Householder Proforma

Application Ref:	**Address:**
2022/0132	198 High Street, Royston, Barnsley, S71 4RS
Neighbour Representations:	No

Property Description:

The applicant's property is a detached, stone built dwelling located on High Street in Royston. The property was previously an ancillary building before being converted in 2006 under planning ref. 2006/2008. The surrounding area is largely residential with a mix of dwelling types, structures and overall external materials. To the rear of the West and South of the site is a fairly new residential estate granted under 2010/0249 with a resubmission under 2010/0722. The properties to the immediate South are 4 x stone built terraced properties with parking to the front, being accessed by a shared driveway/access used by the applicant's property. The applicant benefits from a double garage and parking spaced to the South, and also owns the land to the East which is hard surfaced and also used for parking.

The applicant's property has a fairly unusual relationship with the street and the surrounding area, with the front/principle elevation facing South, away from the street which sets the address – High Street. The Southern elevation has the main architectural features of the dwelling including the front door and several windows, and it also faces onto the main parking area where the access clearly leads to. As such, it's fairly clear that the Southern elevation is the principle elevation.







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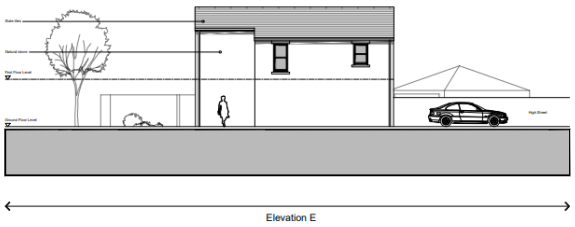


Proposed Extension:

The applicant is seeking approval for the erection of a two-storey front extension to the dwelling. The extension has a projection of 3.6m, a length of 6.85m and a pitched roof with a height of 5m to the eaves and 6.8m to the roof ridge, being slightly set in from the existing West elevation by 0.3m. Attached to the East elevation of the two storey extension is a single storey extension with a lean-to roof. The single storey element projects 2.5m, with a height of 2.35m to the eaves and 3.3m to the roof ridge at the highest point. The main access door into the dwelling will be re-sited from the Southern elevation to the Eastern-facing elevation on the single storey part of the extension.

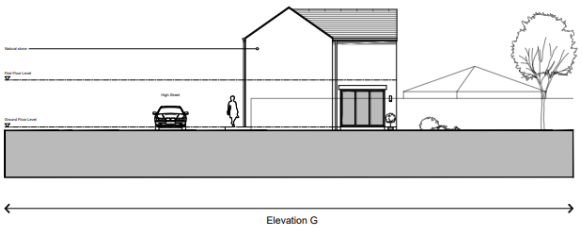
The amended scheme has been significantly reduced from the original submission, with the double garage located to the East of the dwelling and also the projection and general design of the two-storey extension has been altered. The projection has been reduced by 0.4m, with the Western-facing elevation being set in from the existing West elevation by 0.3m

Proposed North and East Elevations:





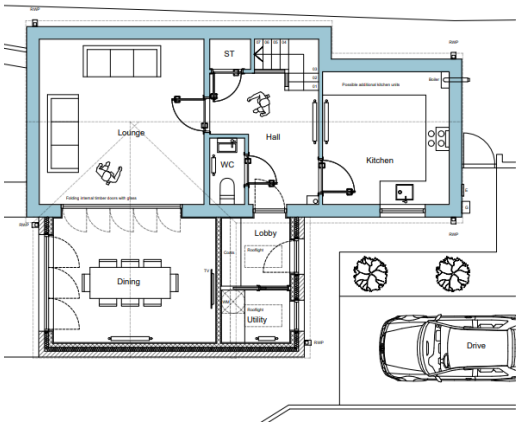
Proposed West and South Elevations:

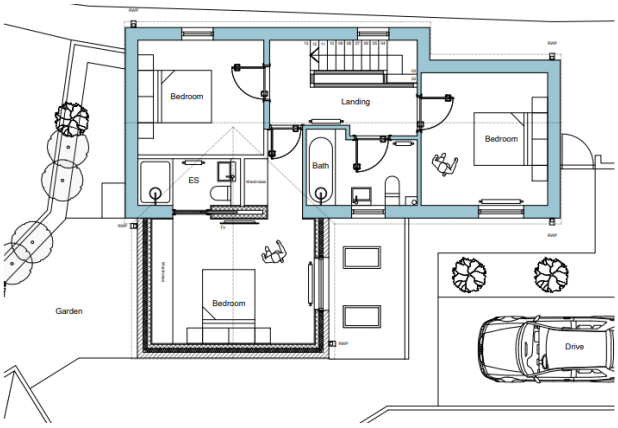




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Proposed Ground and First Floor Plans:





UDP Designation: Housing Policy

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: None

Acceptable in Principle: Yes

Front Extension:

	Yes / No (include comment if required)
1. single storey?	No (The proposed extension is two storey with the dwelling having an unusual relationship with the street and surrounding area as it is addressed as High Street – to the North – with the principle elevation clearly facing the South. The South elevation features the main access door and several windows. The SPD provides guidance for single storey extensions stating that they should be modest, in keeping with the style of the existing house and should not detract from the quality of the existing house. Typically, two storey front extensions do not comply with this policy given their excessive size and impact on the character of the dwelling and street scene as a whole. However, this is clearly an unusual situation in that the front elevation does not face onto the road and the extension will largely be screened behind the existing dwelling. The Northern elevation is tight up to High Street and the applicant would not be able to erect an extension off this elevation which is technically considered to be the 'rear'.

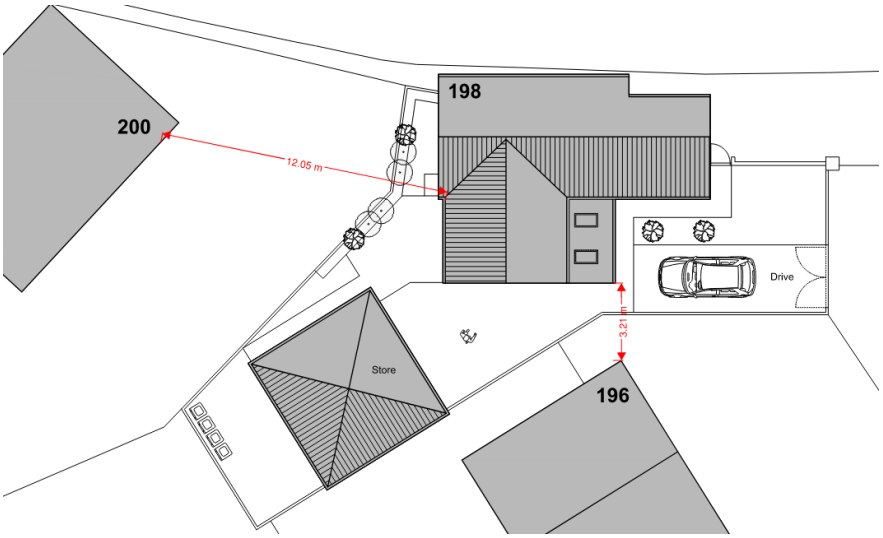
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	All things considered, whilst a proposed two storey front extension is not permitted within the guidance in the SPD, the site's relationship with the street is fairly unusual and the extension is screened by the existing dwelling. The harm caused to the street scene is therefore fairly minimal and the general design principles of the extension is acceptable).
2. small projection? (confirm measurement)	No (A two storey extension with a projection of 3.6m is not considered to be 'small' built off the front elevation of a domestic property. However, as mentioned in the above sections, this application's relationship with the road is fairly unusual in that the front elevation faces South and not onto the road and is largely screened).
3. roof design corresponds to existing	Yes
4. windows / doors of a similar design / proportion	Yes (Main front door being re-sited from the South-facing elevation to the East-facing elevation).
5. materials to match	Yes (The agent has also worked with the LPA to set the Western elevation of the extension in by 0.3m, so that it is not built flush to the existing Western-side elevation of the dwelling. This was due to some small concerns with the potential for unsightly bonding between old and new materials on this elevation as it is visible from the street. The original scheme created a large bulk of wall, and the setback will reduce any impact of attempting to blend out and new materials. In addition to this, a sample was requested of the proposed stone but rather than providing this information up front, the agent has requested that a condition is added).

Note – The site is fairly close to neighbouring properties to the West (side) and South (Rear). The front elevation of the neighbouring property to the West (no. 200) faces onto the proposed Western side elevation at a separation distance of 12m from this side elevation which meets the minimum separation distance expected between habitable room windows and blank gable walls. The extension being set in by 0.3m increases the distance between the habitable room windows of no. 200 to the side of no. 198's proposed extension. The reduction in the forwards projection of the extension brings it 3.2m away from the nearest property to the South at no. 196, reducing the sense of enclosure to this property. No. 196 does not contain any side facing elevation windows which would face directly onto the South elevation of the extension.

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It is appreciated that the agent has worked with the LPA to reduce the projection of the extension and also add the setback of the Western-Side elevation which has design benefits but also reduces the impact on the residential amenity enjoyed by neighbouring properties.



Recommendation:

Approve with conditions

Conditions:

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2 The development hereby approved shall be carried out strictly in accordance with the amended plans (Dwg. nos. 2261-D-20-004 Rev. A, 2261-D-20-005 Rev. A and 2261-D-20-007 Rev. A) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3 Upon commencement of development details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

Informative(s):

1 The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore the consent of all relevant landowners is required before proceeding with any development including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

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