

2023/0502

Mrs Hoggett

343 Higham Common Road, Higham, Barnsley, S75 1PG

Single storey rear extension

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### Site Description

Higham Common Road is a classified road (C563) located in an area that is principally residential with land allocated for mixed use to the East (MU1) and the M1 motorway to the West, Higham Recreation Ground and Green Belt land can be found North-West of the site.

The application relates to a two storey, terraced, stone and brick-built dwelling located adjacent to the Eastern carriageway of Higham Common Road. To the front of the dwelling is a small garden space enclosed by a low-built stone wall. To the rear of the dwelling is a modest sized and narrow garden that locates an existing corrugated metal constructed outbuilding with an existing metal railing along its Southern edge. This sits in the context of large open space to the rear of these terraced properties (341 – 355 Higham Common Road) comprising principally of a mix of paving and hardstanding and locates a small number of detached outbuildings to the Eastern edges. Boundary treatments are mostly absent from this area, and where they are present, they are confined to the outer edges of curtilage.

Directly adjacent to the development site is existing high timber fencing enclosing the rear garden space of an adjacent neighbouring property. A gate is located on Southern panel.



### Planning History

There are no previous planning applications associated with this site.

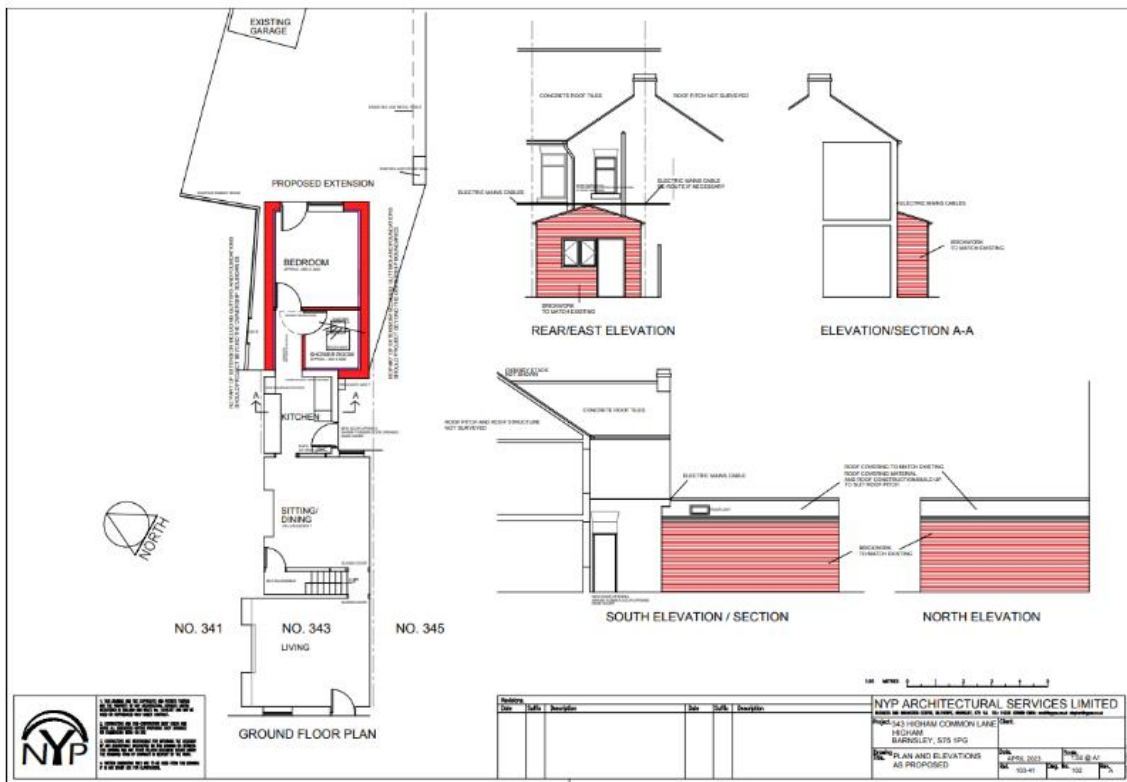
### Proposed Development

The applicant seeks permission for the erection of a single storey rear extension to the rear of the dwelling to provide an additional bedroom and shower room.

