

Householder Proforma

Application Ref: 2021/1191
Address: 12 Deepdale Croft, Barugh, Barnsley, S75 1QG
Development Proposal: Erection of two storey side and single storey rear extensions with creation of first floor balcony to rear

Property Description:

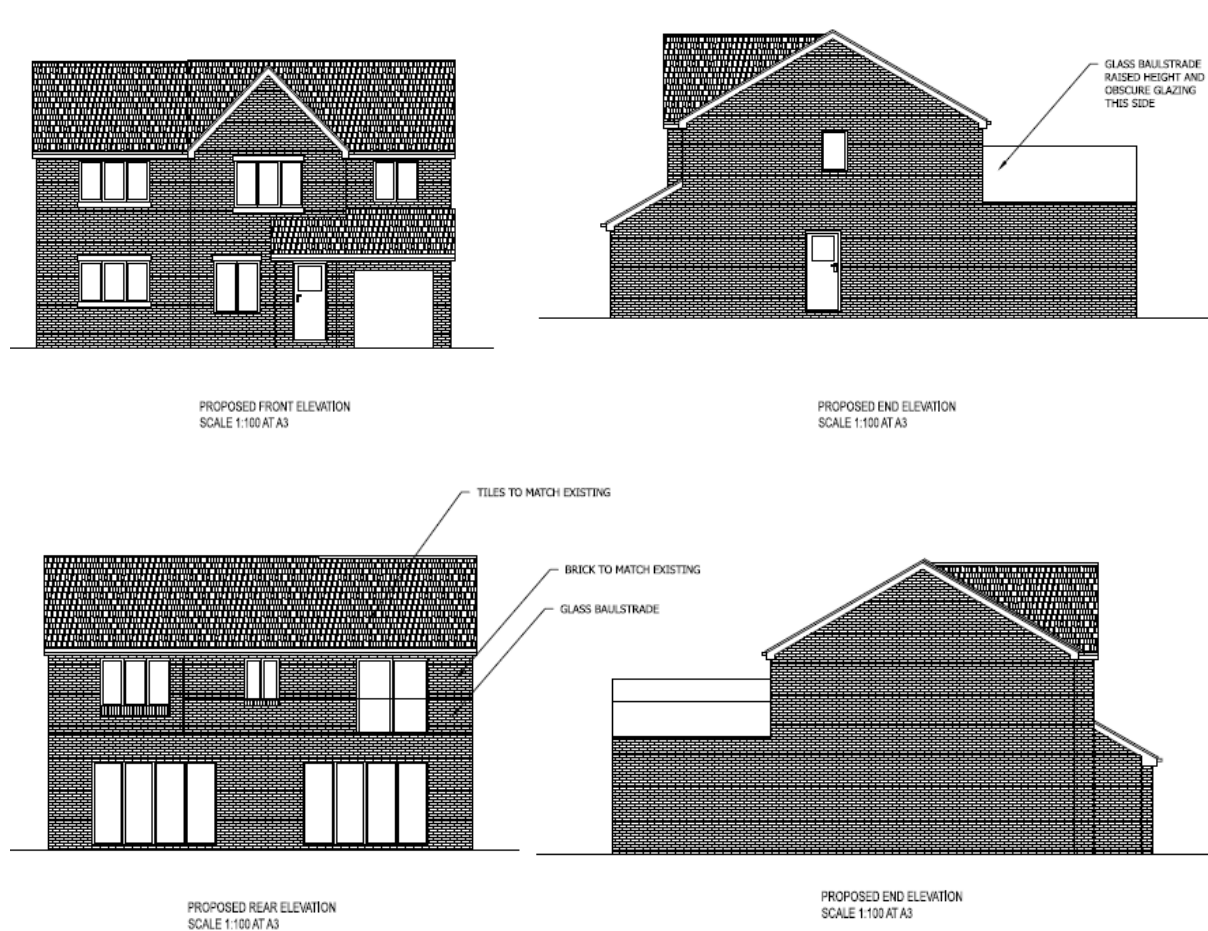
The property is a detached dwellinghouse set at the end of a cul-de-sac forming Deepdale Croft. The dwelling has two storeys and has an integral garage that site partially in front of the remainder of the front elevation with a canopy extending above the front door. The dwelling benefits from a pitched roof covered in concrete tiles with red and buff brick elevations below. The neighbouring dwelling to the south east, No.10 Deepdale Croft, is also detached and is set slightly forward on the building line. The north western side and north eastern rear boundaries are shared with public open space known as 'Claycliffe Road Frontage' with the south western boundary of the dwelling providing access onto the highway of the estate.



