
2024/0033

Mr Adam Day

2 Guildford Road, Royston, Barnsley, S71 4HU

Erection of part single storey and part two storey rear extension, internal alterations, and minor alterations to external elevations (Amended Description and Plans).

Site Description

The application relates to a corner plot located to the south of Guildford Road, to the east of Summer Lane and in an area that is principally residential characterised by a mix of dwelling types of varying scale and appearance.

The property in question is a two-storey detached property constructed of pale brick with facing stonework to the principal elevation at ground level. The property fronts Guildford Road and features a front first-floor balcony and side attached, timber constructed car port, and adopts a pitched roof with grey concrete roof tiles. The property is fronted by a mix of hardstanding and soft landscaping which extends to the west side. To the rear is an existing timber pergola and paved area. The application site is bounded by a mix of treatments, including brick and stone walls, timber fencing, and mixed vegetation. The site is tightly constrained to the southern rear corner of the plot and is set below properties on Craven Close.



Planning History

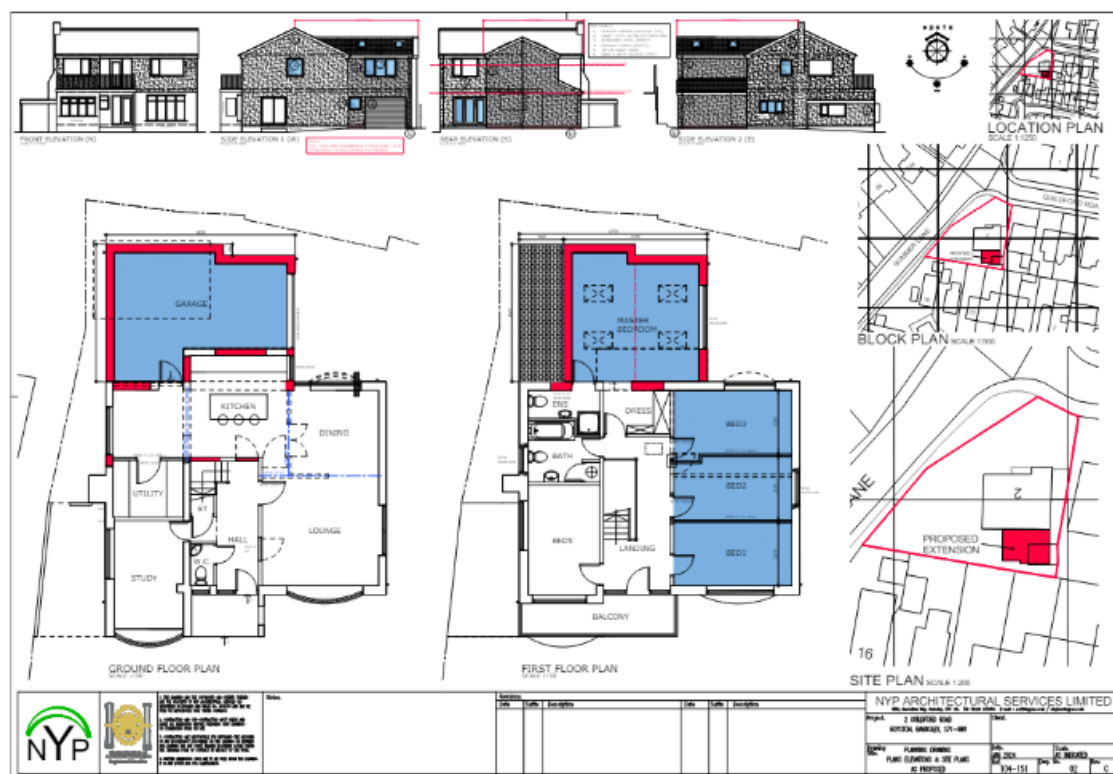
There are no previous applications associated with this site.

Proposed Development

The applicant is seeking permission for the erection of a part single storey and part two-storey extension to the rear of the application dwelling comprising a ground floor garage and a first-floor habitable room, internal alterations, and various external alterations, including the insertion of new ground and first-floor windows, bi-folding doors, and render to all elevations.

The proposed extension would project from the rear elevation of the application dwelling by approximately 5 metres with a width of approximately 6.8 metres. The extension would adopt a lean to roof to the single storey element with an approximate eaves and ridge height of 2.7 metres and 3.5 metres respectively, and a gable roof to the two-storey element with an approximate eaves and ridge height of 5.3 metres and 6.6 metres respectively. All elevations of the existing dwelling and extension would be finished in a 'champagne' coloured render. The existing stonework to the principal elevation would be retained.

During the application process the proposals have been amended to lessen the extent of any potential overshadowing to adjacent 4 Guildford Road by reducing the scale of the two-storey element of the extension and setting it back from the shared boundary line. The ridge height of the roof of the two-storey element has also been reduced.



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

No consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties. Representations from three addresses were received objecting to the proposal summarising the following concerns:

- Proximity to rear boundary line.
- Reduced natural light and views.

- Disturbance to the roots of a mature conifer could cause damage to surrounding properties and affect nesting wildlife.

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. Extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected.