The dwelling features an existing two-storey rear projection that forms its original footprint. The proposed extension would project from the rear elevation of this existing projection by approximately 6 metres, extending to approximately 6.3 metres where the proposed extension would be built off its side elevation. The proposed extension would have a width of approximately 3.7 metres and would adopt an apex roof with an approximate eaves and ridge height of 2.7 metres and 3.3 metres respectively.

It is proposed that the window cill of a first-floor window on the rear elevation of the existing projection would be raised slightly to allow for stepped lead flashing at the roof abutment. A ground floor window on the Southern side elevation of the existing projection would be replaced by a new door opening. There are also provisions for a single roof light within the Southern roof plane of the proposed extension.

The proposed extension would use external materials such as brickwork and concrete roof tiles to match those used in the construction of the original dwelling.



### 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 land allocation and 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: House Extensions and Other Domestic Alterations

This document establishes the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations; reflecting the principles of the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

#### Supplementary Planning Document: Parking

This document establishes parking standards in relation to development size and type, specifically larger homes require a greater parking provision.

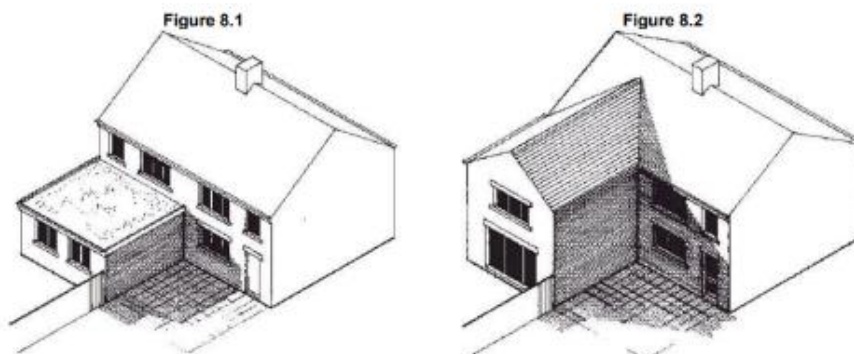
#### National Planning Policy Framework

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 places.***

The *Supplementary Planning Document: House Extensions and Other Domestic Alterations* also provides guidance in relation to specific types of development; rear extensions are outlined in paragraphs 8.1, 8.2 and 8.3.

**8.1:** Usually, the problem of overshadowing and loss of outlook arises as a result of rear extensions. The single storey rear extension shown in Figure 8.1 is not acceptable because it has an adverse, overshadowing effect on the adjoining property whilst the two-storey extension in Figure 8.2 has an even greater impact and would not be permitted.



**8.2:** To combat the problems of loss of light, as well as loss of privacy and outlook, the size and projection of rear extensions need to be strictly controlled.

**8.3:** Single storey extensions to the rear of terraced houses should not exceed 3.5 metres in projection and where they exceed 3m in length the eaves height should not exceed 2.5m. On semi-detached dwellings an extension should not project more than 4m and again, the eaves height should not exceed 2.5m where the extension would project beyond 3m.

## Consultations

Highways DC and local ward Councillors were consulted on this application; no responses were received from Councillors and Highways DC provided comments requesting further details of the existing layout as well as raising concerns that existing access routes could be impeded which may lead to an increase in on-street parking by other dwellings.

## Representations

Neighbour notification letters were sent to surrounding properties; one representation was received raising concerns regarding overshadowing, loss of privacy, drainage, and impacts to parking and access. The latter was stated to be covered by an existing covenant.

Whilst the issue of a covenant is acknowledged, this is not a planning consideration; as such, this aspect will not form the basis of the assessment of this application.

## Assessment

### Principle of Development

The site falls within urban fabric which has no specific land allocation; however, the site and surrounding area is made up principally of housing, therefore, extensions to residential properties

are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity, and highway safety.

