

2024/0811

Applicant – C/O Agent

417 Higham Common Road, Higham, Barnsley, S75 1PQ

Demolition of existing conservatory and erect single storey rear extension with terrace/balcony above and replacement of rear dormer windows with enlarged dormers and associated internal alterations.

Site Description

The application relates to a detached dwelling on Higham Common Road within the Higham area. Access leads from a shared driveway with 415 Higham Common Road. The property is built from stone with a tiled pitched roof. A substantial rear garden is provided featuring large trees to the northeast rear boundary, screening the site. The north side of the site shares a boundary with the garden of neighbouring bungalow 407 Higham Common Road. To the east of the property is neighbouring bungalow 415 Higham Common Road. To the south and southeast of the site is 21, 23, 25 and 27 Higham Common Road with which the site shares a boundary. These are two sets of semi-detached properties. The surrounding properties are formed from a mixture of materials.



Relevant Planning History

B/88/1781/DT- Residential development (outline) – Historic Decision

B/90/0633/DT - Erection of detached house with private garage (outline) – Refusal

B/92/0014/DT - Outline for conversion of three dwellings into and erection of a further dwelling – Approved

B/92/0700/DT - Convert three dwellings to form one and erect dwelling, garage and stables – Permission Granted

B/96/1225/DT - Erect detached bungalow & garage and detached dormer bungalow with integral garage – Permission Granted

Proposed development

The applicant is seeking permission for the demolition of an existing rear conservatory and the erection of a single storey flat roofed rear extension utilizing the roof as a terrace. An enlargement of the three rear dormers is proposed.

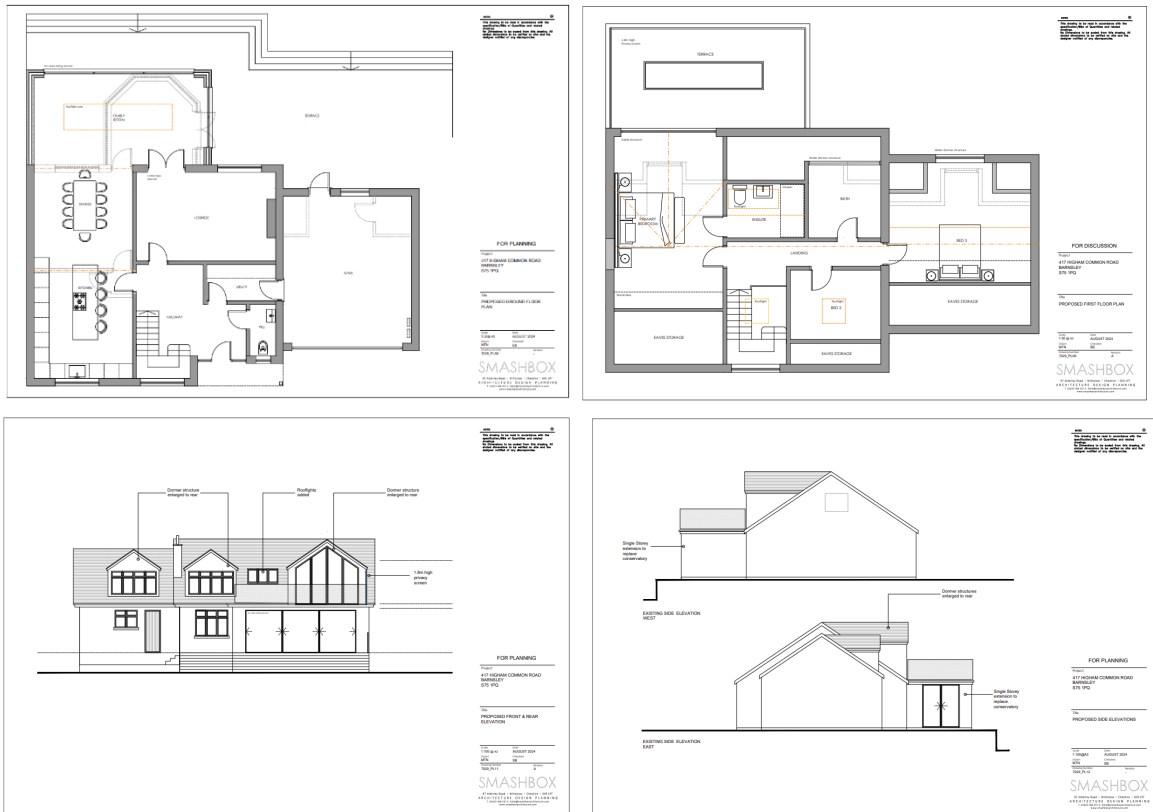
The proposed rear extension is to the northeast of the dwelling. A rear projection of approximately 3.3 metres is proposed with an approximate width of 6.4 metres. A flat roof is proposed with a total approximate height of 3.3 metres. The roof of the extension is to be used as a terrace. A glass balustrade is proposed at a height of 1.4 metres. A 1.8 high metre privacy screen has been proposed under an amendment to the north side of the proposed terrace.

