

Householder Proforma

Application Ref: 2021/0605
Address: 29 Cross Street, Monk Bretton, Barnsley, S71 2ER
Development Proposal: Erection of two storey rear and front porch extensions to dwelling.

Property Description:

Sandstone fronted Victorian mid-terrace set back from the highway of Cross Street by a small enclosed boundary wall. The case officer notes that the dwellinghouse has previously been extended at the rear of the ground floor with a flat-roof addition since removed (as of the case officer site visit) and the presence of a partially constructed porch extension upon the principle elevation.

The neighbouring property at 27 Cross Street has been subject to a single storey rear extension while the rear of the applicant's property is approximately 8.3m distant to the side elevation of 1 Coronation Street further east.

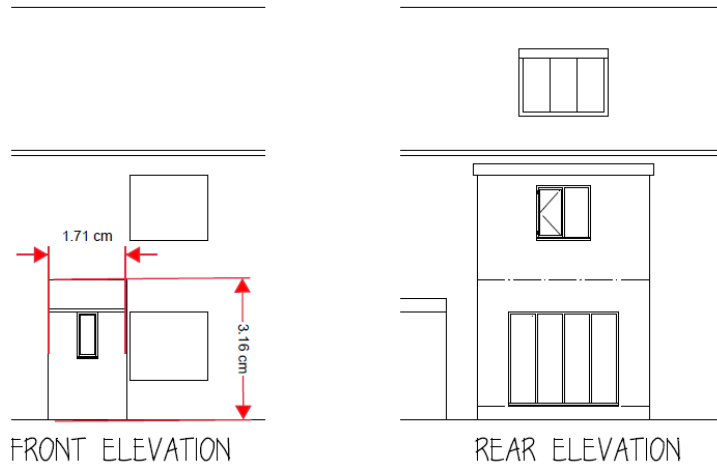
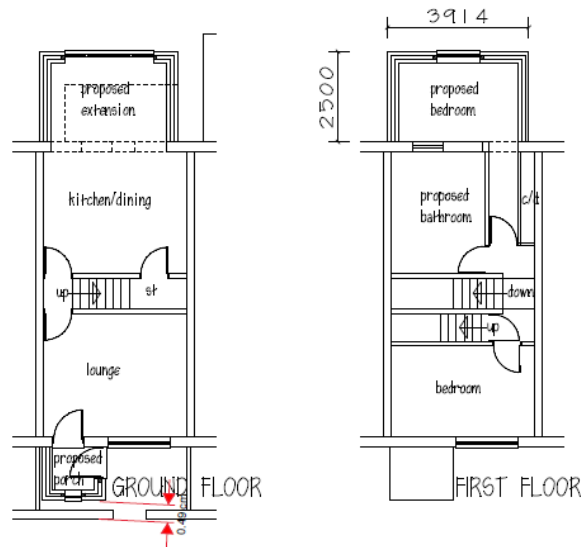
N.B. The original proposal included the rear extension only and has since been amended to include the porch as a part of the application. The rear extension has also been reduced in size to



Proposed Extension:

The applicant proposes to replace their existing ground floor extension with a two-storey flat roof extension alongside the installation of a front porch. The former will project 2.5m from the original rear elevation at a width of nearly 4m and at a roof height slightly below the eaves of the main roof. Materials for the rear extension are indicated to be brick elevations alongside white uPVC fenestration. The front porch is being erected at a height of 3.15m, a width of 1.7m, a depth of 1.5m and a distance from the highway of 0.5m with a replacement stone boundary erected in front of it. The porch is being constructed of matching stone and places the front door on a side elevation of the porch by consequence.

