
2023/1068**Applicant:** Mr Kamberi**Address:** 8 Elizabeth Street, Goldthorpe, Rotherham S63 9NA**Description:** Single storey rear infill extension to 2 storey terrace dwelling

Site & Location Description:

Elizabeth Street is a row of terrace houses located within predominantly residential area located close to Goldthorpe town centre. The dwelling itself is a mid-terraced house with an unoriginal two-storey outrigger style extension at the rear of the dwelling. Along with other single or two-storey rear extensions featured on some dwellings within the street, all appear to be unoriginal and constructed post 1948. The front of the dwelling opens on to the pavement, but the rear of the dwelling features a narrow but reasonably long garden.

This proposal was initially formed part of a recent application for a Certificate of Lawful Development in relation to a dormer extension, which was approved in December 2023. As this proposed extension did not comply with permitted development requirements, this element was removed from the application and description, and this planning application submitted for the extension. This application was submitted prior to the LDC application being approved.

**Planning History:**

2023/1019 - Lawful development certificate for a roof extension with rear dormer and installation of 2 front rooflights to residential dwelling – Approved 19th December 2023

Proposed:

The proposal is for a ground floor 'infill' extension which would be installed onto an existing and unoriginal two-story outrigger style extension, which features a slightly inclined flat roof and has a ground footprint of 6 sqm. The result would be an enlarged ground floor footprint area of 11.5m (total) with the first floor remaining as existing with a footprint area of 6 sqm. The new ground floor roof would be flat. In replacement of the existing rear doors on the original dwelling and window within the extension, a new bifold door is proposed, in the centre of the proposed extension.

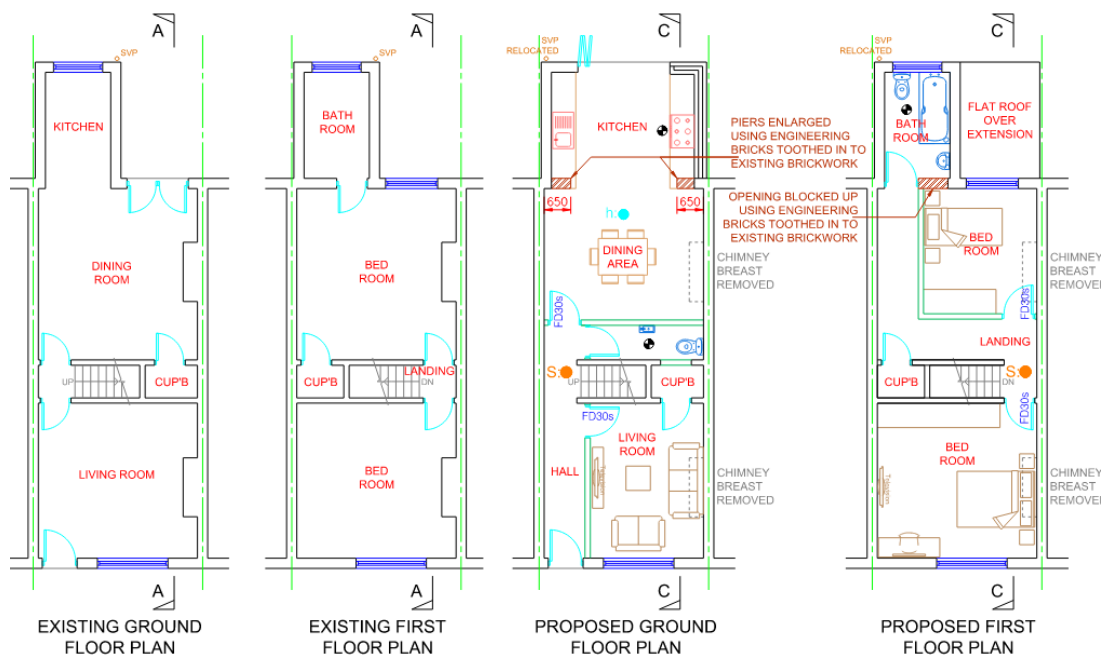
Measurements:

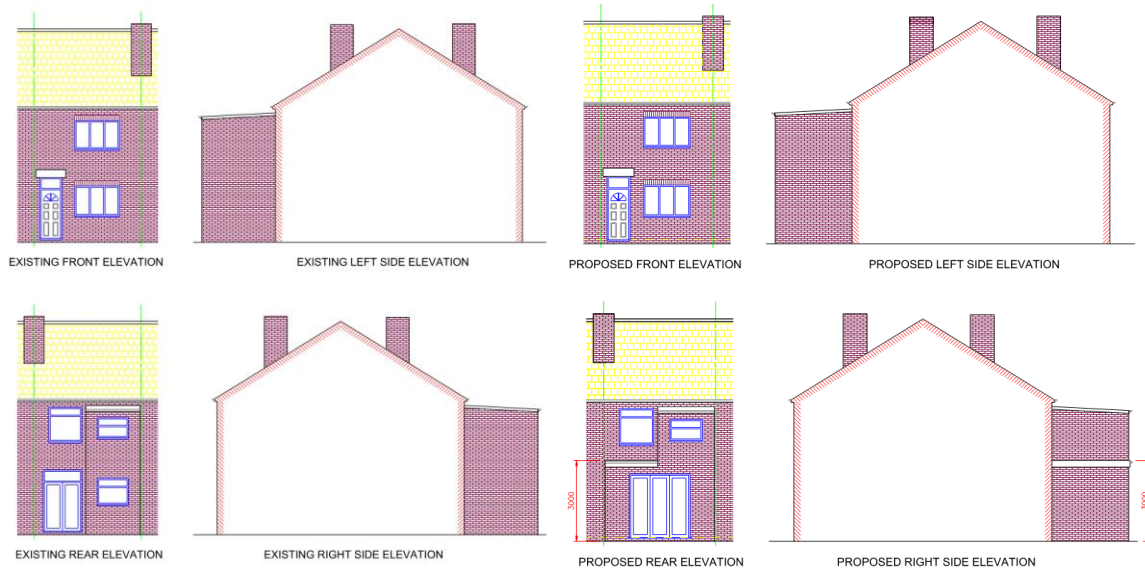
All existing roof and eaves heights of the original dwelling have been measured on the existing plans and remain at the same height on the proposed plans. However, these existing and proposed plans were based upon the existing dwelling at the time of submission. Approved LDC application 2023/1019 allowed for the rear roof to be altered to a flat dormer style. This does not directly impact the proposal.

