rotherham, S63 0SE

Description: Removal of rear conservatory, and erection of single storey extension and garden room to rear, erection of front porch and alterations to front window.

Site & Location Description:

Located almost at the western edge of the village of Thurnscoe, Common Road links Houghton Road and High Street. In the section of Common Road the application dwelling is located on, there are 4 pairs of semi-detached houses, with an agricultural field opposite and dwellings to the rear. The application dwelling is a large, red brick semi-detached house, with a red tiled, hipped roof and is set within ample front, side and rear gardens. Of the two large front elevation windows, one is a bay window. On the rear elevation is an existing conservatory, which is planned to be removed.



Planning History: None

Proposed:

For the front elevation, the proposal would remove the existing bay window, to be replaced with a standard window and a new front extension, in the style of a large porch. The proposal for the rear elevation would include the removal of an existing conservatory and replacement with a new brick and tile rear extension. A garden room at the rear boundary of the garden is also proposed, which would include a garden room with WC and an attached storage area. Finally a new boundary wall at 2.1m high, is proposed along the side boundary treatment in between the application dwelling and No.28.

Approximate Measurements:

All existing roof and eaves heights have been checked on the existing plans and remain unaltered on the proposed plans.

Rear Extension:

- **Rear Projection: 3.4m**
- **Length: 8.44m**
- **Maximum Eaves Height: 2.7m**
- **Maximum Roof height: 4m**

Garden Room

- **Projection: 8m**
- **Length: 3.6m**
- **Maximum Eaves Height: 2.7m**
- **Maximum Roof height: 4m**

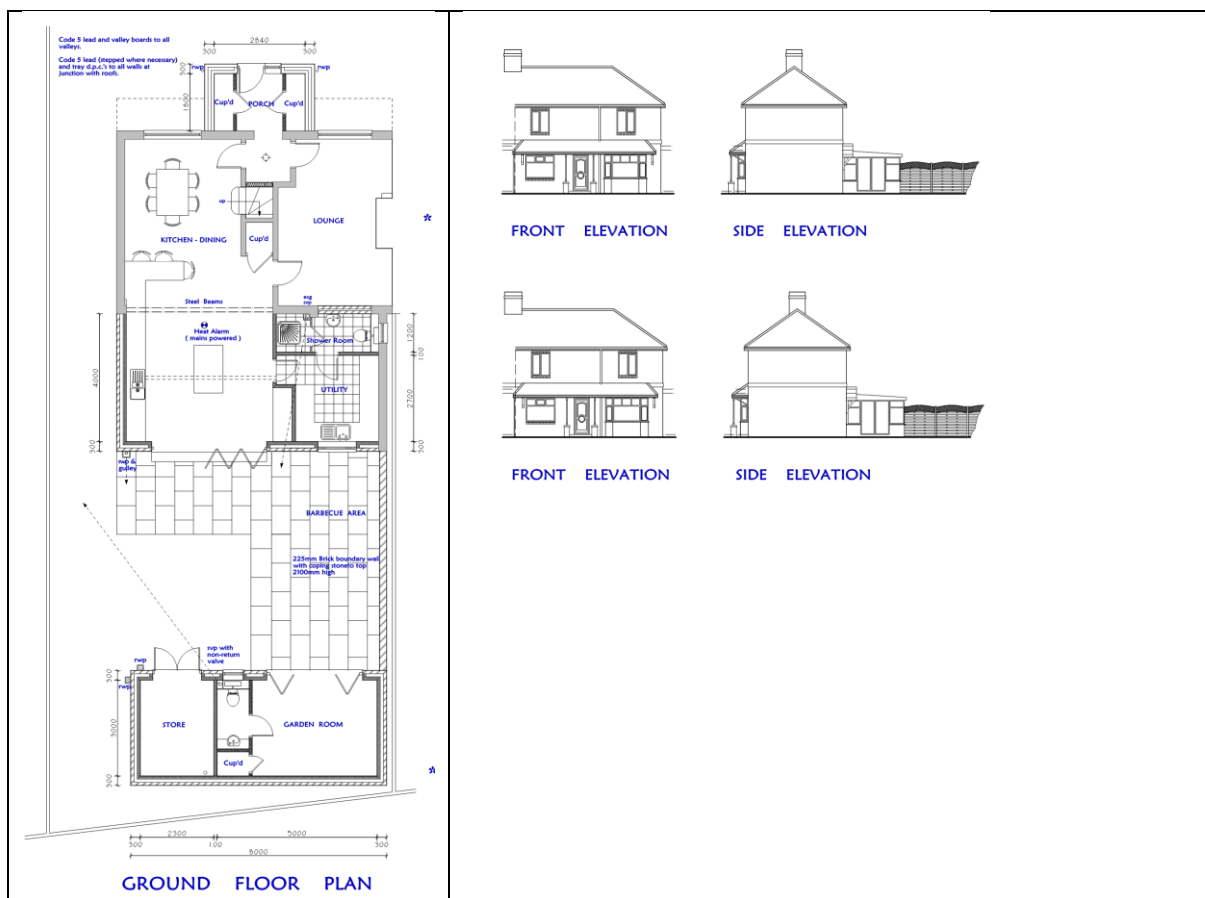
Front Extension (Canopy)

