
2023/0817

Mr Adam Brook

47A North Road, Royston, Barnsley, S71 4DE

Removal of existing wrap around extension, rear conservatory and detached outbuilding, and erection of a single storey rear and two-storey side wrap around extension with first floor Juliet balcony, erection of detached garage, and rendering to all elevations of dwelling (Amended Description).

Site Description

The application relates to an isolated, irregular shaped plot located to the east of the principal highway (North Road) and to the north of a back road (North Road) and in an area that is principally residential characterised by a mix of dwelling types of varying scale and of a predominantly brick construction with some examples of light-coloured rendered elevations. A residential care setting is located to the east of the application site and a public right of way to the north.

The property in question is a two-storey detached property constructed of brickwork with a gable roof and grey coloured roof tiles. The property features a two-storey bay window to the front and benefits from an existing single storey side and rear wrap around extension and rear conservatory. A garden is located to the north and east of the dwelling. To the east the garden steps down and is supported by an existing brick retaining wall. The site is bounded by a mix of treatments, including fencing and mixed vegetation.



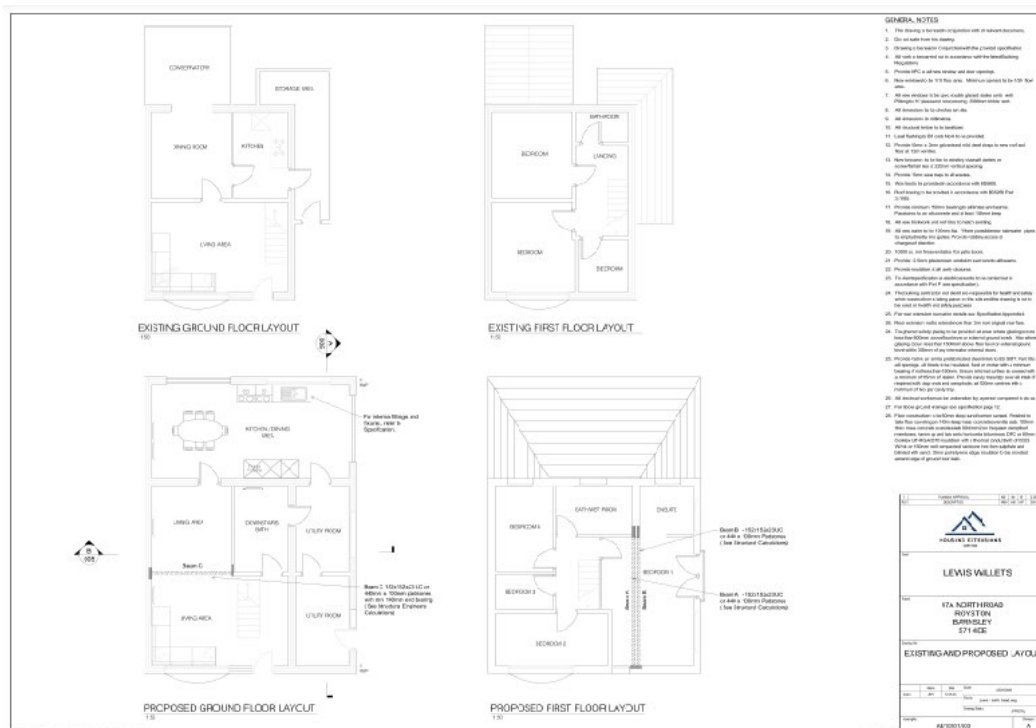
There is one previous application associated with this site dating to 1974. However, the application is not relevant to the application under consideration.

The applicant is seeking approval for the removal of an existing wrap around extension, conservatory and detached outbuilding, and the erection of a single storey rear and two-storey side wrap around extension with first floor Juliet balcony and detached garage.

The proposed rear extension would project from the rear elevation of the dwelling by approximately 4 metres with a total width of approximately 8.4 metres. The proposed side extension would project from the north-east side elevation of the dwelling by approximately 2.4 metres with a total depth of approximately 11.7 metres. The rear extension would adopt a hipped roof with an approximate eaves and ridge height of 2.4 metres and 3.4 metres respectively. The side extension would adopt a pitched roof with an approximate eaves and ridge height of 5.1 metres and 7.1 metres respectively.

The proposed detached garage would measure approximately 6 metres by 6 metres and would adopt a gable roof with an approximate eaves and ridge height of 2.5 metres and 4.2 metres respectively. The garage would have an under build to address existing level differences.

All elevations of the existing dwelling, proposed extensions and garage, and existing retaining wall would be finished in a cream-coloured render.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which are a material consideration in the decision-making process.

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

Local Plan Allocation – Urban Fabric

The site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy T4: New Development and Transport Safety.***

Supplementary Planning Document(s)

- ***House Extensions and Other Domestic Alterations.***
- ***Parking.***

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- ***Section 12: Achieving well-designed and beautiful places.***

Other Material Considerations

- ***South Yorkshire Residential Design Guide 2011.***

Consultations

No consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties. No representations were received.

