

Householder Proforma

Application Ref: 2021/0719
Address: 64 Market Street, Hoyland, Barnsley, S74 0ET
Development Proposal: Erection of two storey rear extension

Property Description:

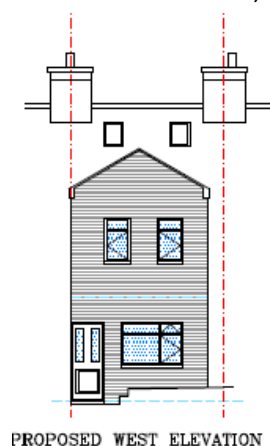
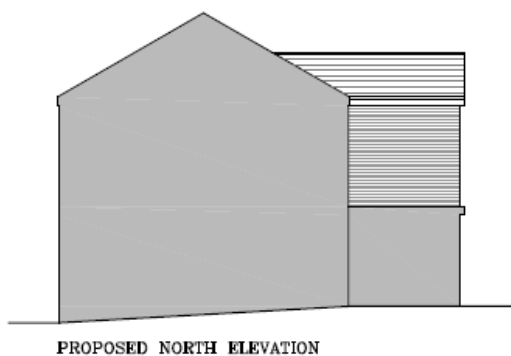
Sandstone built Victorian mid-terrace set back from the highway of Market Street at a raised level. OS Maps indicate vehicular access to the rear is historic and the case officer notes that the dwellinghouse has previously been extended at the ground floor with a flat-roof addition composed of brick. Neighbouring properties have similar single storey as well as two storey extensions.

N.B. The original proposal which included a car parking space in front of the dwelling has been removed from the application on request of the case officer as it was considered detrimental to the enclosure of the streetscene.



Proposed Extension:

The applicant proposes to replace their existing ground floor extension with a two-storey pitched roof extension. The addition will project 3m from the original rear elevation at a broadly matching extent to neighbouring rear extensions. Materials are indicated to be brick elevations, upvc windows alongside matching roof tiles and black rainwater goods.



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Local Plan Designation:	Urban Fabric
Conservation Area:	No
Relevant History:	N/A
Acceptable in Principle:	Yes
Neighbour Representations:	None

Rear Extension:

	Yes / No (include comment if required)
Two Storey	
1. terraced property and less than 2.5m (projection to the rear)?	Approximately 3m in projection.
2. semi-detached and less than 3.5m?	N/A
All	
3. materials to match	Yes (matching the prevailing brick of existing extensions)
4. roof design compliments / ties in well	Yes
5. habitable room windows on the side elevation?	None
6. distance to rear boundary (shared with another residential property) 10m or more?	Yes – 17m

Amenity Assessment:

Overshadowing/Overbearance: The adjacent rear first floor window at 62 Market Street will be somewhat tunnelled by the extension proposed by the applicant, however it must be understood that the proposed development is nearly identical in projection to the extension upon that neighbouring dwelling. Likewise, upon visitation to the site, the occupier of No.62 confirmed they had no objections to the extension. Indeed the extension will be to the north of this window and will only affect light into it in the late evening in the summer months.

Conversely the proposal will somewhat overshadow the first floor window of No.66 Market Street given its southern location relative to that fenestra. However it is not determined that the level of overshadowing will be excessive given that the impacted window is at the first floor and light into that window will remain at a higher level than if the property had not been extended at the ground floor.

Privacy Loss: No side windows are to be included on the extension which would be capable of looking into neighbouring windows. Likewise the extension faces its own rear garden space with a rear boundary located 17m away and therefore far in excess of the 10m minimum required for first floor habitable windows.

Visual Amenity: The application of brick is not ideal, however it is understood that the extension is located at the rear and is highly unlikely to be able to be viewed within the streetscene of either Market Street, Mel Avenue or St Andrew's Road. Similarly, the existing extensions at the rear of this set of terraces are already composed of brick which is contrary to the sandstone within the original dwellinghouses, the re-introduction of brick is therefore acceptable. The roof form is also a significant improvement upon the existing flat-roof single storey extension and emulates the only other positive extension in this location at the rear 68 Market Street.

Conclusion: The extension is determined to be acceptable and in accordance with LP Policies GD1 – General Development and D1 – High Quality Design and Placemaking.

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Recommendation: Approve