

2023/0359

Mrs Dorothy Fowler

314 Midland Road, Royston, Barnsley, S71 4DR

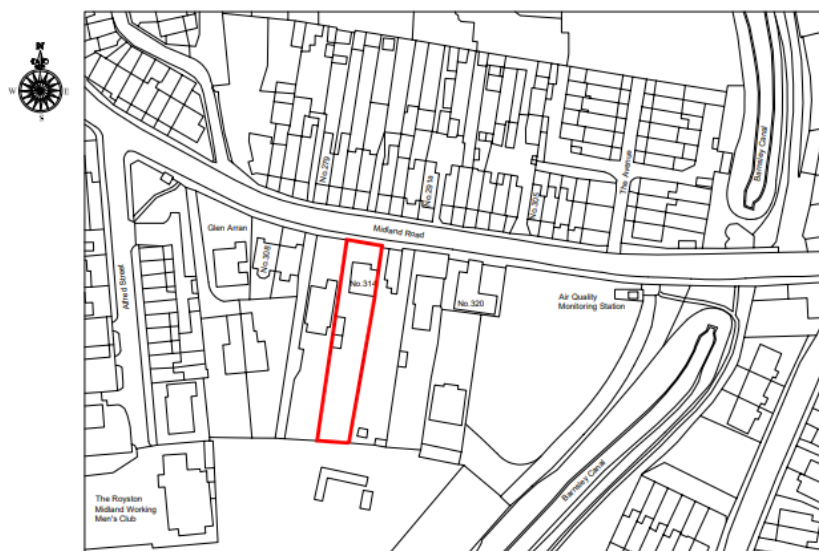
Erection of a single storey rear extension to existing dormer bungalow with a rearwards projection of 5m and a flat roof with a maximum height of 3m (Householder Prior Notification)

Site Description

314 Midland Road is a single storey detached bungalow located in Royston, Barnsley. The site is located within a staggered building line that comprises of two-storey detached and semi-detached dwellings, and other single storey detached dwellings. Terraced properties are located opposite the site with the street scene being somewhat variable with differences regarding design and additions; however, there is some consistency regarding external materials, including the use of red brickwork and grey roof tiles, and roof types, including pitched and gable.

The applicant dwelling is brick-built, featuring gable, and pitched roofs. Other features include a bay window topped with a hipped roof, forming a canopy over the entrance to the front, and a large, flat roof dormer featuring Anthracite cladding to the rear. The site is bounded by brick-built walls to the North and East with remaining boundaries comprising timber panelled fencing. An existing driveway is located to the side of the dwelling providing access to an existing detached, flat roof garage constructed of pebbledash concrete which is located adjacent to the shared boundary with a neighbouring property to the West.

The surrounding area is principally residential alongside various greenspaces. The Dearne Valley Wetlands – a special area of scientific interest (SSSI) is located to the South-East of the site, Royston Welfare Park to the West and Royston's urban centre beyond, with commercial and industrial uses to the East.



Planning History

B/79/0577/RO - Erection of bungalow and construction of vehicular access. – Approved with conditions.

2007/0048 - Erection of brick and railing and stone and railing front boundary walls. – Approved with conditions.

