Householder Proforma

Application Ref: 2021/0277
Address: 14 Westgate, Monk Bretton, Barnsley, S71 2DJ
Neighbour Representations: None
Development Description: Single storey extensions on both sides and to the rear.

Property Description:

Detached dormer bungalow property situated on the crest of a hill overlooking the Dearne Valley. The surrounding built environment is composed of individually designed detached dwellings. The property's flat-roof garage and northern gable are visible from the street of Westgate at the top of a steep private drive. The property has a pitched roof with four dormers on its south western slope and one dormer on the north eastern slope, the latter serving a bathroom. An outbuilding is situated on the plot between the southern gable of the applicant's property and the northern gable of the neighbour at 2 Quaker Lane. A high boundary wall provides a courtyard approximately 4.5m in width between the north eastern elevation of No.14 and the curtilage of 16 Westgate. Further north this boundary wall connects to a garage that is partially connected to the building through its flat roof canopy but which appears to have originally been detached from the main dwelling.









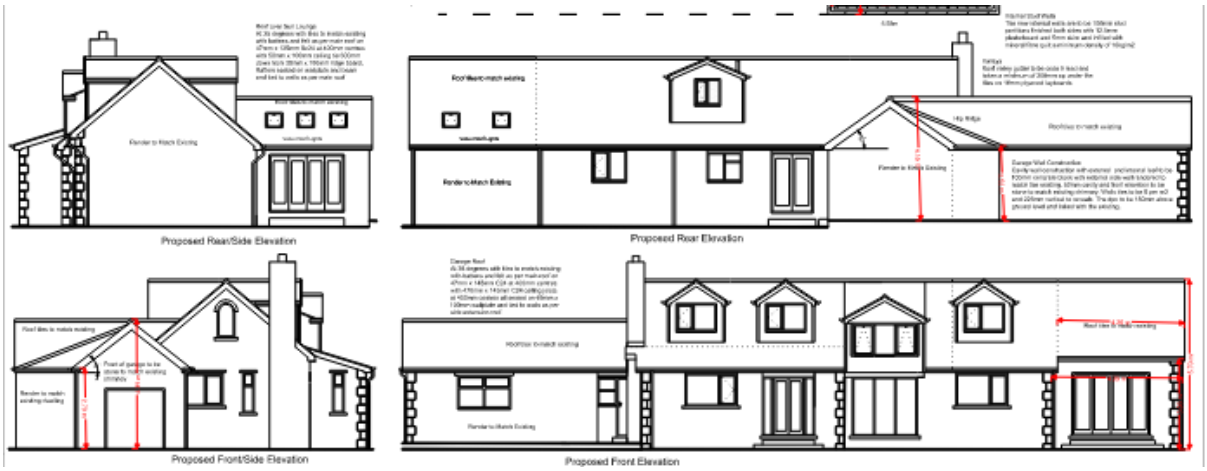
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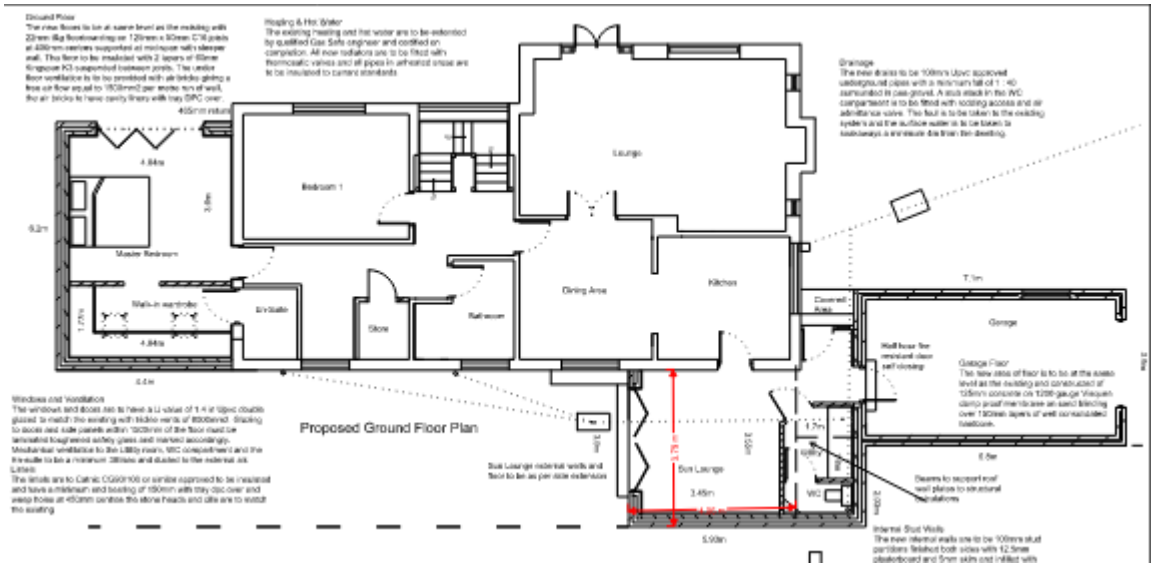