### Residential Amenity

The *Supplementary Planning Document: House Extensions and Other Domestic Alterations* sets out guidance in relation to the extensions to ensure that they are designed to limit the impact on neighbouring dwellings. Proposals for extensions are considered acceptable where they do not adversely affect the amenity of neighbouring properties.

Paragraph 8.3 of the SPD states that *'single storey extensions to the rear of terraced houses should not exceed 3.5 metres in projection, and where they exceed 3 metres the eaves height should not exceed 2.5 metres.'* In this instance, the proposed extension would be to the rear of a terraced property and have a projection of approximately 6.3 metres with an eaves height of approximately 2.7 metres, therefore, not meeting the guidance of the SPD.

Additionally, the proposed extension would be positioned South-East of adjacent neighbouring property 341 Higham Common Road; as such, greater impacts regarding overshadowing should be expected due to the natural movement of the sun path. Whilst it is acknowledged that existing boundary treatments comprising of high timber fencing and neighbouring properties to the North of 341 Higham Common Road likely contribute to existing levels of impact, the scale of the proposed extension and its proximity to the boundary fence would create an unacceptable tunnelling affect that would increase levels of overshadowing to an unreasonable degree, particularly affecting the rear garden and ground floor rear-facing window of 341 Higham Common Road. Paragraph 7.7 of the SPD states that *'the Council will seek to protect principal habitable room windows on the front and rear elevations of the adjacent property.'*

Furthermore, whilst outlook from the ground floor rear-facing window of 341 Higham Common Road is likely to be impeded by existing timber fencing forming the rear boundary treatments, it is considered that the scale of the proposed extension and its proximity to the boundary line would exacerbate existing impacts, further reducing outlook.

In terms of overlooking and loss of privacy, paragraph 7.5 of the SPD states that *'windows to habitable rooms on an extended property should not be less than 21 metres from any other properties with habitable room windows, and 12 metres should be maintained to a blank gable wall and 10 metres should normally be provided between rear-facing windows on the first floor (and above) and the rear boundary.'* In this instance, the rear-facing habitable room windows of the proposed extension would not directly face any habitable room windows of surrounding neighbouring properties, and approximately 10 metres would be maintained between the rear-facing windows of the proposed extension and the rear (Eastern) boundary, where the proposed extension would be of a single storey and the rear (Eastern) boundary is abutted by various existing outbuildings and vegetation.

Additionally, there are no windows proposed in either side elevation of the proposed extension and existing boundary treatments North of the development site provides the additional benefit of screening. The proposed roof light is also unlikely to impact levels of privacy as the extension would be set forward of neighbouring properties.

Specific concerns were raised regarding loss of privacy to neighbouring properties South of the site due to the proposed replacement of a ground floor window with a door opening on the side elevation of the existing rear projection of the applicant dwelling. It was stated that the passing of the occupant and visitors via this new opening would lead to an erosion of privacy. It is acknowledged that the proximity of the proposed door opening to neighbouring property 345 Higham Common Road would have some impact regarding loss of privacy, however, it would replace a window in a similar location, and be in the context of large open space to the rear of this row of terraced properties (341 – 355 Higham Common Road) that is likely to contribute to existing levels of impact. Additionally, the replacement of a window with a door would not require planning permission in this instance, resulting in the same impacts. As such, it is not considered that the proposals would increase impacts

regarding loss of privacy significantly beyond existing levels of impact that are currently experienced and tolerated.

Though the proposals are not considered to result in increased levels of overlooking and loss of privacy, the proposed extension would be an overbearing addition to the applicant dwelling that would adversely affect the amenity of neighbouring properties, including increased overshadowing, and further reduced outlook.

The proposals would, therefore, be unacceptable and contrary to *Supplementary Planning Document: House Extensions and Other Domestic Alterations* and *Local Plan Policy GD1: General Development*.

### Visual Amenity

The *Supplementary Planning Document: House Extensions and Other Domestic Alterations* sets out guidance in relation to design principles, outlining the importance of any extension to be designed to be in keeping with the original property and to maintain the character of the neighbourhood. Proposals for extensions are considered acceptable where they do not significantly alter the character of the street scene and would sympathetically reflect the style and proportions of the original dwelling.