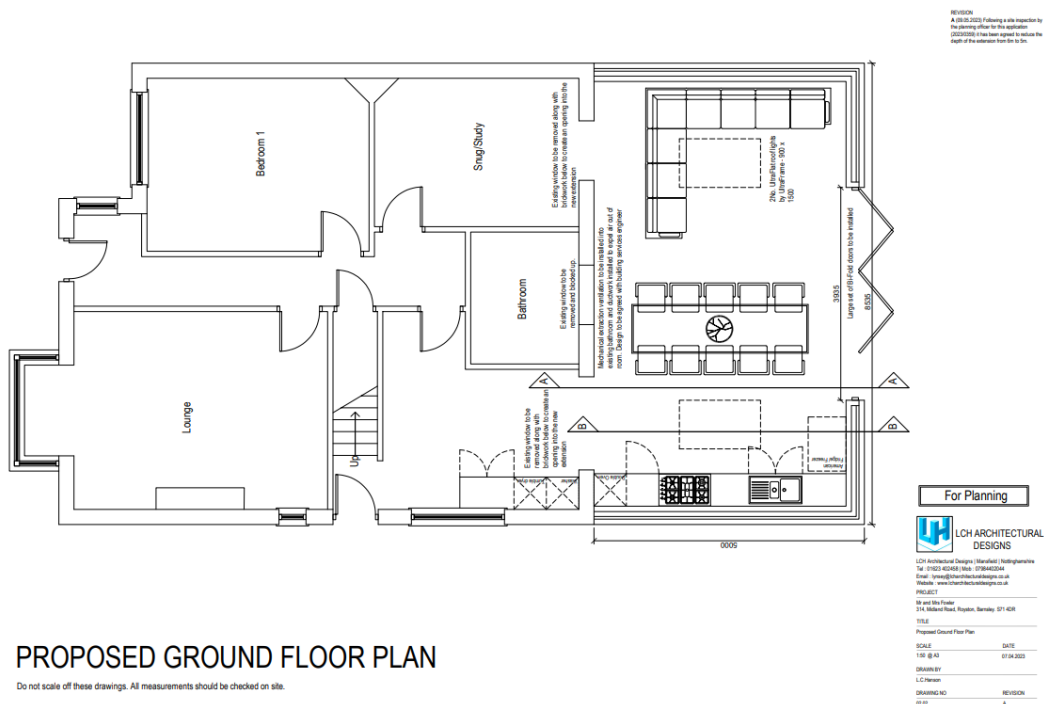
Proposed Development

The applicant has submitted a Prior Notification (Larger Home Extension) application for the erection of a single storey rear extension to existing dormer bungalow.

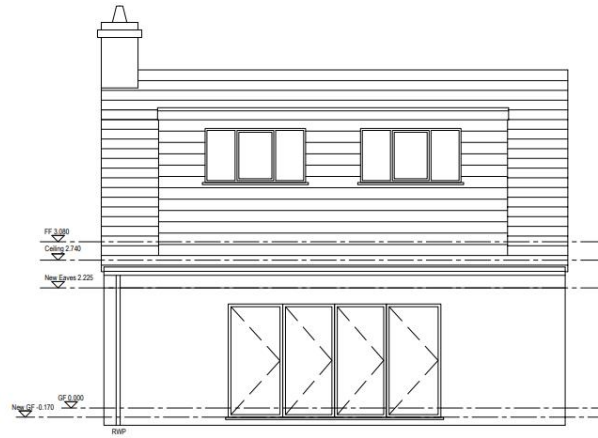
Original proposals were for a 6-metre projection from the rear elevation of the original dwelling; however, due to concerns regarding overshadowing, amendments were submitted.

Amended proposals show that the proposed extension would project from the rear elevation of the original dwelling by approximately 5 metres with a width of approximately 8.5 metres. The proposed extension would feature a flat roof with an approximate eaves and ridge height of 2.5 metres and 2.9 metres respectively, and would be within two metres of the boundary of the curtilage of the dwellinghouse.

The proposed extension would utilise matching external materials to those used within the construction of the original dwelling and would incorporate a flat skylight into the roof.



REVISION
A: 01/04/2023 Following a site inspection by
the planning officer for this application
02/03/2023 it has been agreed to reduce the
depth of the extension from 5m to 3m.



PROPOSED REAR ELEVATION

Do not scale off these drawings. All measurements should be checked on site.

For Planning

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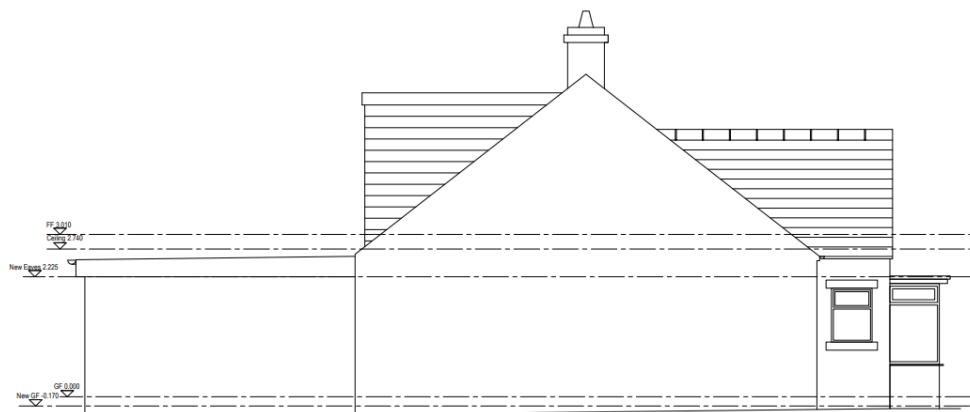
PROJECT
M and Mrs Foster
214, Midland Road, Rippon, Barnsley S17 4JH

TITLE
Proposed Rear Elevation

SCALE: 1:50 @ A3
DRAWN BY: L.C. Pearson
DRAWING NO: 02/03

DATE: 07/04/2023
REVISION: A

REVISION
A: 01/04/2023 Following a site inspection by
the planning officer for this application
02/03/2023 it has been agreed to reduce the
depth of the extension from 5m to 3m.



PROPOSED SIDE ELEVATION

Do not scale off these drawings. All measurements should be checked on site.

