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**2022/0487**

Mrs J Fox

Removal of existing detached garage and erection of a single storey extension to the side and rear of dwelling.

32 Church Street, Elsecar, Barnsley, S74 8HZ

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### **Site Location & Description**

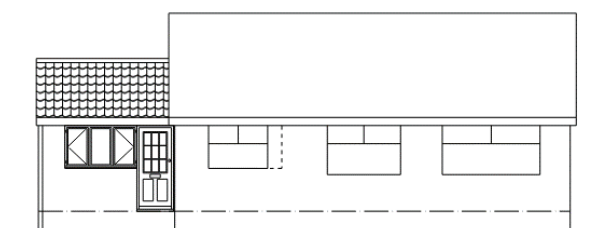
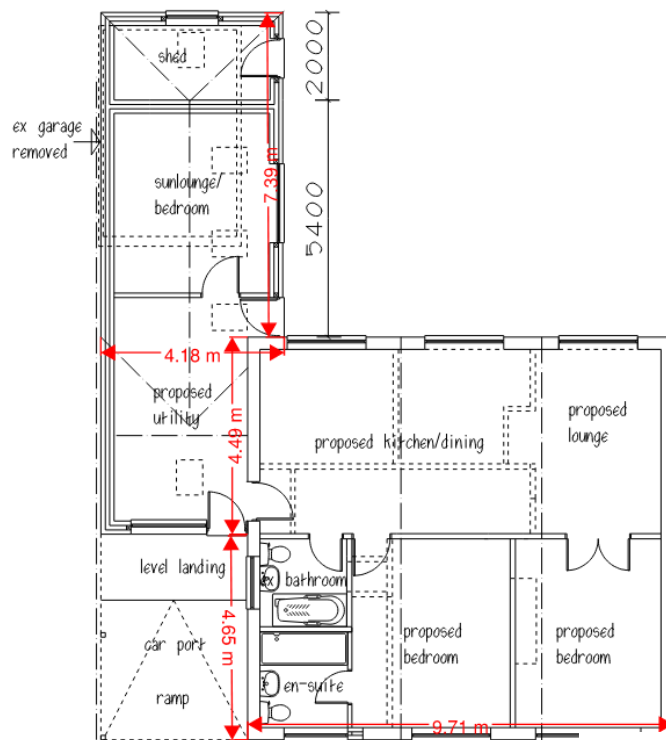
Church Street is a small residential road linking Fitzwilliam Street and Wath Road in Elsecar, two busy roads linking Elsecar village to the surrounding area. The area is predominantly residential with a mix of single storey and two-storey residential properties with differing housing types and designs and construction materials.

The application relates to a single-storey, detached brick-built dwelling located on the northern side of Church Street, close to the junction of Beacon View and Church Street. The dwelling is designed with the roof slope facing the highway, with a small, enclosed garden to the front and driveway to the side, leading to a detached garage beyond. The garage is to be demolished to allow for the extension.

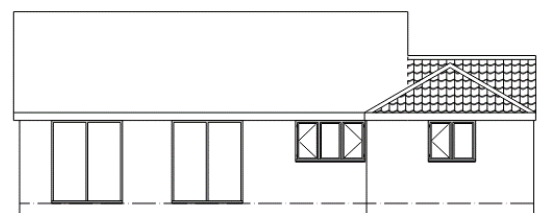


## Proposed Development

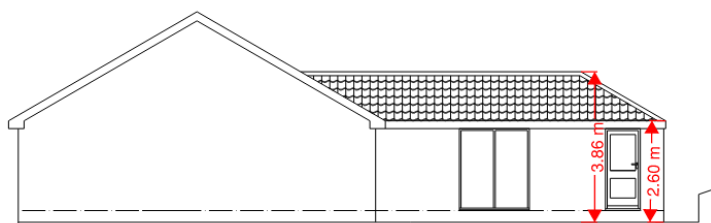
The applicant seeks permission for the erection of a single-storey side and rear extension. The extension is to have a width of 4.18m extending 4.5m along the side elevation and projecting 7.4m beyond the rear elevation of the dwelling. The extension is to have a height of 2.6m to the eaves and 3.8m to the ridge. The extension is to be constructed from materials which match the original dwelling.



