

2021/0775

Mr & Mrs Fenn

Erection of single storey conservatory extension to rear with a rearwards projection of 4m, a height to eaves of 2.4m and a maximum overall height of 3.35m (Prior Notification Householder)

14 Milne Street, Barugh Green, Barnsley, S75 1LB

Site Description

The application relates to a two-storey semi-detached dwelling located at the Southern end of Milne Street in Barugh Green. The property is of a buff-brick construction with a tiled gable pitched roof.

The surrounding area is solely residential, characterised by a mixture of other two-storey semi detached dwellings

Proposed Development

The applicant has submitted a prior notification application for the erection of a single storey rear extension to the dwelling, which will have a rearward projection of 4m, eaves of 2.4m and an overall height of 3.5m

Planning Context

The GPDO allows householders to extend their property provided certain criteria are met. Under Schedule 2, Part One, Class A, development is not permitted—

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);
- (b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- (c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;
- (d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;
- (e) the enlarged part of the dwellinghouse would extend beyond a wall which—
 - (i) forms the principal elevation of the original dwellinghouse; or
 - (ii) fronts a highway and forms a side elevation of the original dwellinghouse;
- (f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—
 - (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
 - (ii) exceed 4 metres in height;

(g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

(h) the enlarged part of the dwellinghouse would have more than a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or

(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;

Representations

None

Assessment

Where no representations are received for a development submitted under the Householder Prior Notification process, the LPA can only assess the proposal for its compliance with the conditions and limitations of Class A of Schedule 2, Part 1 of the GPDO. It's impact on residential amenity and the design of the proposed extension are not considerations in this instance.

From examining the submitted plans, the proposed single storey extension complies with the conditions and limitations of Class A of Schedule 2, Part 1 of the GPDO and as such, prior approval from the LPA is not required.

Recommendation

Prior Approval – Not Required

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 plans received 01/06/21 and specifications as approved unless required by any other conditions in this permission.

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.

3. The external materials shall match those used in the existing building.

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.