For Planning

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PROJECT
M and Mrs Foster
214, Midland Road, Rippon, Barnsley S17 4JH

TITLE
Proposed Side Elevation

SCALE: 1:50 @ A3
DRAWN BY: L.C. Pearson
DRAWING NO: 02/03

DATE: 07/04/2023
REVISION: A

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.

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.***

Consultations

No consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties, one objection was received due to concerns regarding overshadowing, resulting in a loss of natural light.

Assessment

Principle of Development

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 1, Class A:

A.1 Development is not permitted by Class A if –

- 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;
- E) the enlarged part of the dwellinghouse would extend beyond a wall which—
 - i. forms the principal elevation of the original dwellinghouse; or
 - ii. fronts a highway and forms a side elevation of the original dwellinghouse;
- F) subject to paragraph (g), 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 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
 - ii. exceed 4 metres in height;
- 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;
- H) the enlarged part of the dwellinghouse would have more than a single storey and—
 - i. Extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
 - ii. be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;
- 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;

- J) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—
 - i. exceed 4 metres in height,
 - ii. have more than a single storey, or
 - iii. have a width greater than half the width of the original dwellinghouse;
- 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 sub-paragraphs (e) to (j);
- K) it would consist of or include—
 - i. the construction or provision of a verandah, balcony or raised platform,
 - ii. the installation, alteration or replacement of a microwave antenna,
 - iii. the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - iv. an alteration to any part of the roof of the dwellinghouse.; or
- L) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

Conditions

A.3 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;
- B) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be
 - i. obscure-glazed, and
 - ii. non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and
- C) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

A.4

- 1) The following conditions apply to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).
- 2) Before beginning the development the developer must provide the following information to the local planning authority—

- A) a written description of the proposed development including—
 - i. how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse;
 - ii. the maximum height of the enlarged part of the dwellinghouse; and
 - iii. the height of the eaves of the enlarged part of the dwellinghouse;
 - iv. where the enlarged part will be joined to an existing enlargement of the dwellinghouse, the information in sub-paragraphs (i) to (iii) must be provided in respect of the total enlargement (being the enlarged part together with the existing enlargement to which it will be joined);
 - B) a plan indicating the site and showing the proposed development and any existing enlargement of the original dwellinghouse to which the enlarged part will be joined;
 - C) the addresses of any adjoining premises;
 - D) the developer's contact address; and
 - E) the developer's email address if the developer is content to receive communications electronically.
- 3) The local planning authority may refuse an application where, in the opinion of the authority—
- a) the proposed development does not comply with, or
 - b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with,

the conditions, limitations or restrictions applicable to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).

- 4) Sub-paragraphs (5) to (7) and (9) do not apply where a local planning authority refuses an application under sub-paragraph (3) and for the purposes of section 78 (appeals) of the Act such a refusal is to be treated as a refusal of an application for approval.
- 5) The local planning authority must notify each adjoining owner or occupier about the proposed development by serving on them a notice which—
 - a) describes the development by setting out the information provided to the authority by the developer under paragraph A.4(2)(a);
 - b) provides the address of the proposed development;
 - c) specifies the date when the information referred to in sub-paragraph (2) was received by the local planning authority and the date when the period referred to in sub-paragraph (10)(c) would expire; and
 - d) specifies the date (being not less than 21 days from the date of the notice) by which representations are to be received by the local planning authority.
- 6) The local planning authority must send a copy of the notice referred to in sub-paragraph (5) to the developer.

- 7) Where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises.
- 8) The local planning authority may require the developer to submit such further information regarding the proposed development as the authority may reasonably require in order to determine the application.
- 9) The local planning authority must, when considering the impact referred to in sub-paragraph (7)—
 - a) take into account any representations made as a result of the notice given under subparagraph (5); and
 - b) consider the amenity of all adjoining premises, not just adjoining premises which are the subject of representations.
- 10) The development must not begin before the occurrence of one of the following—
 - a) the receipt by the developer from the local planning authority of a written notice that their prior approval is not required;
 - b) the receipt by the developer from the local planning authority of a written notice giving their prior approval; or
 - c) the expiry of 42 days following the date on which the information referred to in subparagraph (2) was received by the local planning authority without the local planning authority notifying the developer as to whether prior approval is given or refused.
- 11) The development must be carried out—
 - a) where prior approval is required, in accordance with the details approved by the local planning authority;
 - b) where prior approval is not required, or where sub-paragraph (10)(c) applies, in accordance with the information provided under sub-paragraph (2),

unless the local planning authority and the developer agree otherwise in writing.

- 12) The local planning authority may grant prior approval unconditionally or subject to conditions reasonably related to the impact of the proposed development on the amenity of any adjoining premises.
- 16) When computing the number of days in sub-paragraph (5)(d), any day which is a public holiday must be disregarded.