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

## **Policy Context**

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise, and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

### Local Plan

The site is allocated as Urban Fabric within the Adopted Local Plan, which has no specific land allocation and therefore the following policies are relevant:

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

Policy SD1 Presumption in favour of Sustainable Development

### Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

## **Consultations**

None

## **Representations**

Neighbour notification letters were sent to surrounding properties; no representations have been received.

## **Assessment**

### Principle of development

PART 1 Development within the curtilage of a dwellinghouse

Class A –enlargement, improvement, or other alteration of a dwellinghouse

Permitted Development is: -

The enlargement, improvement, or other alteration of a dwellinghouse.

The relevant parts of Class A are: -

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA, or Q of Part 3 of this Schedule (changes of use).
- (b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).
- (c) the height of the part of the dwellinghouse enlarged, improved, or altered would exceed the height of the highest part of the roof of the existing dwellinghouse.
- (d) the height of the eaves of the part of the dwellinghouse enlarged, improved, or altered would exceed the height of the eaves of the existing dwellinghouse.
- (g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—
  - (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
  - (ii) exceed 4 metres in height.
- (i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres.
- (ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in subparagraphs (e) to (j)

#### Conditions

Development is permitted by Class A subject to the following conditions—

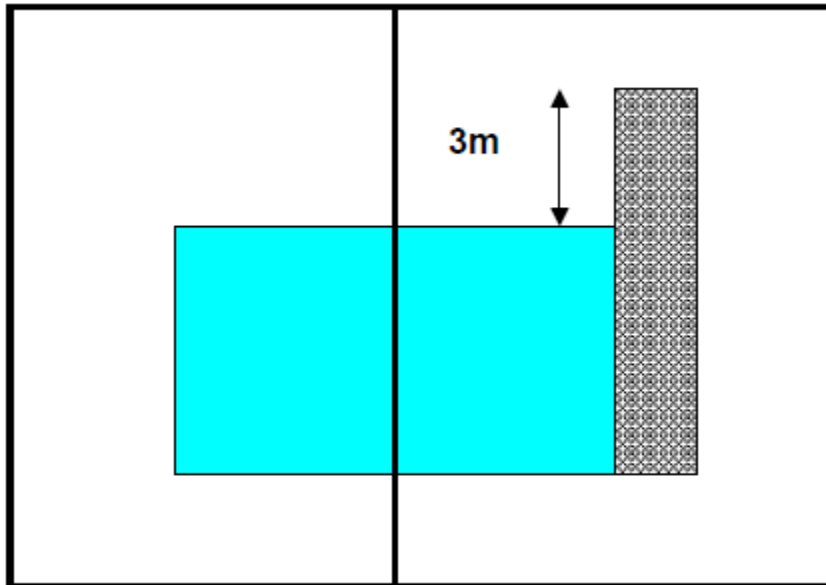
- (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

#### Assessment

The development outlined above falls within the parameters of permitted development and does not require the benefit of planning permission, however as the extension is to project more than 4m from the rear elevation it would be subject to an application for the larger home extension. Given that a householder application has been submitted and no objections have been made it is considered prudent to determine the application in the same manner as the larger home extension prior notification process.

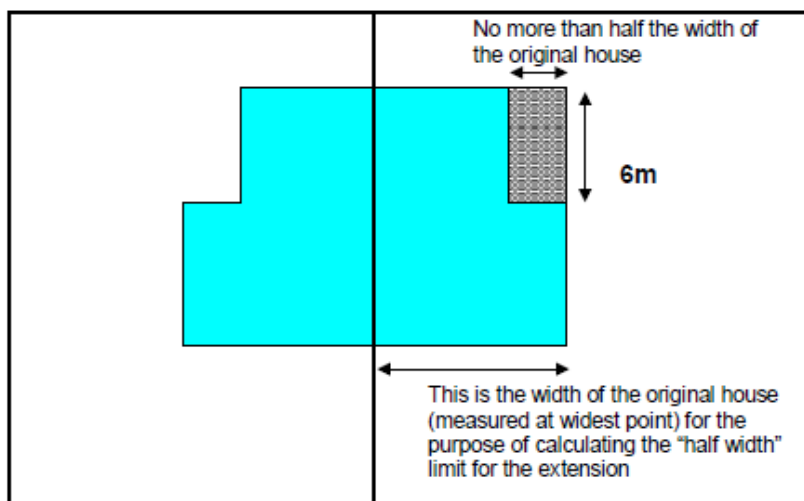
The Government has produced a document; Permitted development rights for householders – Technical Guidance, which was updated September 2019. The guidance explains the rules on permitted development for householders, what these mean and how they should be applied in a particular set of circumstances.