The existing dormer windows servicing the primary bedroom is proposed to be enlarged in order to provide access to the terrace. The proposed dormer extension would have a total ridge height of approximately 3.9 metres with an approximate projection of 5.9 metres and an approximate width of 5.5 metres.

The existing dormers are to be enlarged to have a total ridge height of approximately 3.2 metres with an approximate projection of 3.8 metres and a width of approximately 3.7 metres. The dormers will continue to service a bathroom and a bedroom.

The existing Velux window is to be enlarged to an approximate width of 2 metres. This window will service an en-suite.

Matching materials have been proposed.



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 in the adopted Local Plan which has no specific land allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy D1: High Quality Design and Place Making.***
- ***Policy GD1: General Development.***
- ***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.***

Consultations

No consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties. One representation was received in relation to loss of privacy from the proposed terrace.

Assessment

Principle of Development

Extensions and alterations to a domestic property and the erection of detached outbuildings in a domestic curtilage are acceptable in principle if they would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety

Residential Amenity

Extensions and alterations to a domestic property are considered acceptable if the proposal would not adversely affect the amenity of neighbouring properties.

The proposed extension would be erected to the north of 21 and 23 Hermit Lane. The proposal is approximately 40 metres from the rear elevation of 21 and 23 Hermit Lane. Although the proposal features a side elevation door facing southwards and rear facing sliding doors, the proposed extension is located a substantial distance from the southern boundary. The south and east boundary is screened from view by extensive boundary treatment in the form of a fence, bushes and trees to the south and a hedge and large trees to the east. Any overlooking will therefore be at a minimum. The proposed rear extension is to the south of 407 Higham Common Roads' Garden. Substantial boundary treatment screens the proposal from any detrimental overlooking. No windows are proposed to the north elevation, preventing any further detrimental overlooking.

The proposed terrace to the roof of the proposed extension would allow levels of overlooking. Amended plans were received to implement a 1.8 metres high privacy screen to the north elevation of the terrace. This assists in reducing any overlooking impact upon the garden space of 407 Higham Common Road.

The House Extensions and Other Domestic Alterations SPD outlines a distance of 10 metres should be provided to the boundary. A distance of 8.5 metre has been provided, this is a shortfall of 1.5 metres. Existing boundary treatment in the form of a fence, trees and bushes is evident. The

proposal would allow for an approximate distance of 40 metres to the rear elevation of 21 and 23 Hermit Lane. Although a distance greater than the 21 metres to the nearest elevation is provided, the distance to the neighbouring garden space is not sufficient to retain the residential amenity of the southern neighbouring garden space. A privacy screen 1.8 metre high will therefore be conditioned to replicate the screen added to the north elevation. This will protect the residential amenity garden space of both 21 and 23 Hermit Lane.

The proposed increase in size of the dormer window providing access to the roof terrace is not considered to pose any detrimental impact to residential amenity further than the proposed terrace. The access dormer will not provide any increased overlooking capability further than what the existing dormer window provides and is assisted by the inclusion of the privacy screen. The proposed enlargement to the dormer windows servicing the bathroom and the bedroom and the Velux window will have no increased impact on residential amenity greater than the existing dormer windows.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and would not have an overbearing impact. The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Visual Amenity

Extensions and alterations to a domestic property are considered acceptable if they would not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling,

The proposed rear extension provides a modest rearwards projection and height no greater than the existing rear extension. The proposed 6-metre-wide rear facing folding doors sit symmetrically to the proposal.

Although the proposed rear dormer providing access to the terrace is large, it is not considered overly dominant and is designed sympathetically to the existing dwelling. The proposal is large enough to provide access to the terrace however allows the roof to retain its original form. The dormer is set in from the north gable elevation of the property in line with the House Extensions and Other Domestic Alterations SPD. Although not set back from the eaves, it is necessary for the dormer to meet the rear elevation eaves in order to provide the access to the terrace.

The proposed rear dormer windows servicing the bedroom and the bathroom are designed symmetrically to each other and are set in from the side elevations of the roof plane. They are also set back from the eaves in accordance with the House Extensions and Other Domestic Alterations SPD. The enlargement of the dormer windows allows the pitch of the proposed dormers to be in keeping with the proposed access dormer to the roof terrace.

The proposed Velux window is sited similarly to the position of the existing Velux window and is positioned symmetrically between the enlarged dormers. Furthermore, this could be implemented under permitted development (not requiring planning permission).

Matching materials have been detailed to complement the existing property.

The proposal is therefore not considered to significantly alter or detract from the character of the street scene and is considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

The proposal does not result in the increase of bedroom accommodation or the loss of parking facility.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

Recommendation

Approve with Conditions