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2024/0282

Mr Dean Lackie

84 Newtown Avenue, Royston, Barnsley, S71 4HB

**Removal of rear conservatory and erection of two storey side and rear extensions with single storey front extension and widening of driveway (Resubmission of 2023/0332).**

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### Site Description

The application relates to a plot located on the west side of Newtown Avenue and in an area that is principally residential characterised by other two storey semi-detached properties of a similar scale and of a similar brick construction with varying amounts of render.

The property in question is a two-storey semi-detached dwelling of a brick construction with render to its front elevation. The property has a concrete tiled hipped roof. The dwelling is set back from the highway with a small front garden and a large rear garden which backs onto open playing fields beyond. Access to the property is taken via an existing dropped kerb to the south of the dwelling serving a driveway beyond. The site is enclosed to the front by a low-level red brick wall.

During the application process, a site visit was made. During the site visit it was noted that extensive development works have been and continue to be carried out.



## **Planning History**

There is one previous application associated with this site.

1. 2023/0332 – Erection of two storey extensions to the rear and side of dwelling with single storey front extension. – Approved.

## **Proposed Development**

The applicant is seeking permission for the removal of an existing rear conservatory, the erection of two storey side and rear extensions, the erection of a single storey front extension and the widening of an existing driveway. The proposal is a resubmission of previously approved planning application 2023/0332 with some minor differences summarised as the following:

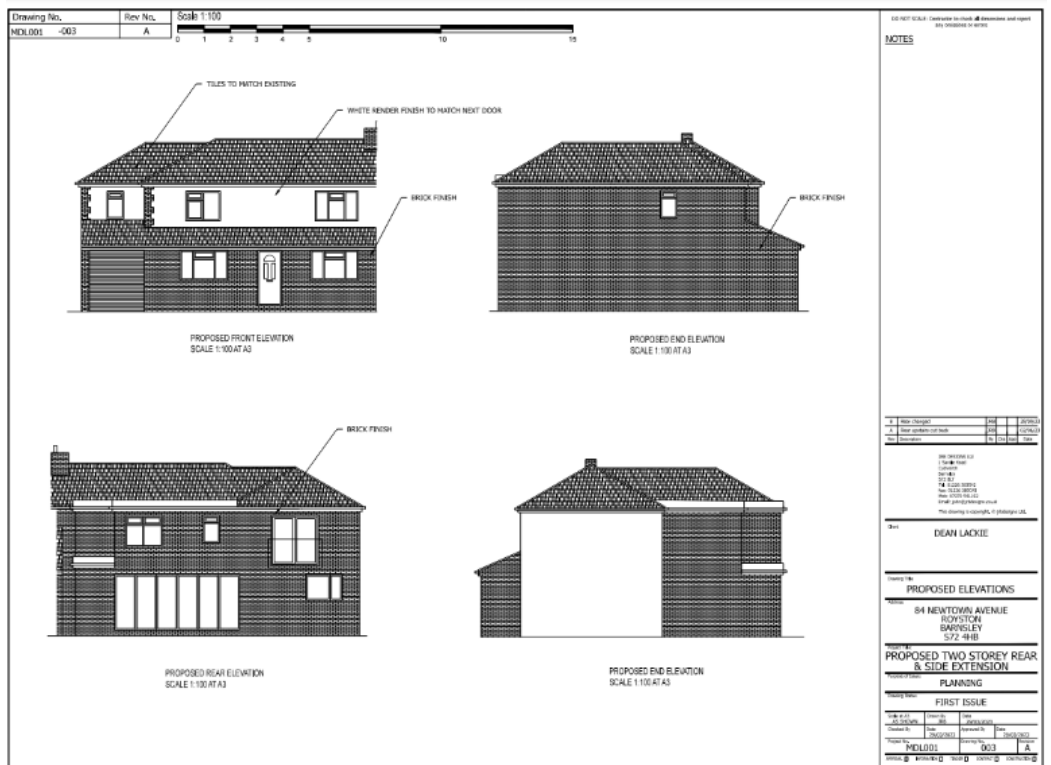
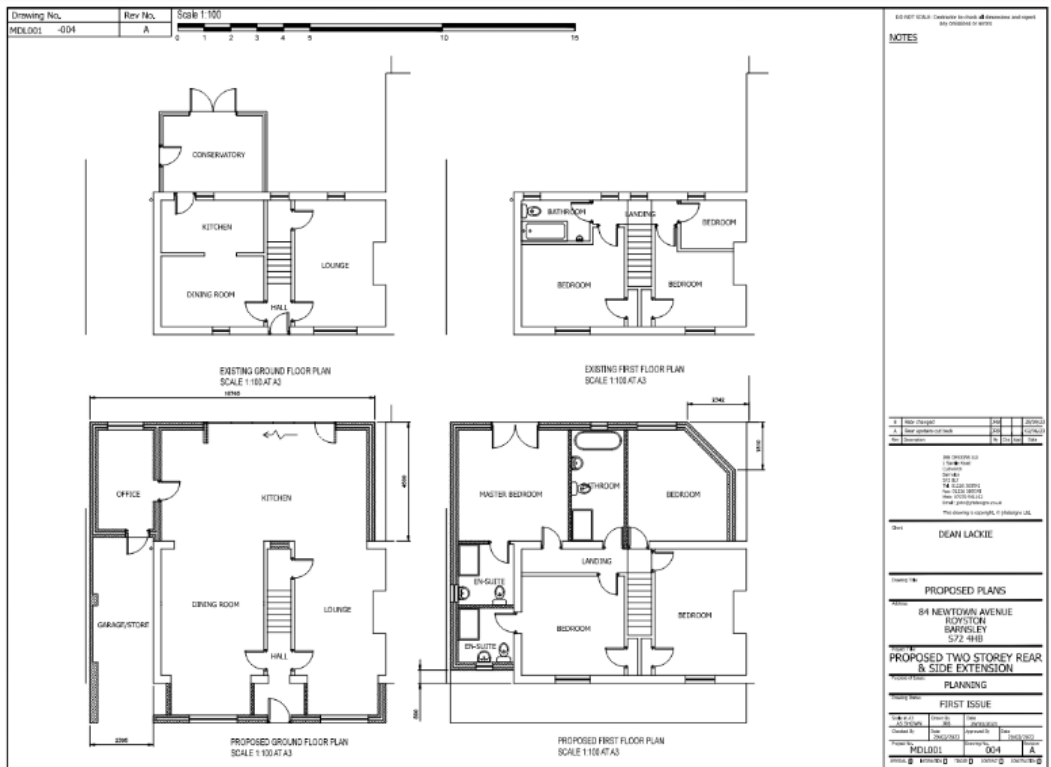
- A rearwards projection of approximately 4.5 metres (previously approved at 4 metres).
- A total width of approximately 10.8 metres (previously approved at 11.2 metres).
- Changes to external materials to add brickwork to all elevations.
- A master bedroom window to doors with a Juliet balcony.
- A ground floor office door to window.
- A larger hall area.