Page 20 states that an extension on a side wall that extends beyond a rear wall but is not attached to a rear wall will be subject to the restrictions that apply to rear walls as well as the restrictions on side walls (these are covered under section (j) of the rules - see page 22). So, in the example below, the extension is limited to 6 metres (or 3 metres on article 2(3) land or sites of special scientific interest) beyond the rear wall of the semi-detached house as well as being restricted by the limits set for extensions from side walls.

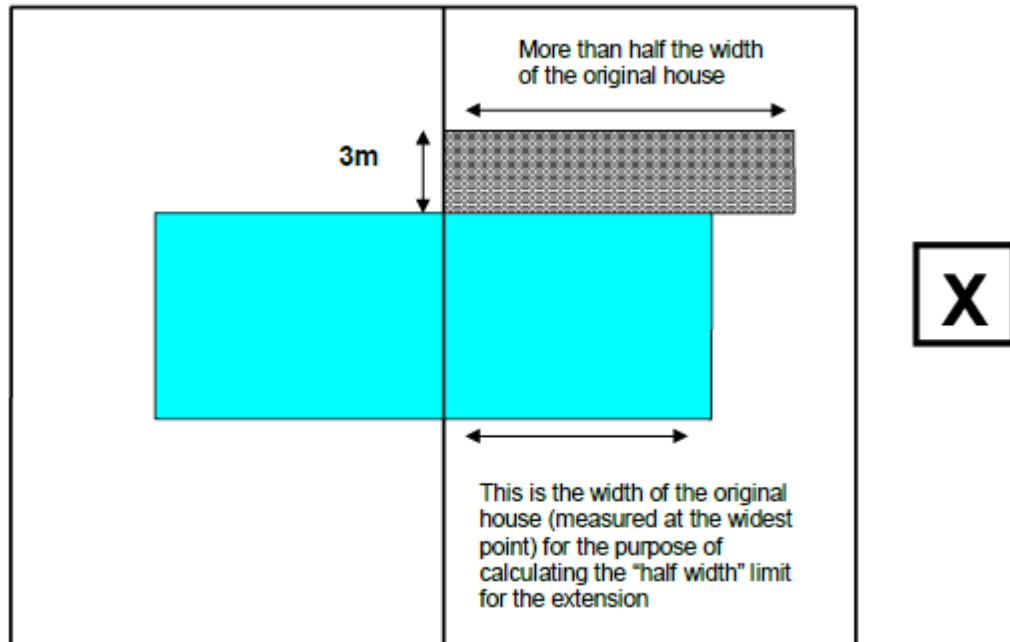


The example above is not dissimilar to that applied for, other than it relates to a semi-detached dwelling rather than a detached dwelling.

Rear and side extensions section on page 23 goes on to provide more information in relation this type of development. Where an extension fills the area between a side elevation and a rear wall, then the restrictions on extensions beyond rear walls and side walls will both apply.



The following example would not be allowed, as the extension extends beyond a side wall and is more than half the width of the original dwelling; this is not the case in this application. Whilst the extension does extend minimally along the rear elevation, the overall width does not exceed more than half the width of the original dwelling as outlined below.



As mentioned previously no neighbours have objected to the proposal and had the application been submitted as a larger home extension prior notification application the application would have been approved without assessment.

### Conclusion

Based on the assessment above it is considered that the proposed development falls within the parameters of permitted development and the larger home extension criteria and is acceptable.

### **Recommendation**

**Approve** with conditions