Householder Proforma

Application Ref: 2022/0806
Address: 11 The Crescent, Hood Green Road, Hood Green, Barnsley, S75 3HD
Property Description: The semi-detached property is located in a residential village of Hood Green; there are a mix of housing types, styles, and ages with the vicinity. The property subject to this application is stone built with a gabled roof with gabled design features. It is located on the main throughfare through the village with the open green belt located beyond the rear boundary to the north.

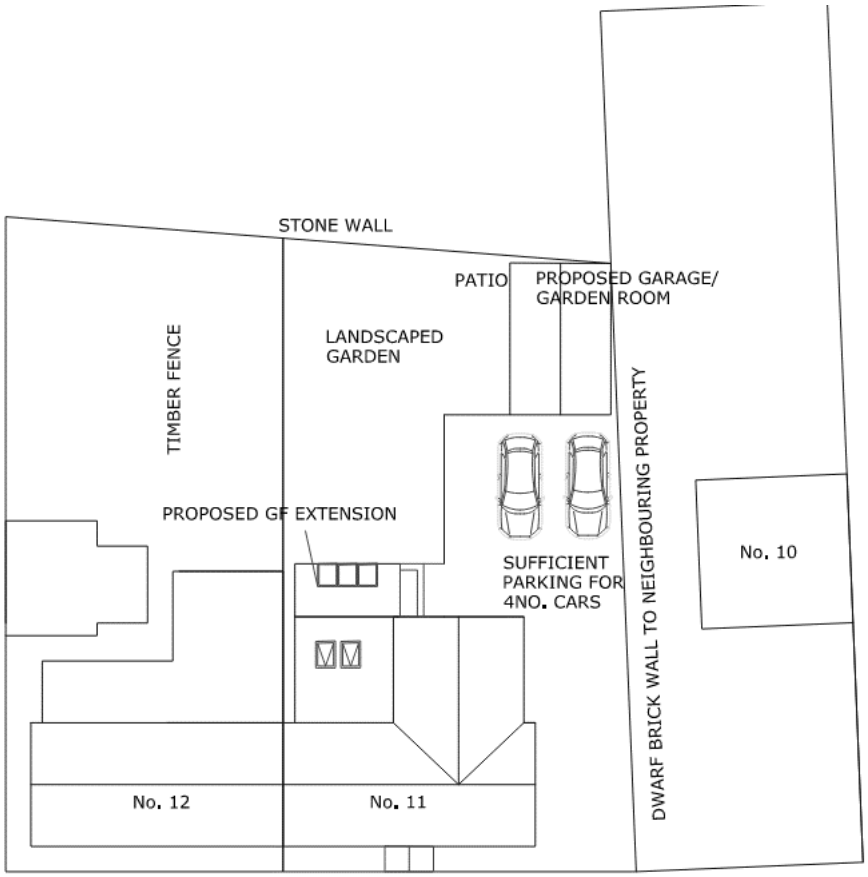






Proposed Extension: Erection of single storey rear extension and detached outbuilding to rear to form garage/store and garden room.

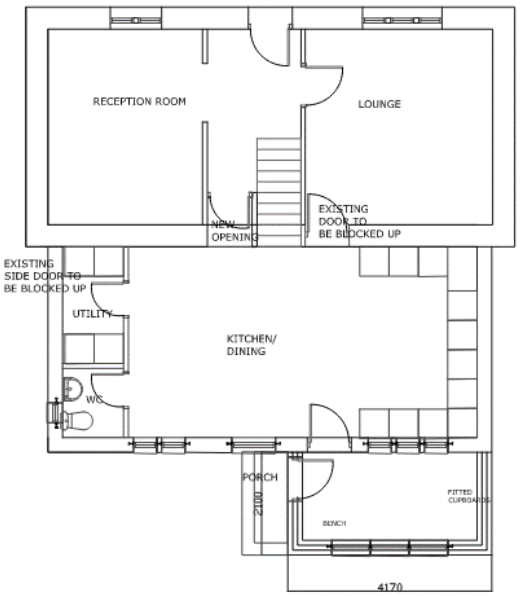
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PROPOSED SITE LAYOUT

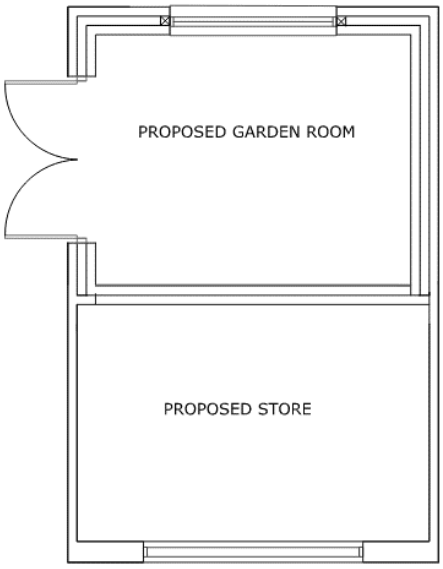


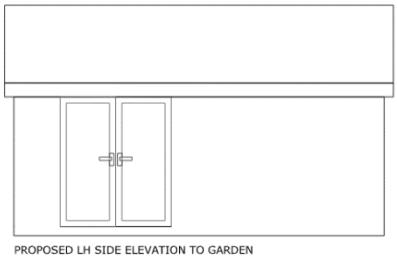
PROPOSED REAR ELEVATION

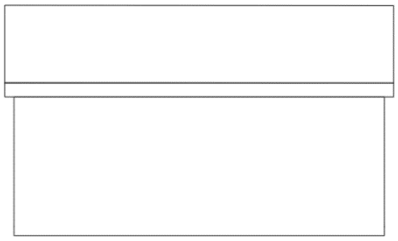


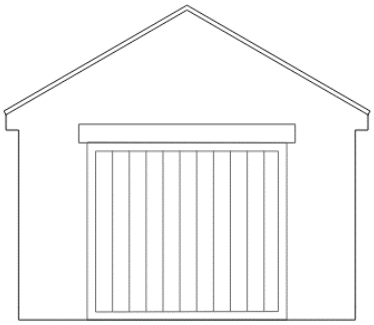
PROPOSED GROUND FLOOR LAYOUT

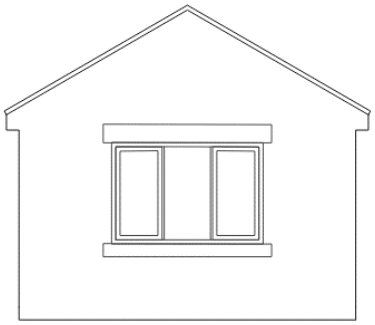
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PROPOSED LH SIDE ELEVATION TO GARDEN


PROPOSED RH SIDE ELEVATION TO BOUDARY


PROPOSED FRONT ELEVATION


PROPOSED REAR ELEVATION

Neighbour Representations: No
Consultees: Parish Council – No objections
Local Plan Designation: Urban Fabric
Conservation Area: No
Relevant History: 2017/0144 - Erection of two storey and single storey extension to rear and disabled access to the side of the dwelling – approved April 2017
2022/0068 - Erection of single storey rear extension and detached outbuilding to rear to form garage/store and garden room – approved May 2022
Acceptable in Principle: Yes

The applicant seeks permission for the erection of a single storey rear extension and the erection of a detached rear garage/store and garden room. The single storey rear extension is to project 2.1m from the rear elevation extending 4.1m along it, with a height of 2.4m to the eaves and 3.2m to the ridge. The garage is to measure 4m by 6m with a height of 2.5m to the eaves and 3.7m to the ridge.

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As mentioned previously, a single storey rear extension and the erection of a detached garage/store and garden room were approved in May 2022. Under this application the applicant sought permission for the erection of a single storey rear extension with a projection of 3.3m, designed with a steeply pitched roof to match that of the original dwelling. The extension was to be located on the rear elevation of the existing extension resulting in a total projection of both extensions of 7.5m.

The applicant now seeks permission for the erection of a single storey rear extension, projecting 2.1m from the rear elevation, resulting in a total projection of 6.3m, permission is also sought for the detached garage/store and garden room, however there are no proposed changes to this from that approved.
Supplementary Planning Document House Extension and other Domestic Alterations (SPD) states that single storey rear extensions to semi-detached properties should be designed with a rearwards projection of less than 4m. However, the General Permitted Development Order Class A allows rear extensions up to 6m where there are no objections from neighbours and the eaves and ridge height are below 3m and 4m, respectively.

It is acknowledged that the extension exceeds the guidance of the SPD, and the projection limitations of Class A, however, falls within all other limitations. It is considered that the proposed extension would not lead to a significant increase in overshadowing or loss of outlook from the adjoining property as it falls minimally outside the parameters of the larger home extension and in addition has a smaller projection than that already approved which was deemed acceptable. There are no windows located on the side elevation, and those located on the rear elevation would overlook the open green belt beyond the rear boundary.

The proposed extension has been designed with a lean-to roof, which is located on a lean-to extension which results in a cat-slide style roof, whilst a little unconventional, it does not result in a detrimental impact on the street scene given that it is located on the rear elevation of the dwelling and not highly visible from public vantage points.

The proposed garage/garden room/store is to measure 6m by 4m and have a height of 2.5m to the eaves and 3.7m to the ridge and be located adjacent to the eastern boundary with 10 The Crescent, as it would be located to the west of this property, it would increase overshadowing, however given it is located adjacent to the shed and driveway associated with this property it is considered that the increase in overshadowing would not have a significant adverse impact on the occupiers of this property.

The proposed extension does not result in the loss of off-street parking nor a requirement for additional provision and as such is acceptable.

Whilst, the design of the previous approval is considered more in keeping with the host dwelling, the current proposal falls minimally outside that of the larger home extensions and the reduction in its projection is an improvement on that already approved in terms of its impact on residential amenity and therefore on balance it is considered that the proposed development is acceptable and in compliance with Local Plan Policies GD1, D1 and T4.

Recommendation: Approve with conditions