
2023/0087

Mr R Coupe

Erection of a two-storey side and single storey front and rear extensions

19 Cropton Road, Royston, Barnsley, S71 4JJ

Site Location & Description

Clarence Road is a residential estate, located within Royston, the area is characterised by two-storey residential properties with a mix of housing designs. The properties opposite both benefit from two storey side extensions.

The application relates to a two-storey, semi-detached brick-built, dwelling located on the western side of Cropton Road. The dwelling is set back from the highway with a driveway to the side and a small garden to the front.

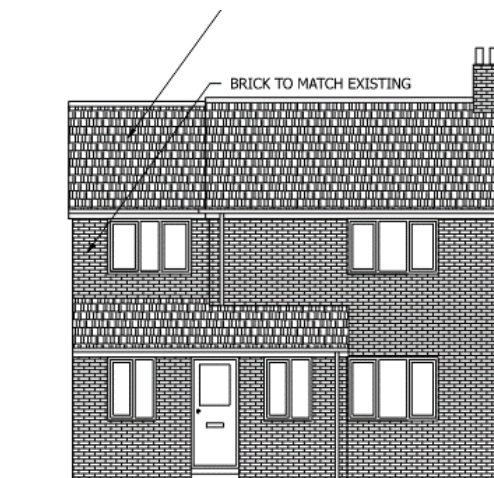


Planning History

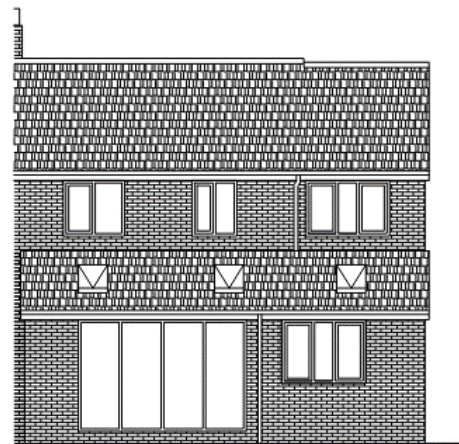
2019/0131 – Erection of a two-storey side and single storey extensions to the front and rear –
Approved subject to conditions February 2019

Proposed Development

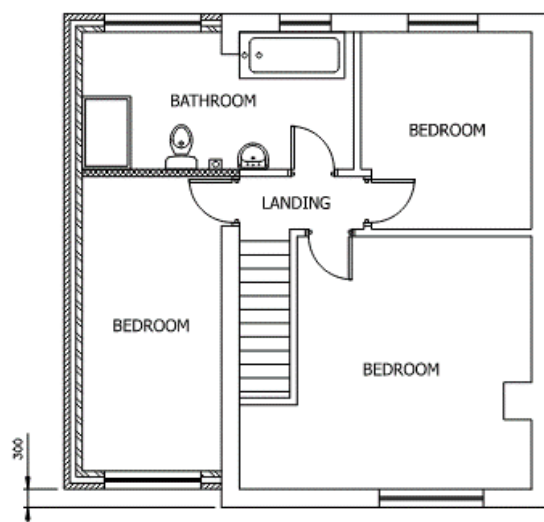
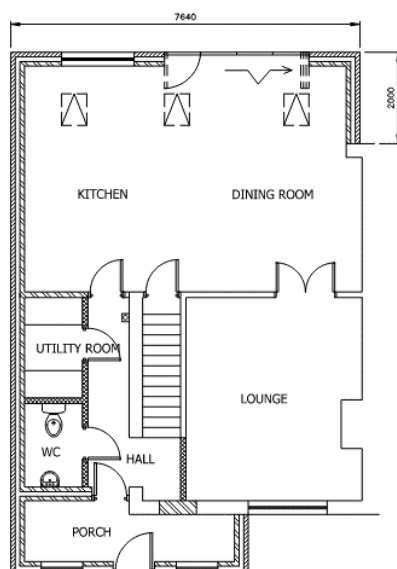
The applicant seeks permission for the erection of a two-storey side and single-storey rear extension. The side extension is to project 2.6m from the side elevation, extending the full depth of the property. The single storey rear element is to project 2m from the rear elevation, extending the full width of the original dwelling and the proposed side extension. The front extension is to project forward of the side extension 1.3m to meet the existing single storey front projection.



PROPOSED FRONT ELEVATION
SCALE 1:100 AT A3



PROPOSED REAR ELEVATION
SCALE 1:100 AT A3



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 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

The site is allocated as Urban Fabric within the Adopted Local Plan, which has no specific land allocation and therefore the following policies are relevant:

Policy GD1 General Development
Policy D1 High Quality Design and Place Making
Policy SD1 Presumption in favour of Sustainable Development

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

Consultations

None

Representations

Neighbour notification letters were sent to surrounding properties; no representations been received.

Assessment

Principle of development

The site falls within urban fabric which has no specific land allocation; however, the site and surrounding area is made up principally of housing. 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.

Visual Amenity

The Supplementary Planning Document - House Extensions and other Domestic Alterations states that 'the design of a two-storey side extension should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection, i.e., more than 2/3 the width of the original dwelling'. In this instance the proposed extension projects 2.6m from the side elevation and therefore complies with the guidance set out in the SPD.

The document also states that a two-storey side extension should have a set back from the front elevation, to allow for a vertical break in the roof plane, a lowering of the ridge line and to reduce the terracing effect. The set-back also lessens the unsightly bonding of old and new materials; the proposal allows for a set-back of 300mm and allows for a corresponding lowering of the ridge line therefore complying with the SPD.

The front elevation is the most important for its contribution to the street scene; the proposed front extension is to link in with the existing single storey forward projection and sees the introduction of a door to the front elevation, providing an active frontage to the dwelling.

The extensions are designed to harmonise with the original dwelling in terms of roof style and pitch, and fenestration, in addition they are to be constructed from materials which match the original dwelling. Therefore, it is considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan Policy D1: High Quality Design and Place Making.

Residential Amenity

Supplementary Planning Document – House Extensions and other Domestic Alterations states that single storey extensions to the rear of semi-detached dwellings should not project more than 4m and that the eaves height should not exceed 2.5m where the extension would project beyond 3m.

The proposed extension is to project 2m from the rear elevation and therefore falls within the principles set out in the SPD; in addition, the rear extension, whilst requiring planning permission, falls mainly within the parameters of permitted development as set out in the Town and Country Planning (General Permitted Development Order) 2015 (as amended). The neighbours have not objected to the proposal, and as the impact to the adjoining neighbour will be similar to that allowed under permitted development, the rear extension is considered acceptable.

Neither the proposed side or rear extensions include windows along the side elevation facing the neighbouring properties, and those located at first floor do not extend closer to the rear boundary than the existing dwelling, with the existing boundary treatment providing suitable screening from the windows at ground floor level.

In light of the above, it is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook of neighbouring properties to a detrimental level and is in compliance with Local Plan Policy GD1

Highway Considerations

The proposal would result in the loss of off-street parking in addition to the requirement of additional provision. Whilst the driveway length is reduced to 5.5m, there is sufficient space to the front of the property to accommodate space for 2no vehicles. In addition, an extension on this footprint could be erected under permitted development which would see the loss of parking provision; the dwelling is located within a residential housing estate and not on a busy highway and therefore it is considered that the extension would not impact on highway safety and as such is acceptable and in compliance with Local Plan Policy T4.

Conclusion

Based on the assessment above it is considered that the proposed development would not have a significant adverse impact on the amenity of neighbouring residents by means of overshadowing, overlooking or loss of outlook, nor would it have a detrimental impact on the character of the street scene or upon highway safety and as such is in compliance with Local Plan Policies GD1, D1 and T4 and is acceptable.

Recommendation

Approve with conditions