Assessment

The proposed extension falls within the parameters of a larger home extension, as outlined above; however, where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises. In this instance, one objection was received from an adjoining premises regarding impacts relating to overshadowing, resulting in a loss of natural light; therefore, prior approval is required, and an assessment made as to the impacts of the proposed development on the amenity of any adjoining premises.

Residential Amenity

Proposals for extensions are considered acceptable where they do not adversely affect the amenity of neighbouring properties.

The proposal has been submitted using a Prior Notification for a Larger Home Extension application whereby a single storey rear extension can be erected without the need for a householder planning application, as the Government considers the impact of such development to be modest. Since objections to the scheme were received, a decision is to be made about whether the impact on the amenity of all adjoining properties is acceptable.

There are two adjoining premises, 316 Midland Road to the East and 312 Midland Road to the West. Both adjoining premises and the applicant dwelling are detached properties and form a staggered building line where no.312 is set back and no.316 set forward of the applicant dwelling. All properties benefit from large, narrow plots on relatively level ground.

The proposed extension would be positioned to the South of the applicant dwelling; therefore, some overshadowing to adjoining premises should be expected due to the influence of the natural sun path.

316 Midland Road is a two-storey detached dwelling featuring a stepped design to its rear and is adjoined by other neighbouring properties to the East. These factors are likely to contribute to existing levels of impact regarding overshadowing. Whilst it is acknowledged that the proposed extension to the applicant dwelling would likely create some additional overshadowing, existing boundary treatments and the positioning of no.316 within its plot (set forward and set-in from the shared boundary) would mitigate some of the impact. Existing levels of outlook experienced by no.316 is unlikely to be impacted by the proposed extension; as such, the proposals are not considered to be overbearing and are not considered to detrimentally affect the amenity of no.316 by increasing levels of overshadowing or reducing levels of outlook to an unreasonable degree.

312 Midland Road is a detached bungalow featuring a roof with a slight overhang, positioned close to the shared Western boundary with the applicant dwelling that comprises of high timber panelled fencing, and is the location of existing outbuildings belonging to the applicant dwelling – such factors are likely contributors to existing levels of impact regarding overshadowing and loss of outlook. Although the proposed extension would project from the rear elevation of the original dwelling by approximately 5 metres and likely create some additional impact, this has been reduced from an originally proposed 6 metres to lessen the potential overshadowing of a habitable room window within the side elevation of no.312 where no other window exists to provide natural light to that room. Moreover, the proposed extension would be set-in from the boundary and follow the footprint of the original dwelling; as such, the reduced projection along with the set-in are considered to be sufficient to suitably mitigate adverse impacts to the amenity of no.312 that would otherwise be considered unreasonable, especially in the context of existing contributing factors, and the majority of windows being secondary windows within a side elevation which are not generally afforded the same protections as habitable room windows located on the front and rear elevations.

Additionally, permitted development allows for an extension to the rear of a detached property with a rearwards projection of 4 metres to be erected without the need for planning permission. If the applicant were to reduce the projection of their extension by one metre, they could erect the proposed extension without planning permission and would result in similar impacts to the amenity of neighbouring properties.

The privacy of both adjoining premises is unlikely to be affected as no windows have been proposed in either side elevation of the extension, with further mitigation provided by that staggered formation of the building line.

The proposals are considered to maintain a reasonable degree of amenity regarding overshadowing, loss of outlook and loss of privacy, and are therefore, considered to comply with Local Plan Policy GD1: General Development and would be acceptable regarding residential amenity.

Visual Amenity

The proposed extension would utilise external facing brickwork that would match the original dwelling. To this point, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) order 2015 (as amended) conditionally states that *“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”*. As the original dwelling is constructed of brickwork, the proposed materials would be acceptable and compliant.

The proposed extension would feature a flat roof which is not generally preferred due to its inferior design and form of construction; however, in this instance, a flat roof would be considered acceptable as it would not be highly visible from public viewpoints and therefore, unlikely to adversely affect the character of the street scene.

The proposals, therefore, are considered sympathetic to the main dwelling and consistent with the character of the street scene and are considered acceptable and in compliance with Local plan Policy D1: High Quality Design and Placemaking and would be acceptable regarding visual amenity.

Highway Safety

The dwelling benefits from an existing driveway located to the side of the property, providing access to an existing detached garage. There would be no changes to this provision and the location of the proposed extension is unlikely to interfere; as such, the proposed erection of an extension in the location identified would not result in any detrimental loss of existing off-street parking provision that would adversely affect highways safety.

As such, the proposals would be considered acceptable and in compliance with Local plan Policy T4: New Development and Transport Safety.

Recommendation

Approve with Conditions