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Local Plan Designation: Urban Fabric
Conservation Area: No
Relevant History: None
Acceptable in Principle: Yes
Neighbour Representations: None

Rear Extension:

	Yes / No (include comment if required)
Two Storey	
1. terraced property and less than 2.5m (projection to the rear)?	Yes
2. semi-detached and less than 3.5m?	N/A
All	
3. materials to match	Yes
4. roof design compliments / ties in well	No – however the design is limited by the existing rear dormer.
5. habitable room windows on the side elevation?	None
6. distance to rear boundary (shared with another residential property) 10m or more?	No – Justified below

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Front Extension:

	Yes / No (include comment if required)
1. single storey?	Yes
2. small projection? (confirm measurement)	Yes – 1.5m
3. roof design corresponds to existing	
4. windows / doors of a similar design / proportion	
5. materials to match	

Amenity Assessment:

The review below is primarily directed in relation to the proposed two storey rear extension. The porch extension, though retrospective, is considered acceptable given its proportionate size, inclusion of high quality materials and lean-to roof which accord with the neighbouring porch at 27 Cross Street.

Overlooking/Privacy:

The rear extension, though moving the first floor fenestration closer to the boundary shared with 1 Coronation Street, shall create a situation that is generally reflective of the existing situation given that the new first floor window location would outlook directly at the side elevation of No.1 further east. That being said, there is a window at the first floor within the side elevation of 1 Coronation Street which could decrease privacy for this dwelling. However the window serves circulation space, not a habitable room, therefore the level of mutual privacy loss is considered to be within acceptable limits. Indeed given the low level of projection of the rear extension, at only 2.5m, the view between the two fenestra is likely to remain the same.

In respect of views from the extension into the rear windows and rear curtilage of No.1 Coronation Street, the orientation of the two dwellinghouses is considered to prevent unacceptable levels of privacy from occurring and may even increase privacy for the rear curtilage of No.1 as views from the new first floor window will be at an acuter angle than the current arrangement.

No representations have been received from neighbouring residents under the original proposal with a greater projection than the existing design and the levels of privacy for adjoining properties is consequently considered to be within acceptable parameters.

Overshadowing & Overbearance:

A moderate amount of overshadowing will be experienced by the occupiers of 31 Cross Street, however the development meets the SPD guidance in respect of its 2.5m projection and the Case Officer has verbally confirmed in person (on their site visit) that the residents of that property are content with the proposal at 3m in projection. The design has since been amended to meet guidance and therefore the level of overshadowing is considered to be within acceptable parameters for No.31 despite their northern location relative to the applicant's dwelling and curtilage.

Overbearance is considered acceptable for the same reasons as those outlined above relative to 31 Cross Street and the rear extension of No.27 offsets any impact in respect of overbearance from the proposed development.

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Outlook:

It is acknowledged that the distance between the new rear elevation and the existing side elevation of 1 Coronation St will be reduced from 8.3m to 5.8m and that both metrics are significantly below the 12m separation standard required within the SPD House Extensions. However it should be understood that the existing arrangement does not meet modern standards due to the historic layout and high density arrangement of the area. In other respects the proposal meets the projection standard of 2.5m for this type of development on this size and type of dwelling and does not significantly alter the current amenity standards in respect of privacy. The main impact of the scheme low separation standard therefore relates to outlook from the first floor window which will outlook onto the side elevation of 1 Coronation St. Indeed this arrangement is fundamentally the same as the current arrangement and it is not considered impactful in respect of light being able to enter the new room at the first floor that is proposed.

Visual Amenity:

The rear of the properties facing west on Cross St are almost predominantly subject to flat roof rear extensions despite being visible within the streetscene of Coronation St. Likewise, a pitched roof would likely increase overshadowing of No.31's property further north given the extra height required for such a design while the presence of the existing rear dormer prevents such a roof design being possible in the first place. As the proposed rear extension replicates the precedent of its existing rear extension and those of adjacent properties, the flat-roof of the proposed two-storey rear extension upon No.29 Cross Street is determined to be acceptable.

Conclusion:

Though the separation standards between the proposed rear extension of No.1 Coronation St is less than that required under the SPD House Extensions, it is reflective of a historic arrangement and is not likely to incur a significant level of privacy loss or decrease to outlook for adjoining properties as set out above. The proposal meets the projection standard for this type of development upon a terraced property and it is consequently determined to be in accordance with LP Policy GD1 – General Development. Similarly, the design of the proposal is a departure from design standards, however given the precedent of surrounding architecture and the incapacity of a pitched roof being achieved, the proposal is considered to be acceptable relative to the requirements of LP Policy D1 – High Quality Design and Placemaking.

Recommendation: Approve