Householder Proforma

Proposed Extension:

The applicant proposes to erect a two-storey side and single storey rear extension with a balcony set above the latter. The application has been amended so that the balcony does not extend across the full width of the rear extension but so that it ends between the eastern bedroom window and the main bathroom window with a screen to prevent views into the neighbouring curtilage. The two storey side extension shall have a width of 4.15m with a matching eaves height to the main dwelling and a 0.5m setback from the original principle elevation. The rear extension shall have a projection from the original rear elevation of 4m at a roof height of 3m and at a screen height above ground level of 4.8m (the screen itself is 1.8m high). The rear extension shall be set so that it is across the full width of both the original dwellinghouse and the side extension.



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

No representations have been received during both the first and second neighbour consultation. The latter being conducted for the purpose updated neighbours in respect of the amended balcony layout with screen.

Side Extension:

	Yes / No (include comment if required)
Two Storey / First Floor	
1. set back / set down (500mm minimum)	Set back 0.5m at the end of the street in a corner location.

Householder Proforma

2. less than 2/3 the width of the original dwelling	Yes 4.15m in width versus the 7m width of the dwelling.
All	
3. roof design corresponds to existing	Yes - pitched
4. windows / doors of a similar design / proportion	Yes – triple casement with matching artificial stone cills.
5. habitable room windows on the side elevation	No.
6. materials to match	Yes – To be conditioned
7. neighbouring property extended to side or windows?	None – open greenspace to the north west serving Claycliffe Road.
8. Any change to parking or access?	None – 2no. spaces retained at a minimum

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?	The eaves are 3m in height as it is flat roof rear extension.
All	
4. materials to match	Yes
5. roof design compliments / ties in well	Not visible to the streetscene of Claycliffe Road due to the foliage present across the rear boundaries
6. habitable room windows on the side elevation?	None
7. distance to rear boundary (shared with another residential property) 10m or more?	N/A – Single Storey.

Amenity Assessment:

Overlooking:

The main issue for privacy is the introduction of the balcony at first floor level above the rear extension. The amendments sought by the council and consequently consulted upon with adjacent properties ensures that an opaque glazed screen is applied to the area between the eastern bedroom window and the bathroom window. Though it is appreciated that views from the westernmost section of the balcony into No.10's garden will still potentially be available, the majority of privacy shall be maintained for the curtilage of that neighbouring dwelling. The remaining views from the balcony will be at a significant distance and similar to those available from the eastern bedroom window, if not lessened given the oblique vertical view above the boundary fence. Overall the level of overlooking is anticipated to be within acceptable parameters and no neighbours have raised an objection to the proposal despite multiple consultations.

Overshadowing and Overbearance:

The rear extension will sit adjacent to a single storey rear extension present at the rear of No.10 and therefore the level of overshadowing and overbearance experienced by this property will be

Householder Proforma

materially lessened by this mutual situation of extensions at the rear of both Nos 10 and 12. The dwellings themselves sit to the southwest of their rear curtilages which means that light levels within the rear gardens are impacted mostly by their own house's two-storey height meaning that the single storey extension is unlikely to detrimentally impact light into the rear garden of No.10. On the basis of the context of the neighbouring rear extension at No.10 Deepdale Croft and the path of the sun relative to the original dwellinghouses, the rear extension at No12 Deepdale Croft is unlikely to incur negative issues in respect of light loss and overbearance.

Visual Amenity:

The rear extension is not visible to the streetscene of Deepdale Croft as it is located at the rear of the main dwellinghouse and it is unlikely to be visible to those in public vantage points on Claycliffe road given the landscaping present across the rear and side boundary of No.12. The two-storey side extension has a matching pitched roof to the main property, a 0.5m setback and a width less than two-thirds of the main dwellinghouse. Views from Claycliffe Road will be of the gable of the side extension, similar to the view of the existing dwelling while the view from Deepdale Croft will appear as though the façade is more balanced given the fact it is to be tucked away behind the raised gable element in the centre of the façade.

Conclusion:

The development is considered to be in accordance with the guidance set out within the SPD House Extensions and meets the principle for maintain residential and visual amenity required by LP Policies GD1 – General Development and D1 – High Quality Design and Placemaking.

Recommendation: Approve with conditions