

5. Description of Proposed Works, Impacts and Risks Please describe the proposed development, including: -

Details of any works proposed; - the external appearance of the dwellinghouse, including the design and architectural features of the principal elevation (and any side elevation that fronts a highway)

Permitted Development Justification Statement

Site Address: 9 Rockwood Close, Darton, Barnsley, S75 5LR

Proposal: Construction of an additional storey above existing two-storey detached dwellinghouse

1. Description of Proposed Works

The proposal involves the vertical extension of the existing two-storey detached dwellinghouse to create an additional third storey. The works fall under **Class AA – enlargement of a dwellinghouse by construction of additional storeys**, as defined in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Key elements of the development include:

- Raising the existing external walls to accommodate a new storey.
- Construction of a new pitched roof with **grey concrete roof tiles**, matching the existing roof covering.
- Continuation of **brick external walls** in matching materials and bond pattern.
- Installation of **white uPVC windows** to the front and rear elevations, aligned with existing fenestration.
- No changes to the existing footprint, access arrangements, or boundary treatments.

2. Compliance with Class AA Criteria

The proposal has been reviewed against the conditions and limitations of Class AA and is considered compliant on the following grounds:

Requirement	Compliance
Dwelling type is detached and in use as a single dwellinghouse	✓ Yes
Existing building is two storeys (excluding any basement)	✓ Yes
Proposal adds only one additional storey	✓ Yes
Height of the dwellinghouse post-extension does not exceed 18m	✓ Yes
Height increase does not exceed 3.5m above the existing ridge	✓ Yes
Materials used are of similar appearance to existing	✓ Yes
No windows proposed in side elevation	✓ Yes
Dwelling was constructed after 1 July 1948 and before 28 October 2018	✓ Yes

Requirement	Compliance
Not located within a conservation area, AONB, National Park, or World Heritage Site	✔ Yes
No part of the dwelling is listed or subject to Article 4 direction	✔ Yes

3. External Appearance and Design

The design has been sensitively developed to ensure architectural coherence and minimal visual disruption:

- **Principal Elevation (Fronting Rockwood Close):**
The new storey continues the existing brickwork and fenestration rhythm. The roof pitch and ridge line are replicated, with grey concrete tiles matching the original. White uPVC windows are vertically aligned with those below, preserving symmetry.
- **Side Elevations:**
No new windows are proposed on side elevations. Brickwork and roof detailing are consistent with existing materials and profiles, ensuring the extension integrates seamlessly.

4. Impacts and Risks

Amenity

- No overlooking or loss of privacy to neighbouring properties.
- No overbearing impact due to compliance with height limits and retention of existing footprint.
- No side-facing windows proposed.

Highways and Access

- No alteration to vehicular or pedestrian access.
- Existing parking provision remains unaffected.

Flood Risk

- Site lies within Flood Zone 1.
- No increase in impermeable area; surface water runoff remains unchanged.

Structural Integrity

- Works will comply with Building Regulations, including structural assessments to ensure safe load-bearing capacity.

Visual Impact

- The extension appears as a natural continuation of the existing dwelling.
- Matching materials and roof form ensure minimal disruption to the streetscape.

5. Description of Proposed Works, Impacts and Risks (continued)

Please provide details of the impacts on the amenity of any adjoining premises including overlooking, privacy and the loss of light and how these will be mitigated:

Amenity Impacts on Adjoining Premises and Mitigation Measures

The proposed additional storey has been carefully designed to minimise adverse impacts on the amenity of neighbouring properties, particularly with regard to overlooking, privacy, and loss of light.

Overlooking and Privacy

- **No side-facing windows** are proposed as part of the new storey, ensuring that there is no direct line of sight into adjacent properties or gardens.
- **Front and rear windows** will be aligned with existing fenestration and will serve existing habitable rooms. These views are consistent with the established outlook and do not introduce new overlooking concerns.
- The property benefits from generous separation distances to neighbouring dwellings, typical of detached plots within Rockwood Close, which further mitigates any perceived loss of privacy.

Loss of Light

- The vertical extension does not project beyond the existing footprint and retains the current building line, avoiding any encroachment into neighbouring light paths.
- The ridge height increase is modest and within the limits set by Class AA, ensuring that overshadowing is negligible.
- Adjacent properties are positioned at sufficient distance and orientation to avoid material loss of daylight or sunlight to principal windows or garden areas.

Mitigation Measures

- The design has been developed to comply with the technical limitations of Class AA, including height thresholds and window placement restrictions.
- Matching materials and roof profiles ensure the extension integrates visually, reducing any sense of overbearing or dominance.
- Construction will be undertaken in accordance with Building Regulations, including structural and fire safety provisions that protect adjoining premises.

In summary, the proposal respects the amenity of neighbouring properties and introduces no significant harm in terms of privacy, light, or outlook. The development is proportionate, policy-compliant, and contextually appropriate for its setting.

Please provide details of any air traffic and defence asset impacts and how these will be mitigated:

Air Traffic and Defence Asset Impacts

The proposed development has been reviewed in the context of potential impacts on air traffic operations and defence infrastructure, in accordance with the requirements of Class AA of the GPDO.

Air Traffic Safeguarding

- The site lies outside any designated **Aerodrome Safeguarding Zone** and is not within proximity to a licensed airfield or civil aviation facility.
- The proposed increase in building height is modest and remains well below the threshold that would trigger consultation with the Civil Aviation Authority (CAA) or local airport operators.
- No aerials, masts, or reflective materials are proposed that could interfere with navigational equipment or flight paths.

Defence Asset Safeguarding

- The site is not located within a **Ministry of Defence (MoD) safeguarding zone**, nor is it near any known defence radar installations or strategic defence assets.
- The proposed works do not involve high structures, electromagnetic emissions, or materials that could interfere with defence operations or surveillance systems.

Mitigation Measures

- Given the absence of safeguarding constraints, no formal mitigation is required.
- Should any unexpected safeguarding consultation be triggered during the prior approval process, the applicant is prepared to provide elevation data and coordinate with relevant authorities to ensure compliance.

Where relevant (due to the siting of the building), please provide details of the impact on any protected view. Note that these are identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State.

Impact on Protected Views

The proposed development has been assessed against the **Directions Relating to Protected Vistas dated 15 March 2012**, issued by the Secretary of State, which identify key strategic views safeguarded under the **London View Management Framework (LVMF)**.

Site Context

- The property at **9 Rockwood Close, Darton, Barnsley, S75 5LR** lies **outside Greater London** and is not located within any of the designated **Protected Vista corridors** identified in the LVMF or associated safeguarding directions.
- The site is not within the viewing catchment of any nationally protected landmarks such as **St Paul's Cathedral, The Palace of Westminster, or The Tower of London**, which are the primary subjects of the protected vistas.

Impact Assessment

- The proposed additional storey will not intrude upon, obstruct, or alter any identified protected view corridor.
- The development does not exceed the **development threshold plane** applicable to any protected silhouette or viewing corridor as defined in the 2012 Directions.
- No consultation with the Mayor of London or relevant safeguarding bodies is required under the provisions of the Directions.

Conclusion

The proposal will have **no impact** on any protected view as defined by the Secretary of State's Directions. The site lies well beyond the geographic scope of the LVMF and associated consultation zones, and the modest increase in building height does not trigger any strategic visual sensitivity.