The proposed front, side and rear extensions would wrap around the application dwelling.

The proposed front extension would be a single storey and would project from the front elevation of the application dwelling by approximately 1.5 metres with a total width of approximately 11.2 metres. The front extension would adopt a mono pitched roof with an approximate eaves and ridge height of 2. Metres and 3.5 metres respectively. The front extension would be constructed of brickwork.

The proposed side extension would be two storeys and would project from the south (side) elevation of the application dwelling by approximately 2.4 metres with a total depth of approximately 11.4 metres. The side extension would adopt a hipped roof with an approximate eaves and ridge height of 5 metres and 6.4 metres respectively. The side extension would be constructed of brickwork with first-floor render to the front elevation.

The proposed rear extension would be two storeys and would project from the rear elevation of the application dwelling by approximately 4.5 metres with a total width of approximately 10.8 metres. The rear extension would adopt a part hipped roof with an approximate eaves and ridge height of 5 metres and 6.4 metres respectively, and a part flat roof with a total height of approximately 5.2 metres. The rear extension would be constructed of brickwork.



## **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 within the adopted Local Plan which has no specific 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**

Planning Enforcement – No response.  
Highways DC – No objection subject to conditions.

## **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 provided that they remain subsidiary to the host dwelling, 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

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they would not adversely affect the amenity of neighbouring properties.

The House Extensions and Other Domestic Alterations SPD states that two-storey extensions to the rear of semi-detached properties should be designed with a rear projection of less than 3.5 metres. However, larger extensions may be acceptable where a neighbouring property has been extended. The proposed extension has been designed with a rear projection of approximately 4.5 metres and would be erected adjacent to a neighbouring extension with a rear projection of 5 metres which was approved under planning application 2019/1109.

The proposed rear extension would be erected to the south-east of adjoining 82 Newtown Avenue. It is acknowledged that some additional overshadowing could occur. However, given that the neighbouring property benefits from an existing two-storey rear extension with a greater rear projection than that proposed, it is not considered that the proposed extension would result in significantly increased levels of overshadowing that could otherwise be detrimental to the amenity of the occupant(s) of 82 Newtown Avenue.

It is noted that the neighbouring extension has been designed to limit its impact on the application site, particularly a first-floor habitable room window located adjacent to the party boundary. For the purposes of daylight and to avoid an overbearing relationship with neighbouring properties, particularly adjoining properties, a 45-degree rule is applied to assess and lessen the extent of any potential impact. The proposal would not comply with the 45-degree rule, contrary to the House Extensions and Other Domestic Alterations SPD. However, the degree to which the proposed extension would exceed the 45-degree rule – approximately 0.4 metres – is minimal and is not considered to be significantly detrimental to the amenity of the occupant(s) of 82 Newtown Avenue, particularly as the proposal has incorporated features into its design to lessen the extent of any potential impact such as, a greater set in (approximately 0.45 metres) from the party boundary when compared with approved planning application 2023/0332 and a 45 degree cut in to the first-floor level of the extension adjacent to the party boundary. Additionally, the neighbouring first-floor window appears to deviate from the approved plans for 2019/1109. The neighbouring window is relatively small and is positioned high within the wall. As such, it is likely to experience some existing impact in relation to limited daylight and restricted outlook.