Proposed Extension:

The applicant proposes to erect a pitched roof above the attached garage while also extending its southern elevation to create a sun lounge. Additionally at the other end of the property, a 1.5 storey side extension is proposed. The former aspect of the development shall increase the eaves height from 2.2m to 2.7m with a ridge height of 4.35m. The part of the roof with the garage shall have its roof sloping away from the side boundary while a raised gable shall be on the north eastern elevation of the sun lounge. The sun lounge's dimensions will be 4m by 3.8m of new space when measured externally. The side extension shall have a matching eaves and ridge height to that of the main dwelling and will have a width of 4.4m and a slightly narrower depth than the main property at 6.2m This part of the proposal is to accommodate a master bedroom and walk-in wardrobe at the ground floor and a store room at the first floor, presumably to replace the space lost within the outbuilding.



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Local Plan Designation: Urban Fabric
Conservation Area: No
Relevant History: Yes

2006/0097 – Installation of front and rear dormers and single storey front extension to dwelling - Approve with Conditions

2011/0678 – Erection of chimney stack, front extension and new stonework to the front elevation – Approve with Conditions

Acceptable in Principle: Yes

Side Extension:

	Yes / No (include comment if required)
Two Storey / First Floor	
1. set back / set down	Yes (Setback) – Regardless, not visible within the streetscene.
2. less than 2/3 the width of the original dwelling	Yes
All	
3. roof design corresponds to existing	Yes – matching dual pitch
4. windows / doors of a similar design / proportion	Partial, high-quality bi-folds.
5. habitable room windows on the side elevation	None
6. materials to match	Yes
7. neighbouring property extended to side or windows?	In building line of side elevation of 2 Quaker Lane – No side windows implicated on neighbouring dwelling.
8. Any change to parking or access?	None

Rear Extension:

	Yes / No (include comment if required)
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	N/A

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2. semi-detached and less than 4m?	N/A
3. if more than 3m are the eaves more than 2.5m in height?	Yes – 2.7m – Albeit on a detached dwelling adjacent to a detached dwelling (16 Westgate).
All	
4. materials to match	Yes
5. roof design compliments / ties in well	Yes – Roof to be pitched to match main roof.
6. habitable room windows on the side elevation?	None
7. distance to rear boundary (shared with another residential property) 10m or more?	On the shared boundary due to unusual/unique arrangement.

Front Extension:

	Yes / No (include comment if required)
1. single storey?	Roof extension maintains single storey garage – the roof pitch will match the main dwelling but is of insufficient height to allow accommodation.
2. small projection? (confirm measurement)	N/A – Above existing structure
3. roof design corresponds to existing	Yes – Improves the garage from a flat-roof to a pitched roof.
4. windows / doors of a similar design / proportion	None
5. materials to match	Yes

Amenity Assessment

Overshadowing/Overbearance: The 1.5 storey side extension is within the building line between No.14 and 2 Quaker Lane, there are therefore no concerns in respect of overbearance or overshadowing of that property, especially as the development will be to the north of that neighbouring property and thereby not in front of the sun's path. There will be some light loss from the side extension in respect of No.16 Westgate as it is located directly south of this neighbour's curtilage. However it is not felt that the levels of light loss will be significant given the size of that dwelling's curtilage, its slightly raised level and the separation distance from the rear elevation of the side extension and the shared boundary between 14 and 16 which all serve to minimise the overshadowing and overbearing impact of this part of the proposal on the adjoining curtilage and dwelling.

The erection of the roof above the existing garage and the gable of the sun lounge extension will increase overbearance and overshadowing of the hardstanding adjacent to the side elevation of No.16's new rear extension approved under 2019/1435. However, the garage proposal will raise the eaves to a reasonable level of 2.7m with a roof sloping away from the boundary. The gable of the sun lounge is undoubtedly tall at 4.35m but again the ground level rises within that neighbouring curtilage which should lessen its impact. Irrespectively, the sun lounge gable is 4m in width adjacent to a 23m long by 14m wide rear curtilage at No.16 Westgate, and though some overshadowing and overbearance will occur, it is anticipated that this capable of being absorbed by the large curtilage of No.16 which will otherwise remain largely unimpeded amenity wise.

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Privacy Loss: There are no concerns from a privacy perspective as no new side windows are created that could overlook neighbouring property above ground floor level. The rear dormers upon the side extension are high level and shall provide light into the ground floor wardrobe and are also not of concern.

Visual Amenity: The side extension and sun lounge will not be visible from the street scene, though undoubtedly the replacement of the garage's flat roof with a dual-pitch roof will serve to match that of the main dwellinghouse thereby improving its appearance within the streetscene.

Conclusion: Some overbearance and light loss will be incurred by 16 Westgate, yet this is interpreted to be within acceptable levels given the raised level and size of that neighbouring curtilage relative to the dimensions proposed. The new roof of the garage will improve the appearance of the dwellinghouse within the streetscene and the side extension has limited impacts as previously explained above. Overall the proposal accords with LP Policies GD1 – General Development and D1 – High Quality Design and Placemaking.

Recommendation: Approve