Extension (existing):

- **Rear Projection: 2.85m** (2.85m)
- **Width: 4.04 m** (2.09m)
- **Maximum Eaves Height: 4.90** (4.90m)
- **Maximum Roof Height: 5m** (5m)
- **Eaves Height (new GF section): 2.74m**
- **Roof Height (new GF section): 3m**

Existing and Proposed Floor Plans and Elevations





Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; No comments were received.

Consultees: None

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 on 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.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Section 12: Achieving well-designed and beautiful places -

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Within section 12, paragraph 139 is the most relevant which indicates:

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

GD1 - General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

SD1: Presumption in favour of Sustainable Development: When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

D1 - High Quality Design and Place Making: Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive,

local character and other features of Barnsley.

T4 – New Development & Highway Safety: New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Supplementary Planning Documents (SPD)

House Extensions and Other Domestic Extensions

Principle of development

The site is located within land designated as Urban Fabric. Extensions to residential properties and most outbuildings are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety.

Residential Amenity

The proposed extension represents a modest external addition to the existing extension. Unlike the existing extension, the proposal is for a ground floor extension only. Due to its modest size, the proposed extension would have a minimal impact upon the neighbouring dwellings, especially upon No.10, which would not be directly affected by the proposal as the existing two-story extension borders their dwelling. For No.6, the ground floor extension is brought closer to the boundary line and may create a limited sense of enclosure between their small rear extension and the proposed extension at No.8. In mitigation of the proposal, if the two-story extension did not exist, if it was decided to be demolished, or if the proposed ground floor extension was unattached to the existing extension, a larger ground-floor extension, with a projection of up to 3m, and a height of up to 4m, may be constructed without planning consent. In contrast the proposed ground floor extension is proposed to have a 2.85m projection and a flat roof height of 3m. Alternatively, either dwelling would be permitted to install a boundary treatment of up to 2m high between the dwellings, which could run for the length of the rear garden.

If the application had been for the whole extension, rather than just the ground floor extension, it may have been subject to further scrutiny. As the proposal is only for the ground floor extension aspect, the guidance contained within the SPD Household Extensions and Other Domestic Alterations has been met in relation to projection and eaves height, but the right corner of the proposed extension intersects a 45-degree angle from the center of the neighbouring dwelling's rear window. Whilst this is not an ideal situation, the impact would be minimal on the neighbouring dwelling, and is only caused by a relatively small section of the extension intersecting the 45-degree angle. If the proposal were again constructed under permitted development allowance, the extension could feature a larger projection and height, examples of which are common within the area. If such an extension were to be constructed, its impact upon the neighbouring dwelling would almost certainly be more significant than what at the moment is a minimal impact of the residential amenity of the neighbouring dwelling.

There is a new bifold door proposed on the resulting combined ground floor extension. Gardens to the side of the dwelling may be slightly overlooked but boundary treatments would resolve this

issue. With a 20m distance from the dwelling to the rear of the curtilage and the closest dwellings even further away, with a road between, there would be no concern of overlooking. As a window on the existing rear elevation of the dwelling, near No.6 would be removed by the addition of the extension, this would reduce the overlooking of the small yard area of No.6 by the application dwelling.

Visual Amenity

The principal front street scene would be unaltered by this proposal. There is an unusual situation at the rear of the terrace block, where the rear gardens border a residential road, instead of an alleyway, other dwellings, or vacant land. This results in a rear street scene which is both quite prominent and quite varied. Many of the dwellings feature ground floor or two-story extensions, but these are unoriginal additions and were probably constructed at different times. The results are extensions of various heights, widths, and designs. Together with a mixture of large, narrow gardens, some unkempt, some with outbuildings in need of repair but equally gardens which have been renovated and have been generally well maintained. With the proposed works to the dwelling, both in this application and the previous LDC application, when complete, they would enhance the visual character of the dwelling. Furthermore, as it enhances the character of the application dwelling, it would positively contribute to improvements within the overall rear street scene.

Highway Safety

As there are no changes to the proposed access or parking arrangements of the site, despite modifications to the garage, there is ample off-street parking, there is no concern over highway safety.

Summary

Following the above review of the proposals, no neighbour comments being received, no impact on Highway safety, an overall minimal impact on residential amenity and improvement to visual amenity of the area; the proposal broadly complies with all local and national planning policies, including the SPD House extensions and Other Domestic Alterations and a recommendation for approval is appropriate.

Recommendation: Approve with conditions