Assessment

Principle of Development

Extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

Residential Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they would not adversely affect the amenity of neighbouring properties.

The proposed single storey extension would project from the north-west rear elevation of the application dwelling and the proposed two-storey side extension would project from the north-east elevation of the application dwelling. The rear extension would be located to the south of 18 Warren Walk and to the east of the rear garden of 47 North Road. The side extension would be located to the north-west of 18 Jubilee Gardens, to the west of 22 Warren Walk and to the south of 18 Warren Walk. Extensions located to the south, south-east and south-west of neighbouring properties are generally considered to have a greater impact regarding overshadowing than those located to the north, east or west. As such, it is acknowledged that some overshadowing could occur. However, the application dwelling and surrounding neighbouring properties are set away from shared boundary lines within their respective plots which could lessen the extent of any potential impact, and any potential impact to the two nearest properties (18 Jubilee Gardens and 47 North Road) would likely occur in the morning or evening and would be limited to relatively confined areas of their respective curtilages, including a rear garden (47 North Road) and a car park (18 Jubilee Gardens).

The proposed detached garage would be located to the north-east of the application dwelling, to the south of 18 Warren Walk and to the north of a car park to 18 Jubilee Gardens. It is acknowledged that some overshadowing could occur. However, the location of the proposed garage and surrounding properties within their respective plots would likely lessen any potential impact.

A sufficient separation distance (more than 21 metres) would be maintained between the front-facing first-floor windows of the side extension and 17 West Avenue opposite. Approximately 20.5 metres would be maintained between the rear-facing first-floor windows of the side extension and the rear elevation of a conservatory to 18 Warren Walk. Whilst it is acknowledged that this is less than the 21 metres normally required, the difference is negligible, and the side extension would not extend beyond the rear wall of the existing dwelling and would therefore have a similar impact to existing rear-facing first-floor windows.

A sufficient separation distance (more than 21 metres) would be maintained between the proposed ground and first-floor windows of the side elevation of the side extension, including a first-floor Juliet balcony, the east rear boundary, and the neighbouring property beyond (22 Warren Walk). The side-facing windows could provide views towards an enclosed garden area to 18 Jubilee Gardens and windows located on the buildings' north-west facing elevation. However, 18 Jubilee Gardens is set centrally within its plot and is set forward of the application dwelling which could avoid direct lines of sight. Moreover, a separation distance (more than 21 metres) would be maintained.

The proposed extensions and detached garage would not be erected in immediate proximity of any surrounding neighbouring properties and are therefore unlikely to contribute to reduced levels of outlook.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Visual Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they do not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling.

The application dwelling is a modest sized two-storey detached dwelling located on an isolated plot to the east of the principal highway (North Road) and to the north of a back road (North Road). The surrounding area is characterised by a mix of dwelling types of varying scale and of a predominantly brick construction with some examples of light-coloured rendered elevations. The application site is partially visible from public realm, including from North Road (back road), an adjacent car park to a residential care setting, and a public right of way to the rear.

The proposed two-storey side extension would not be set back from the main front and rear walls of the existing dwelling. However, the dwelling is a detached property that is isolated from surrounding properties. As such, a terracing affect would not occur. Moreover, the extension would not adopt an excessive sideways projection more than two thirds the width of the original dwelling, in accordance with the House Extensions and Other Domestic Alterations SPD and would be set below the ridge of the roof the existing dwelling. The extension is therefore considered to appear subordinate. The extension would also adopt a sympathetic roof type and would be proportionate to the scale of the existing dwelling. The proposed single storey rear extension and the proposed detached garage would adopt a sympathetic form and features, including scale and hipped and gable roof types.

It is proposed that all elevations of the existing dwelling, proposed extensions and proposed detached garaged, and an existing retaining wall would be rendered in a cream colour. Whilst the application dwelling and properties in the surrounding area are predominantly characterised by a brick construction, it is considered that the application dwelling is sufficiently isolated from the main street scene and would therefore unlikely have a significant adverse impact on its character. Moreover, there are examples of rendered elevations to adjacent and surrounding properties and existing boundary treatments could offer some screening in places.

The proposals would therefore appear sufficiently subordinate and are not considered to be overbearing nor is it considered that they would significantly detract from or alter the character of the application dwelling or the wider street scene. The proposals are therefore considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

The application site is served by an existing driveway and area of hardstanding to the front and north-east side and rear of the property which would remain largely unimpeded by the proposed development. A new detached garage is also proposed. Best practice suggests the internal floor area for car spaces (garages or car ports) should be 3 x 6.5 metres. The proposed garage would be contrary to best practice and would therefore not be counted as a parking space, although it is acknowledged that the garage could accommodate some smaller modern vehicles. Nonetheless, the application site would accommodate a minimum of two off-street parking spaces, in accordance with the parking SPD.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

Other Material Considerations

A Tree Survey submitted as part of the application identified various unprotected specimens within the curtilage of the application dwelling. The Forestry Officer was not formally consulted. However, discussions identified that a Tree Protection Plan would be required. This was provided and the Forestry Officer raised no objection.

**Recommendation -
Approve with Conditions**