
2023/0860

Applicant: Mr Robert Thomson

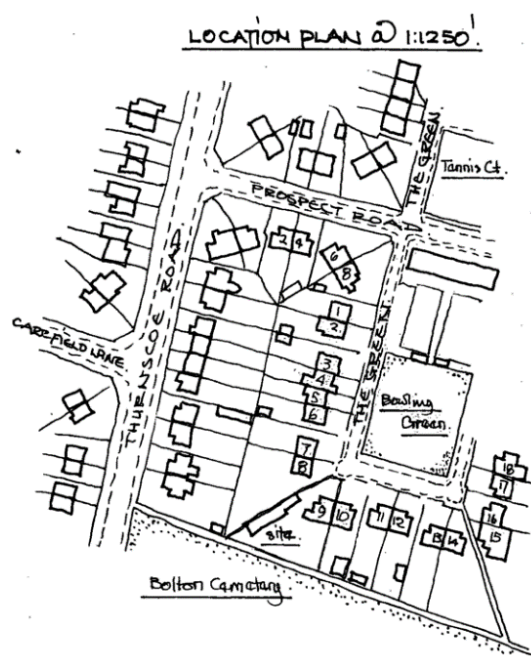
Address: 9 The Green, Bolton upon Dearne, Rotherham S63 8HL

Description: Two storey rear extension to dwelling

Site & Location Description:

The application dwelling is located at the end of oval shaped road of circa 1920's constructed dwellings. Intercepted by Prospect Road, each cul-de-sac section of the street was built around an area of recreational green space for games, although the smaller section of the street now features an enclosed hardstanding recreational games area instead of the original Tennis Court. The application dwelling is on the larger section of the street on the opposite side of Prospect Road, where this section of the street has maintained a bowling green although part of the original green space forms part of the Prospect Road Community Centre. At the rear of this section of the street, is the Bolton Upon Dearne Cemetery, which the garden of the application dwelling borders.

In keeping with other dwellings on the street, the application dwelling is set within a reasonable size plot with an enclosed rear garden and semi enclosed front garden and is constructed of mixed colour orange brick with a grey tiled roof. The dwelling features white UPVC windows with lead effect lattice pattern and design details on the glazing of both the windows and doors. The front elevation of the dwelling includes a bow window, and the side elevation features a plain glazed UPVC porch. Although the design of the house may appear to feature a side extension, it appears this was the original design of the house. However, the bow window on the front elevation, the large porch style extension on the side elevation and the large outbuildings within the curtilage are all later additions to the dwelling. The whole of the front garden and some of the side garden is hardstanding, whilst sections of gravel and lawn feature in the rear garden. There is a large, outbuilding, and adjacent garage towards the side of the house, which is rendered in grey and features white UPVC windows and doors.