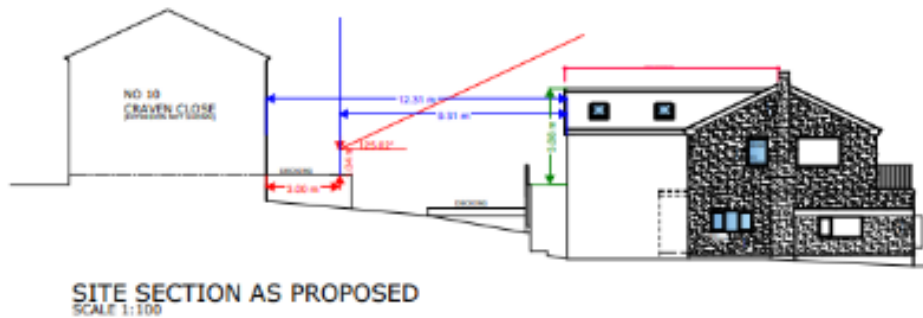
Residential Amenity

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 application site is set below the level of Craven Close and the proposed extension would be erected in a confined area to the rear of the application dwelling projecting beyond the south elevation. Due to the application site being set lower than Craven Close this area experiences some existing overshadowing.

The extension would be located to the west of adjacent 4 Guildford Road. It is acknowledged that some additional overshadowing could occur. However, any potential impact to 4 Guildford Road would likely occur and be limited to the evening. The single storey element of the rear extension would not comply with the 45-degree rule (which is applied to assess and limit the extent of overshadowing) contrary to the House Extensions and Other Domestic Alterations SPD. However, the proposals have been amended to reduce the scale of the two-storey element which is now set back from the shared boundary line and would comply with the 45-degree rule, in accordance with the House Extensions and Other Domestic Alterations SPD. The single storey element of the extension would also be set away from the shared boundary line and would adopt a lean to roof with the eaves (lowest point of the extension) positioned adjacent to the boundary treatment which could lessen the extent of any potential impact. Furthermore, 4 Guildford Road is likely to experience some existing overshadowing to a similar degree as the application site due to existing level differences, boundary treatments and additions. On balance, it is not considered that the proposals would contribute to significantly increased levels of overshadowing beyond any existing level of impact that is likely to be experienced and tolerated.

It is acknowledged that the extension would be built closer to the rear boundary and therefore closer to rear elevations of properties on Craven Close. However, it is not considered that the extension would lead to increased overshadowing as it would be located to the north of and would be set down from those properties. Whilst the distance maintained between the rear elevation of the extension and the rear boundary line would be less than the distance to a blank gable wall, any potential impact would be tantamount to a single storey extension which would be acceptable on a flat level. Moreover, the extension would comply with the 25-degree rule (which is applied to avoid an overbearing relationship between buildings). The 25-degree rule is applied by taking a horizontal line extending back from the centre point of the lowest window and drawing a line upwards at 25 degrees and all built development facing a back window should be below this line.



The proposed extension would block an existing window on the rear elevation of the application dwelling which serves a kitchen. However, the proposed internal layout shows that an open plan arrangement would be adopted that would be served by the existing east and west-facing ground floor windows, a new west-facing window, and new south-facing bi-folding doors. As such, it is not considered that the amenity of the occupant(s) of the application dwelling would be detrimentally impacted.

A new first-floor window is proposed within the east elevation of the existing building. The window would serve a non-habitable room and would face the blank side elevation of 4 Guildford Road. The window is proposed to be obscure glazed. A new first-floor window is proposed within the west elevation of the existing building and the extension. The windows would face towards Summer Lane with views restricted at the site boundary and screening offered by existing boundary treatments.

New roof lights are proposed within the eastern roof plan of the extension. However, due to their angle and height above floor level, it is not considered that the amenity of the occupant(s) of 4 Guildford Road would be detrimentally impacted.

Whilst there is no right to a view consideration is given to outlook. In this instance, the proposed extension would be erected in a confined area of the application site but away from the rear-facing habitable room windows of surrounding properties. Moreover, an existing separation distance would be maintained between existing ground and first-floor windows (to be retained or altered) of the application dwelling and the rear boundary. The proposals are therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook.

The proposal is therefore 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.

This application relates to a corner plot at the junction of Guildford Road and Summer Lane that is significantly screened by existing conifers on its north-east and west boundaries. The proposed extension would be located to the rear of the application dwelling and would not be immediately visible from the public realm of either street. The extension would adopt a scale proportionate to the size of the existing building and would adopt a sympathetic form and features, including pitched roof types. The proposed rendering to all elevations would not be out of character for the area and the proposed 'champagne' colour would be complimentary to existing light-coloured rendering within both street scenes. Existing facing stonework to the principal elevation would be retained. As such, it is not considered the proposals would significantly alter or detract from the character of the existing building or the wider street scene.

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

A new integral garage would be created to the rear of the application dwelling. Best practice suggests that the internal floor area for garages should be 3 x 6.5 metres. The proposed garage would comply with this and would therefore be sufficiently sized to accommodate at least one vehicle. Existing areas of hardstanding to the front and west side of the application dwelling would maintain sufficient parking areas to accommodate at least one additional vehicle. The application site would therefore maintain parking for at least two vehicles, 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.

Other Considerations

There is an existing conifer to the rear (south) boundary line within the curtilage of the application site. Concerns have been raised that the removal of this conifer could disrupt its roots and potentially cause damage to surrounding properties and affect nesting animals. Whilst these concerns are acknowledged, the conifer is not protected and could be removed without requiring permission. Moreover, discussions held with the Forestry Officer concluded that the conifer would unlikely be something that the Council would seek to protect due to its poor quality. Nevertheless, an informative will be attached to any forthcoming decision to advise the applicant that it is an offence to disturb nesting birds and bat roosts.

**Recommendation -
Approve with Conditions**