Paragraph 6.10 of the SPD states that *'the roof style, pitch and detailing should match those of the existing dwelling.'* In this instance, the original dwelling features pitched, and gable roofs and the proposed extension would adopt a gable roof with a similar pitch.

Additionally, paragraph 6.13 of the SPD states that *'materials should normally be of the same size, colour and texture as to the existing house or as close a match as possible.'* In this instance, the proposed extension would use external materials such as brickwork and concrete roof tiles that would match or be of a similar appearance to those used in the construction of the original dwelling.

Though the scale of the proposed extension is disproportionate to the original dwelling, mainly because of its projection, the proposals would adopt features and external materials that would be sympathetic to the existing house. The proposed extension would not be visible within the main street scene of Higham Common Road, but it would be visible from open space to the rear of this row of terraced properties (341 – 355 Higham Common Road) where it would become a prominent structure. However, in the context of several existing outbuildings that feature roof types and use external materials that are not entirely consistent with the appearance of the existing terraced dwellings, the proposed extension at 343 Higham Common Road would introduce a more considered and aesthetically positive building to this area, especially as the existing outbuildings are generally in a poor condition.

Therefore, on balance, the proposals are considered to be compliant with *Local Plan Policy D1: High Quality Design and Place Making* and would be acceptable regarding visual amenity. Nevertheless, this does not warrant the approval of a scheme which is considered unacceptable in terms of its impact on residential amenity, including increased overshadowing and further reduced outlook.

### Highway Safety

The *Supplementary Planning Document: Parking* sets out guidance in relation to the design of residential car parking, outlining that development will be expected to meet the standards for parking set out in the South Yorkshire Residential Design Guide. Proposals will be considered acceptable where they would meet these standards and not adversely affect highway safety.

The applicant dwelling benefits from an existing outbuilding to the rear of the property that is positioned directly adjacent and parallel to the Northern boundary line. Beyond this and to the East of the site are at least two other outbuildings which resemble detached garages.

Due to the extent of the paving and hard surfacing to the rear of this row of terraced properties (341 – 355 Higham Common Road) it is expected that the applicant dwelling along with neighbouring properties would utilise this space for off-street parking, accessed off Higham Common Road and in between neighbouring properties 351 and 353 Higham Common Road. Whilst this was not witnessed during a site visit, aerial photography clearly shows the area being used for vehicular parking. It is also acknowledged that occasional on-street parking occurs to the front of these properties and intermittently throughout the street.

The proposed extension would create an additional bedroom; therefore, it is likely that there would be an additional requirement to provide further off-street parking spaces to serve the dwelling. Table 1 Car Parking Standards of the SPD states this to be ‘1 space for dwellings with 1 or 2 bedrooms and 2 spaces for dwellings with 3 or more bedrooms.’

Highways DC were consulted on this application; however, they were unable to comment on the full impact of the proposals to parking due to the need for further information regarding the existing layout. Additionally, concerns were raised to how the scheme would affect rear access to other dwellings, as impeding this access route may lead to an increase in on-street parking by other dwellings.

This additional information was requested but not supplied, therefore, it is considered that insufficient detail has been provided to fully understand and assess the potential impacts of the proposals to existing highway safety.

The proposals would, therefore, be unacceptable and contrary to *Local Plan Policy T4: New Development and Transport Safety*.

### Conclusion

In conclusion, the specific concerns regarding these proposals relate to the scale of the development and the likely impacts to residential amenity, including overshadowing and reduced outlook due to the creation of an unacceptable tunnelling affect, and the minimal detail provided regarding parking arrangements to be able to fully understand and assess the impacts of the proposals on highway safety.

Unfortunately, the proposals, therefore, fail to meet the guidance of *Supplementary Planning Document: House Extensions and Other Domestic Alterations*, *Supplementary Planning Document: Parking* and *Local Plan Policies GD1: General Development* and *T4: New Development and Transport Safety*.

### **Recommendation**

**Refuse**