Householder Proforma

Application Ref:	**Address:**
2022/0615	106 Church Hill, Royston, Barnsley
Neighbour Representations:	No

Property Description:

The applicant's property is a red brick semi-detached dwelling located on Church Hill in Royston. The property has a hard surfaced driveway to the front/side which leads to an attached garage to the side/rear.





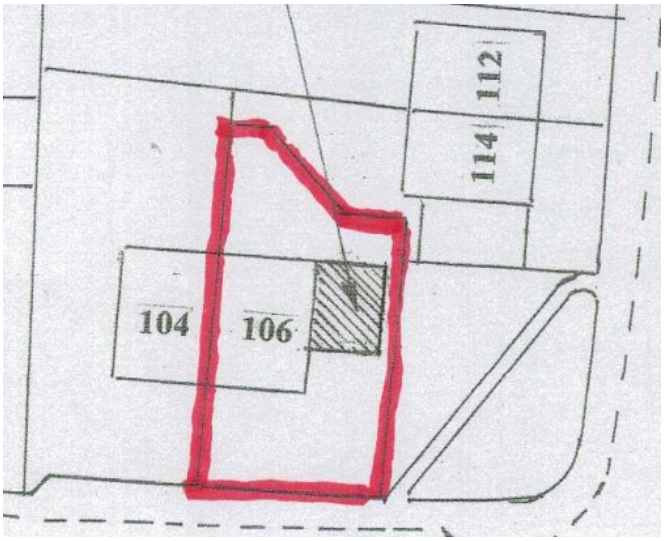

Neighbouring property's rear and side elevation (114 park View):




Householder Proforma

Proposed Extension:

The applicant is seeking approval for the erection of a two-storey side extension to the dwelling. The applicant has submitted an amended plan showing a reduction of the sideways projection from 4.75m to 4.25m. The existing single storey side/rear extension will be demolished in the process.





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UDP Designation: Housing Policy

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: N/A

Acceptable in Principle: Yes

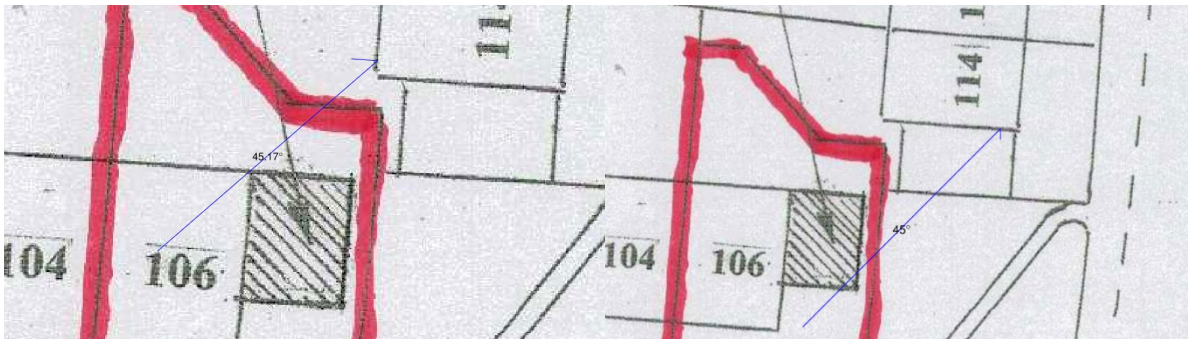
Side Extension:	Yes / No (include comment if required)
Single Storey	
1. set back	
Two Storey / First Floor	
2. set back / set down (500mm minimum)	Yes (Significant setback (2.85m) and set down (1m).)
3. less than 2/3 the width of the original dwelling	Yes (The sideways projection has been reduced to two-thirds the width of the existing.)
All	
4. roof design corresponds to existing	Yes
5. windows / doors of a similar design / proportion	Yes
6. habitable room windows on the side elevation	No (There is a bedroom window on the side elevation of the dwelling, but this is on the existing side elevation.)
7. materials to match	Yes (will also be conditioned.)
8. neighbouring property extended to side or windows?	No
9. Any change to parking or access?	Yes