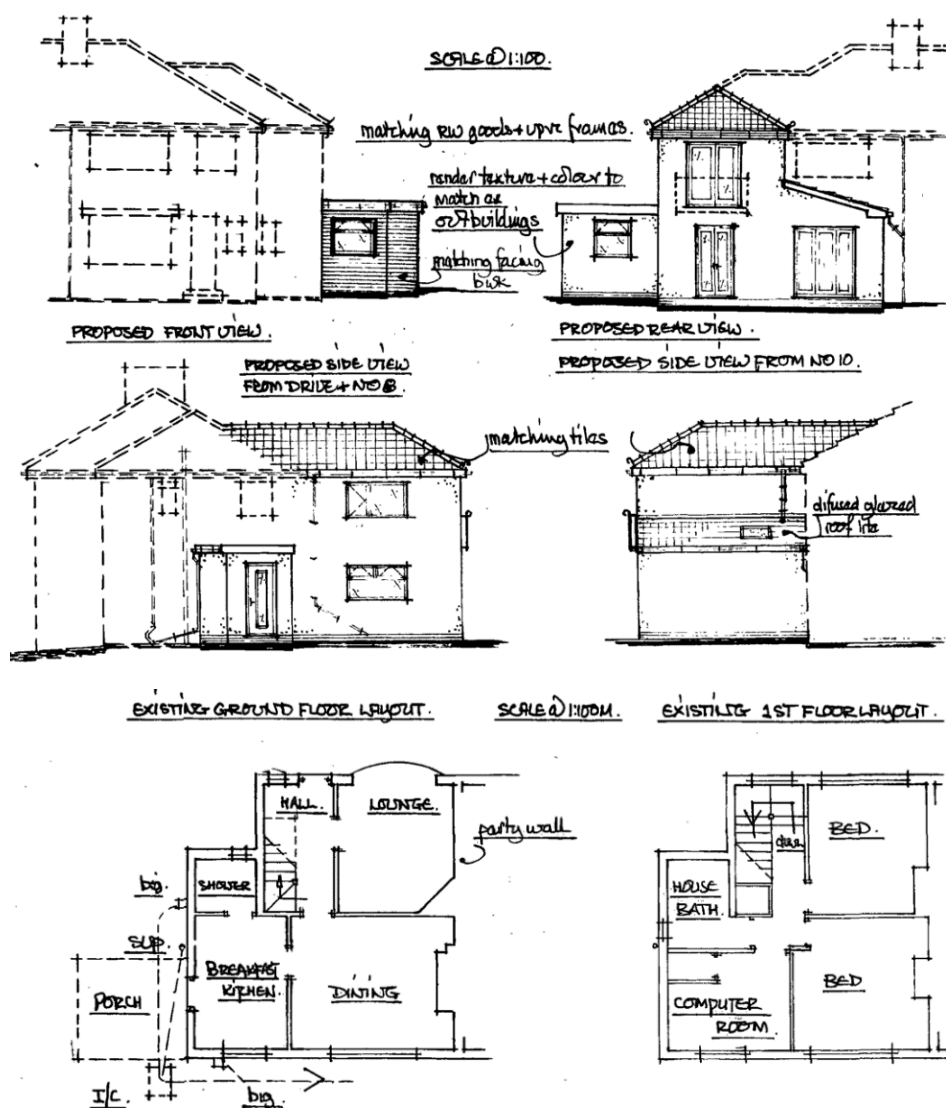


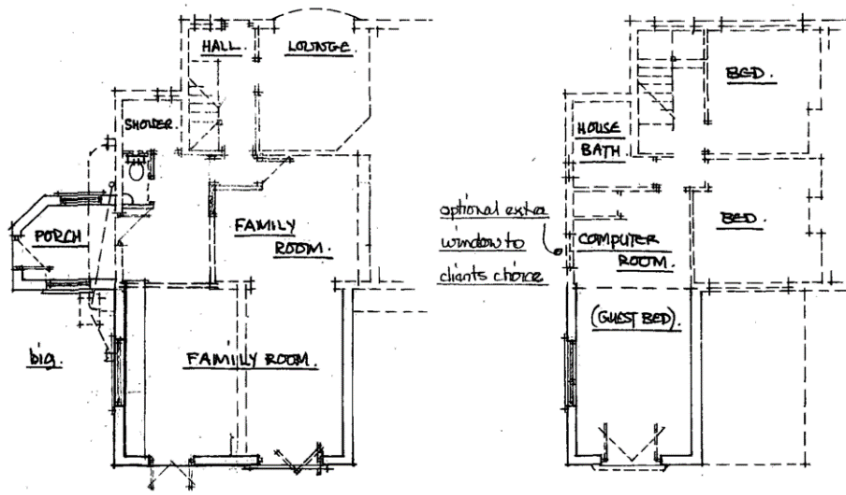
Planning History:

2007/1153 - Erection of replacement boundary walls (E89 - 117 Furlong Road, 1 - 34 Green Gate Close, 1 - 39 Highgate Lane, 1 - 12 Prospect Road, 1 - 131 The Crescent, 1 - 38 The Green, Bolton Upon Dearne, Rotherham – Approved 12th September 2007

Proposed:

The proposal is for rear extension comprising of a two-story section with a roof style to complement the existing dwelling, which then drops down to a ground floor extension with a single pitched roof. Within the first floor of the extension is a Juliet style Balcony, which would directly overlook the garden and graveyard. In addition, a replacement porch on the side elevation is proposed. Materials for the extension would match the existing dwelling, featuring brick, tiles and UPVC glazing. The porch would feature matching brickwork on the front elevation and render to match the outbuildings on the side and rear elevation. The rear extension would have a gap of approximately 0.6m to the boundary treatment with No. 10 and would have a minimum distance of 10m between the extension and the boundary treatment with No. 8.





Measurements:

	Highest Roof Height	Highest Eaves Height	Porch Height	Porch Eaves Height	Highest 2-story Extension Roof Height	Highest 2-story Extension Eaves Height	Highest Ground Floor Extension Eaves Height	Highest Ground Floor Extension Eaves Height
Original	7.59m	5.44m	2.69m	2.48m	n/a	n/a	n/a	n/a
Proposed Extensions	n/a	n/a	2.68m	2.41m	6.52m	5.22m	3.68m	2.60m

NB: All measurements are accurate as possible from hand drawn plans, as indicated on the plans there is slight level differences between the elevations.

Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; no comments or objections were received.

Consultees:

Forestry Officer: The Forestry Officer reviewed the tree report submitted by the applicant, they have confirmed that both the information and proposed protection measures included within the report are adequate and have no objections to the proposal, subject to the protection measures being followed,

Public Rights of Way:

Confirmed that they have no objections to the proposals.

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the 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 also 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 and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 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.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Section 12: Achieving well-designed places - The Government attaches significant importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces, and wider area development schemes.

