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**2024/0503**

**Liz Paling**

**112 Applehaigh View, Royston, Barnsley, S71 4JG**

**Erection of side and rear single storey extensions to dwelling.**

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### **Site Description**

The application relates to a plot on the north side of Applehaigh View and in an area that is principally residential characterised by two-storey and single storey detached dwellings of a similar scale and appearance.

The property in question is a detached bungalow constructed of red brick with some high-level cladding to the principal elevation. The property has a gable roof with concrete roof tiles and is set in a relatively small plot fronted by soft landscaping, including small trees. To the east side of the property is a driveway which serves an existing detached garage to the north-east corner of the plot. To the rear of the property is a small garden area which extends to the west side of the property. The site is bounded by mixed vegetation and timber fencing.



There are several historic planning applications associated with this site between 1974-1978. The most relevant application is as follows:

- ## Proposed Development

Existing Front Elevation

Existing Side Elevation

Existing Rear Elevation

Existing Rear Elevation

Proposed Front Elevation

Proposed Side Elevation

Proposed Rear Elevation

Proposed Ground Floor Plan

Existing Ground Floor Plan

Site Plan 1:500

Location Plan 1:1250

Proposed (Part) Side Elevation

ARCHITECT: JDS DESIGNS LTD

PROJECT: 101

PROPOSED SINGLE STOREY ADD-ON TO EXISTING EXTENSION OF 101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/10

## Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which are a material consideration in the decision-making process.

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

### Local Plan Allocation – Urban Fabric

The site is allocated as urban fabric in the adopted Local Plan which has no specific land allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy T4: New Development and Transport Safety.***

### Supplementary Planning Document(s)

- ***House Extensions and Other Domestic Alterations.***
- ***Parking.***

### National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- ***Section 12: Achieving well-designed and beautiful places.***

### Other Material Considerations

- ***South Yorkshire Residential Design Guide 2011.***

## Consultations

Forestry Officer – No objections.

## Representations

Neighbour notification letters were sent to surrounding properties. No representations were received.

## **Assessment**

### Principle of Development

Extensions and alterations to a domestic property are acceptable in principle if they would remain subservient to and are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

### Residential Amenity

Extensions and alterations to a domestic property are considered acceptable if they would not adversely affect the amenity of neighbouring properties.

The proposed extension would be erected to the east of adjacent property 114 Applehaigh View and immediately adjacent to the western party boundary. The east side elevation of the neighbouring property features two small windows. It is acknowledged that the proposal could contribute to some overshadowing and reduced levels of outlook to these windows. However, the Council will only seek to protect principal habitable room windows on front and rear elevations and not secondary windows on side elevations. In addition, It is considered that there are limited opportunities to pursue an alternative proposal due to the constraints of the plot and potential impacts including the loss of garden space and existing off-street parking space. Furthermore, the neighbouring property was consulted on this application and no objections were received.

The proposed extension would feature new windows on its front and rear elevations. A sufficient separation distance (21 metres or more) would be maintained between the front-facing window and the neighbouring property opposite, and the rear window would not face towards any neighbouring property. In addition, the existing rear boundary treatment and surrounding trees could offer further screening.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and would not have an overbearing impact. The proposal is considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

### Visual Amenity

Extensions and alterations to a domestic property are considered acceptable if they would not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling.

The House Extensions and Other Domestic Alterations SPD states that the design of a single storey side extension should reflect the design of the existing dwelling in terms of roof style, pitch, materials and detailing and should not have an excessive sideways projection.

The proposed extension would adopt a wedged form and flat roof, contrary to the House Extensions and Other Domestic Alterations SPD. However, due to the form of the extension, an alternative roof type would likely appear contrived and unsympathetic. In addition, the extension would be set significantly back from the highway and would not be an overly prominent or dominant feature in the street scene, it would be constructed of closely matching external materials and would be screened by existing vegetation to the front of the application property. Therefore, on balance, whilst the design of the extension is not the best, it is considered acceptable in this instance.

The proposal is therefore considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

### Highway Safety

The proposal would not impede existing parking arrangements and a minimum of two parking spaces would be maintained, in accordance with the parking SPD.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

### Trees

It is acknowledged that there are some small trees to the front and rear of the application property. However, following discussions with the Forestry Officer, it has been determined that the trees are not specimens of any notable significance and are generally not the best quality. In addition, the extension would be set away from the trees and is unlikely to cause any significant harm. As such, it would be considered onerous to require further surveys and protections measures in this instance and the Forestry Officer raised no objection or requirement for specific conditions.

**Recommendation -  
Approve with Conditions**