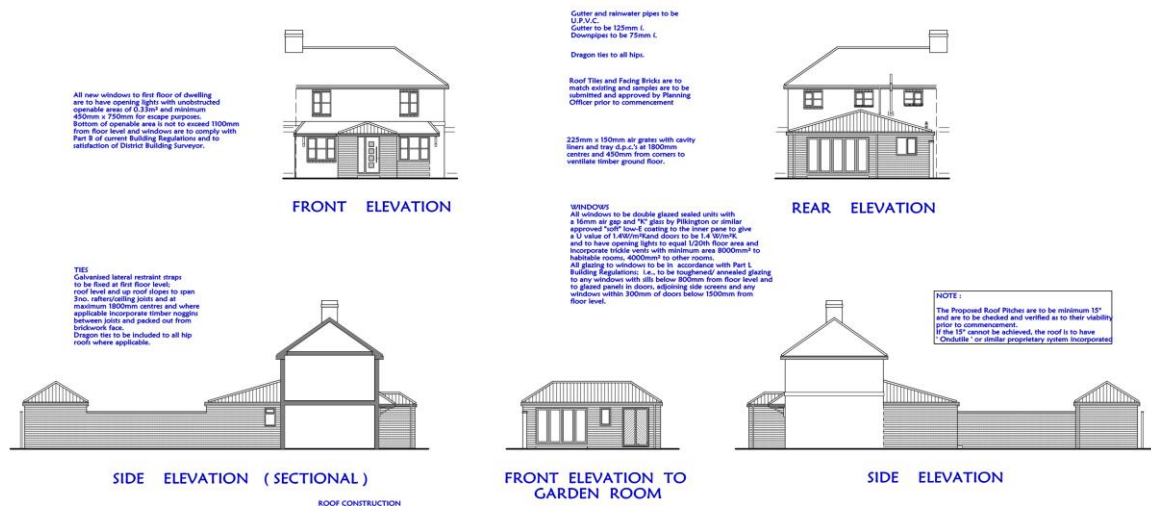
- **Front Projection: 2.3m**
- **Width 3.4m (7.39m)**
- **Maximum Eaves Height: 2.65m**
- **Maximum Roof height: 3.25m**

Boundary Wall

- **Height 2.10m**

Existing and Proposed Floor Plans and Elevations





Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; No comments were received.

Consultees:

Highways DC: Confirmed although increase in living space, there is no increase in bedrooms, so no objection.

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the 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 also 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 and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 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.

NPPF

The National Planning Policy Framework sets out the Government’s planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in

the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Section 12: Achieving well-designed and beautiful places -

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Within section 12, paragraph 139 is the most relevant which indicates:-

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

GD1 - General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

SD1 - Presumption in favour of Sustainable Development: When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

D1 - High Quality Design and Place Making: Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

T4 – New Development & Highway Safety: New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Supplementary Planning Documents (SPD)

House Extensions and Other Domestic Extensions

Assessment

Principle of development

The site is located within land designated as Urban Fabric. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety.

Residential Amenity

The changes to the front elevation would not cause any noticeable harm to residential amenity, although canopies and front porches are not prevalent on the street, there are similar features on dwellings of this style. The proposed garden room would be acceptable for the size of the rear garden and being single storey would not have a significant impact on neighbouring amenity. Indeed, if it was further away from the boundary it would be considered as permitted development. Whilst the projection of the rear extension is longer than allowed through permitted development; in isolation from other development, it would have been allowable through prior notification, as no neighbour objections have been received and measurements other than its projection meet permitted development requirements. Regarding local policy requirements, the extension's eaves height is higher than preferred but would not have a significant detrimental impact on the adjacent neighbour. Equally, the proposed new boundary wall in replacement of the existing fence is approx. 10cm higher than what would be allowed through permitted development. Although 10cm is not an insignificant measurement, likewise, is it not an excessive amount over the height of what is allowed through permitted development and would be of a similar size to the outbuilding of the neighbouring of number 24.

Visual Amenity

In a similar way to residential amenity, the front porch extension, canopy and loss of the bay window would not have a significantly detrimental effect upon the character of the dwelling, or that of the street scene. The garden room may have a modest impact on the visual amenity of the neighbouring dwellings to the rear of the dwelling's curtilage, but even if it was positioned over 2m away from the boundary, to be allowed through permitted development, its impact on neighbouring dwellings would only be marginally reduced, whilst the impact upon the application dwelling would be more significant, with a larger void space created behind the garden room. The proposed rear extension would only have a minimal impact on the visual amenity of the adjacent neighbouring dwelling. Rear extensions are considerably common and has this extension had shorter projection of 3m or less, no form of neighbour consultation or prior notification would have been required. The proposed extensions would use matching materials and would be subservient to the host property.

Highway Safety

Highways confirmed no objection, with no proposed changes to access or parking arrangements, which consequently means there is no impact upon Highway Safety.

Recommendation: Approve with conditions