Within section 12, paragraph 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

GD1 - General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

SD1: Presumption in favour of Sustainable Development: When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

D1 - High Quality Design and Place Making: Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

T4 – New Development & Highway Safety: New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Supplementary Planning Documents (SPD)

House Extensions and Other Domestic Extensions
Biodiversity and Geodiversity

Principle of development

The site is located within land designated as Urban Fabric. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety.

Residential Amenity

The proposed extension is to be constructed at the rear of the dwelling, in a reasonably large back garden with no rear neighbouring dwellings. The proposal would be likely to have some impact of overshadowing on the neighboring dwelling of No 10, although no neighbours have commented or made any objections. In mitigation of this potential overshadowing, the proposed extension has been designed at two heights. The two-story extension is situated furthest away from No.10 at 3.m from the boundary, whilst the attached ground floor aspect of the proposal, which edges to within 0.6m of the boundary treatment with No. 10. Guidance outlined in the Household Extensions and Other Domestic Alteration SPD suggest a maximum eaves height of 2.5m for single story extensions over 3m in rear projection. Additionally, extensions should not interest a 45-degree angle, taken from the center of the neighbouring dwellings habitable window. In this instance the eaves height is 2.6m on a projection of 5m, and the corner of the ground floor extension, closest to the boundary does intersect the 45-degree angle. In mitigation of these considerations, firstly the roof of the proposed extension is single pitched to a height of 3.68m and faces in a direction leading away from the boundary with No.10, towards the two-storey aspect of the extension. Secondly, there has been no objection to the proposed extension by the neighbour and in consideration of the whole extension, the small part of the proposal which intersects the 45-degree line is only a small part of the proposal and if reduced would not have had any significant impact on the scale of the whole proposal.

In relation to sunlight, when checking the sunlight direction and any potential loss of sunlight, the extension either at the proposed size, or with reductions would have a similar level of minimal impact, with only potential for a small amount of sunlight loss in the evening. In all probability, this

potential loss of sunlight for No.10 would be less than the potential loss of light, outlook and overshadowing caused by a very large tree at the rear the garden of No. 10. When considering the above, it could be deemed that the potential overshadowing and minimal loss of light caused by the proposed extension would have an overall insignificant impact on the residential amenity of No 10.

Due to the angle and distance, a minimum of 14.66m from the proposed extension to the neighbouring dwelling at No. 8, any potential overshadowing, loss of outlook, or light created by the proposal would be negligible and only affect the side elevation of No.8. There are proposed ground floor and first-floor side windows proposed on the two-story extension. The windows would be minimum of 11m (or 16m in a straight line) from the center of windows to the diagonal boundary line with No.8. The ground floor window would not overlook the garden or dwelling of No.8 due to the large outbuilding in between the dwellings. Whilst the dwelling of No.8 is a considerable distance from No.8, as stated above, the first-floor window of the extension may overlook the side and rear garden of No.8; again though, the distance and outbuildings on either side of the boundary treatment would help mitigate the potential overlooking, and as such the first floor window would not pose a significant harm to the residential amenity of No.8

The proposed Juliet balcony would overlook the rear garden and the graveyard. With the style of balcony akin to a large opening window, rather than an actual external platform, there would be minimal concern of overlooking or excess noise created and overall residential amenity would not be affected.

Visual Amenity

Due to the unusual design of the house, which causes it to appear to be extended already, which apart from the porch extension, is not; creating an aesthetically desirable and in this instance a large extension is difficult. On this occasion whilst it may not be considered perfect, I believe the extension does not ruin the character of the dwelling, especially at the principal front elevation which forms part of the street scene. The applicant has cooperated in achieving this with their design of a complementary hipped roof, improvement of the design and materials used in the replacement side porch extension, and especially with a request to ensure the visible front elevation of the proposed porch is not rendered but is finished in brick to reflect the original house. Apart from the porch extension, much of the proposed extension is set back from the principal front and front side elevation and would be constructed to the rear of the side elevation and on rear elevation of the dwelling. This action reduces the impact upon the street scene, especially in an area with few similar large extensions to dwellings, especially on the front or side elevation. The exception to this is the discreet, large side and rear extension at No.15.

Highway Safety

There are no changes proposed in relation to parking provision or access and consequently there would be no impact on highway safety.

Summary

Whilst impacts upon residential amenity have been discovered, on balance these impacts would not be significant enough to consider a refusal of the application, especially considering the mitigating factors outlined above. For visual amenity, whilst only the replacement porch is an overall improvement of the existing dwelling, the proposal is considerate to its impact on the character of the existing dwelling and to the broader street scene, producing an overall neutral or insignificant impact on the visual amenity of the area. With no impact on highway safety and the requirements of local policies GD1, SD1, D1 and T4 having been met, whilst broadly meeting the requirements set out in the SPD House Extensions and Other Domestic Alterations. Together with basic tree protection measures outlined in the applicant's tree report and approved by the forestry officer, the application is recommended for approval.

Recommendation: Approve with conditions