Note – Impact on Residential Amenity

The extension is in fairly close proximity to the neighbouring property to the North (no. 114 Park View) – measuring c.4.5m from the side elevation of this neighbouring property. However, the two elevations do not face directly onto one another given the layout of the area. The extension features 2 x windows on the rear elevation at first floor level facing North, but these both serve non-habitable rooms (bathroom and en-suite). This is considered to be reasonably despite the close proximity and a condition will be attached to ensure that these are both obscure glazed to protect the privacy of the neighbouring property. Equally, the ground floor part of the extension features 2 x windows on the rear elevation which both serve non-habitable rooms.

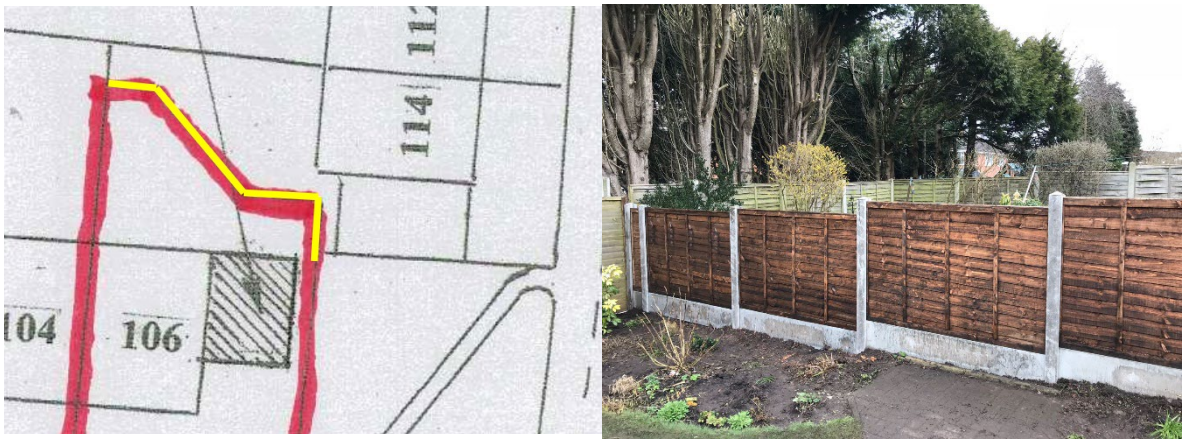
The side elevation of no. 114 Park View has 2 x windows on the side elevation at the first floor – one of which is a landing window (in the centre of the elevation) with the other unclear, possibly a secondary bedroom window. Windows on side elevations of dwellings are generally not protected from overshadowing or loss of outlook. However, the 45-degree angle assessment has been undertaken from the closest windows of no. 114 to assess such impact from the rear and side habitable rooms. Only a small part of the extension falls within the 45-degree angle from drawn

from the habitable room window on no. 114 and not within the angle when drawn from the rear-facing window – as can be seen on the below screenshots:



It is therefore considered that the extension will not have a significant overbearing or overshadowing impact over the nearest habitable room windows of no. 114.

The site visit showed that the rear garden areas of the applicant's property and neighbouring property at no. 114 Park View is open with little boundary treatment. The applicant was confirmed that this was temporary, and the boundary treatment is intended on being added during the construction of the extension. The applicant confirmed that it would be a timber fence with concrete columns at a maximum height of 1.8m. This is beneficial to the scheme as it would obstruct the view from the ground floor windows into no. 114 Park View, as well as screening some of the extension from the rear elevation – softening its impact. A condition will be attached to the approval that requires the boundary treatment to be installed prior to first occupation of the extension and retained whilst the extension remains on site. Below is the approximate location of the fence on site (yellow line) and a visual example:



Approve with conditions: