
2024/0807

Mr Michael Denton

112 Rotherham Road, Smithies, Barnsley, S71 1UT

Erection of single storey front and rear extensions, and installation of cladding to existing front elevation.

Site Description

The application relates to a plot located on the south-west side of Rotherham Road and in an area that is principally residential characterised by two-storey detached and semi-detached dwellings of varying scale and appearance, including pitched and hipped roofs, and flat roofs with distinctive parapets. The street scene material palette includes a mix of brickwork, stonework, render, external painting and upvc cladding. A Pharmacy, Supermarket and Medical Centre are located to the south-east.

The property in question is a two-storey semi-detached dwelling constructed of red brick that has been rendered in an off-white colour. The property has a hipped roof with rosemary roof tiles and features a two-storey bay window to its street-facing elevation. The property is fronted by a driveway bounded by timber fencing and a large conifer. To the rear is a larger private garden and patio area with an existing detached outbuilding adjacent to the western rear boundary. The property features an existing single storey lean-to upvc conservatory. The adjoining property is painted in a similar neutral colour and benefits from a single storey lean-to extension to the rear.



There is one previous planning application associated with this site.

- ## Proposed Development

The applicant is seeking permission for the removal of an existing rear conservatory, the erection of a single storey front and rear extensions and the installation of grey upvc shiplap cladding to part of the front elevation of the existing dwelling.

The proposed front extension would have a total forward projection of approximately 2 metres and a width of approximately 2.6 metres. The proposed extension would adopt a mono pitched roof with an approximate eaves and ridge height of 2.5 metres and 3 metres respectively, and would adopt a brick finish with roof tiles to closely match the existing.

The proposed rear extension would have a rearward projection of approximately 3.5 metres and a width of approximately 5.3 metres. The proposed extension would adopt a flat roof with a total height of approximately 3 metres, and would adopt a brick finish.

The proposed cladding would be limited to the northernmost side of the dwelling at first floor level.

During the application process, the proposed development was amended to reduce the amount of cladding in the interest of the visual amenities of the locality.

Drawing No.

MMD001

Rev No.

-003

A

SCALE BARS

1:100

1 2 3 4 5

1:200

2 4 6 8 10

1:500

5 10 15 20 25

1:1250

25 50

DO NOT SCALE: Contractor to check all dimensions and report any omissions or errors

NOTES

TILES TO MATCH EXISTING

BRICK FINISH

GREY UPVC SHINGLE CLADDING

PROPOSED FRONT ELEVATION

SCALE 1:100 AT A3

PROPOSED END ELEVATION

SCALE 1:100 AT A3

BRICK FINISH

PROPOSED REAR ELEVATION

SCALE 1:100 AT A3

PROPOSED END ELEVATION

SCALE 1:100 AT A3

Building Information

Ref

Description

Rev

Drawn

App'd

Date

1000 DESIGN USE

1000 Road

Customer

Ref: 1000

1000 1000

1000 1000

1000 1000

1000 1000

1000 1000

Client

MR, M DENTON

Drawing Title

PROPOSED ELEVATIONS

Address

112 ROTHERHAM ROAD
SMITHIES
BARNLEY
S71 1UT

Project Name

PROPOSED SINGLE STOREY
FRONT & REAR EXTENSIONS

Drawing Status

FIRST ISSUE

Scale

1:100

Drawn By

1000

Checked By

1000

Project No.

MMD001

Rev

003

Date

10/10/2024

Author

1000

Checker

1000

Project Manager

1000

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 in the adopted Local Plan which has no specific land 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 if they would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

Residential Amenity

Extensions and alterations to a domestic property are considered acceptable if the proposals would not adversely affect the amenity of neighbouring properties.

The proposed front extension would adopt a relatively modest scale, including a restrained forward projection and roof height, and would be positioned on the southernmost side of the front elevation of the application property which is set back from the party boundary with 114 Rotherham Road and to the north of 110 Rotherham Road. The proposed front extension is therefore unlikely to result in significantly increased levels of overshadowing. This weighs moderately in favour of the proposed development.

The proposed rear extension would adopt a relatively modest scale, including a restrained rearward projection and roof height, and would replace a smaller existing conservatory. The extension would expand the entire width of the application property and would be positioned to the south and south-east of the adjoining property and curtilage. It is therefore acknowledged that some overshadowing could occur, especially as the extension would exceed the 45-degree rule (which is applied to assess and limit the extent of overshadowing and loss of outlook), contrary to the House Extensions and Other Domestic Alterations SPD. However, the extent in which the extension would exceed to 45-degree rule would be minimal. Moreover, this extension would fall within the parameters of larger home extension development as outlined within the Town and Country Planning (General Permitted Development Order) 2015 (as amended). This allows homeowners to erect a single storey rear extension with a rearward projection of up to 6 metres on a semi-detached property without the need for planning permission where no neighbouring properties object. Neighbouring properties were notified of this application and no objections were received. The proposed rear extension is therefore unlikely to result in significantly increased levels of overshadowing or reduced outlook. This weighs moderately in favour of the proposed development.

Windows would be limited to the rear and south-east side elevations of the proposed rear extension. The rear-facing windows would face into the application site and away from surrounding properties. The side-facing window would face towards the side elevation of an extension to the rear of 110 Rotherham Road. Whilst this window would be secondary, it would serve a WC. Therefore, this window will be conditioned to be obscure glazed in the interests of the residential amenities of the occupant(s) of the application and adjacent neighbouring properties, in accordance with Local Plan Policy GD1. Subject to conditions, this weighs moderately in favour of the proposed development.

The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and would be acceptable regarding residential amenity.

Visual Amenity

Extensions and alterations to a domestic property are considered acceptable if the proposals would 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 proposed front extension would adopt a sympathetic form and features, including a modest scale, mono pitched roof and external materials, including a brick finish and matching roof tiles. This

extension would serve as a small porch and would appear as a relatively discreet feature within the street scene. Similar development can also be seen to properties located on the north-east side of Rotherham Road. This weighs moderately in favour of the proposed development.

The proposed rear extension would adopt a brick finish and a flat roof, and although a flat roof is not preferred, the extension would not be prominently visible from the surrounding public realm and would therefore not significantly alter nor detract from the character of the street scene. The brick finish is acceptable. This weighs moderately in favour of the proposed development.

The proposed grey upvc shiplap cladding would be limited to the northernmost side of the front elevation of the application property at first floor level. During the application process, the amount of cladding was reduced to address visual amenity concerns. The revised proposal would appear much more subdued and would not drastically alter the external appearance of the application property. Moreover, the street scene of Rotherham Road is varied, characterised by two-storey detached and semi-detached dwellings of varying scale and appearance, including pitched and hipped roofs, and flat roofs with distinctive parapets. The street scene material palette includes a mix of brickwork, stonework, render, external painting and upvc cladding. The proposed cladding would therefore not be incompatible with the character of the street scene and would not significantly alter or detract from it. This weighs moderately in favour of the proposed development.

The proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and Placemaking and would be acceptable regarding visual amenity.

Highway Safety

The proposed development would not be prejudicial to highway safety with existing off-street parking and access arrangements being maintained. This weighs modestly in favour of the proposal.

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

Planning Balance and Conclusion

The application relates to a plot located on the south-west side of Rotherham Road and in an area that is principally residential characterised by two-storey detached and semi-detached dwellings of varying scale and appearance, including pitched and hipped roofs, and flat roofs with distinctive parapets. The street scene material palette includes a mix of brickwork, stonework, render, external painting and upvc cladding. A Pharmacy, Supermarket and Medical Centre are located to the south-east.

The property in question is a two-storey semi-detached dwelling constructed of red brick that has been rendered in an off-white colour. The property has a hipped roof with rosemary roof tiles and features a two-storey bay window to its street-facing elevation. The property is fronted by a driveway bounded by timber fencing and a large conifer. To the rear is a larger private garden and patio area with an existing detached outbuilding adjacent to the western rear boundary. The property features an existing single storey lean-to upvc conservatory. The adjoining property is painted in a similar neutral colour and benefits from a single storey lean-to extension to the rear.

The proposed development includes the removal of an existing rear conservatory, the erection of a single storey front and rear extensions and the installation of grey upvc shiplap cladding to part of the front elevation of the existing dwelling.

The main considerations regarding this application are the potential impact on residential and visual amenity.

Regarding residential amenity, the proposed front porch extension would likely have a limited impact on the amenity of neighbouring properties. The proposed rear extension could have a greater impact, specifically regarding overshadowing and loss of privacy. However, the rear extension would fall within the parameters of larger home extension development as outlined by the Town and Country Planning (General Permitted Development Order) 2015 (as amended). This allows homeowners to erect a single storey rear extension with a rearward projection of up to 6 metres on a semi-detached property without the need to obtain planning permission where no neighbouring properties object. Neighbouring properties were notified of this application and no objections were received. Moreover, it is considered that privacy could be maintained at reasonable levels using conditions. As such, the proposed development is considered acceptable in this regard.

Regarding visual amenity, a mix of external materials would be adopted, including render, brickwork and upvc cladding. The amount of cladding was reduced during the process which is welcome. The proposed materials would reflect the varied character of the street scene, and the proposed cladding would not be incompatible with this. As such, the proposed development is considered acceptable in this regard.

Considering the above, the planning balance therefore tilts in favour of the proposed development and this application is recommended for approval.

**Recommendation -
Approve with Conditions**