The proposed front extension would be erected to the south-east of adjoining 82 Newtown Avenue. It is acknowledged that some overshadowing could occur. However, the proposed extension would adopt a modest scale, including projection and height and would not exceed the 45-degree rule, in accordance with the House Extensions and Other Domestic Alterations SPD. As such, it is not considered that the proposed extension would significantly impact the amenity of the occupant(s) of the neighbouring property.

The proposed side extension would be erected to the north of adjacent 86 Newtown Avenue. Extensions located to the north of neighbouring properties are generally considered to have a lesser impact regarding overshadowing than those located to the south. Moreover, any potential impact would likely be limited to the north (side) elevation of the neighbouring property. Secondary windows

located on side elevations of neighbouring properties are not afforded the same protections as those given to habitable room windows on the front and rear elevations.

Windows would largely be limited to the front and rear elevations of the proposed extensions. A sufficient separation distance (21 metres or more) would be maintained between the first-floor front and rear facing windows and the first-floor habitable room windows of any neighbouring properties opposite, in accordance with the House Extensions and Other Domestic Alterations SPD. One first-floor window would be located on the south (side) elevation of the proposed side extension. This window would serve an en-suite which is not considered to be a habitable room. As such, it is not considered that the proposal would result in increased levels of overlooking and loss of privacy. Nonetheless, it is considered prudent to condition the installation of obscure glazing to this window to protect the amenity of the occupant(s) of both the application and neighbouring properties.

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

### Visual Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they do 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 front elevation of a building is generally considered to be the most important for its contribution to the street scene. Therefore, such extensions need to be of a high standard of design. Modest single storey front extensions, which are in keeping with the style of the existing house, and which form a small porch or provide additional space in the front living room, may be allowed.

In this instance, the proposed extension would adopt a modest scale that would provide additional space to existing rooms and would adopt a sympathetic form and features, including a brick construction and a pitched roof type that would maintain the character of the application dwelling and wider street scene.

The House Extensions and Other Domestic Alterations SPD states that side extensions should not have an excessive sideways projection more than two thirds the width of the original dwelling and that all two-storey side extensions should have a pitched roof following the form of the existing roof, be set back by at least 0.5 metres from the main front wall of the dwelling and where practicable, be set in by at least one metre from the side boundary with an adjacent property.

In this instance, the proposed extension would not have an excessive sideways projection (more than two thirds the width of the original dwelling) and would adopt a hipped roof that would follow the form of the existing roof. A set back from the main front wall of the application dwelling of approximately 0.5 metres would be provided at first floor level. The proposed extension would not be set in from the party boundary; however, in this instance, it is not considered practicable to do so.

To the rear, the extensions would adopt a part hipped and part flat roof. Whilst a flat roof is not preferred, the roof would not be visible from the public realm of Newtown Avenue and would therefore not contribute nor detract from the character of the street scene. The flat roof could be visible from a playing field to the west of the application site; however, pitched roof types to neighbouring extensions and the proposed side extension to the application dwelling could offer some screening and could lessen its prominence.

The proposal would largely be constructed of brickwork with some render to the front elevation of the proposed side extension at first-floor level. The proposed materials would sympathetically reflect those seen throughout the street scene.

The proposal is therefore not considered to significantly alter or detract from the character of the street scene and is considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

#### Highway Safety

The application site is served by an existing driveway to the south of the application dwelling. The proposal does not result in a requirement to provide additional parking provision; however, it does result in the loss of some existing off-street parking. Whilst the proposal includes the provision of an integral garage, this would not be of a sufficient size to be classed as a parking space. The proposal also includes the provision of a widened driveway to the front which would measure approximately 11.5 metres wide by 4.9 metres deep. A standard off-street parking space should measure 2.5 metres wide by 5 metres deep. As such, the proposed parking spaces to the front would not be of a sufficient size to be classed as parking spaces. Nevertheless, the 0.1 metre shortfall is negligible, and it is acknowledged that the spaces could still accommodate vehicles. Moreover, the application dwelling is located on a residential, unclassified road. On-street parking is commonplace, traffic volumes are likely to be relatively low and vehicular movements are likely to be slow moving. Additionally, Highways DC were consulted, and no objections were raised. As such, it is not considered that the proposal would be prejudicial to highway safety and the safe and free flow of traffic would be maintained to a reasonable degree.

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

**Recommendation -  
Approve with Conditions**