
2024/0085

Mr Phil Chapman

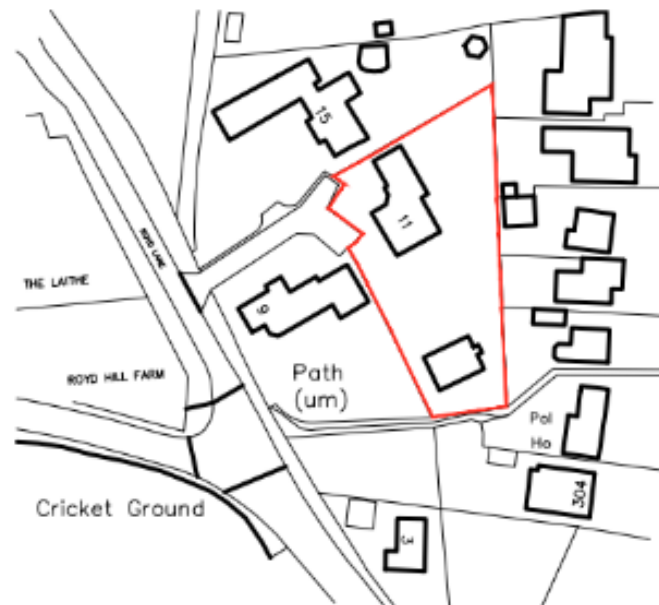
The Gables, 11 Royd Lane, Higham, Barnsley, S75 1PH

Single storey rear extension.

Site Description

The application relates to a plot located on the east side of a cul-de-sac off Royd Lane and in an area that is a mix of green space, Green Belt land and residential properties comprising detached dwellings of varying scale and appearance.

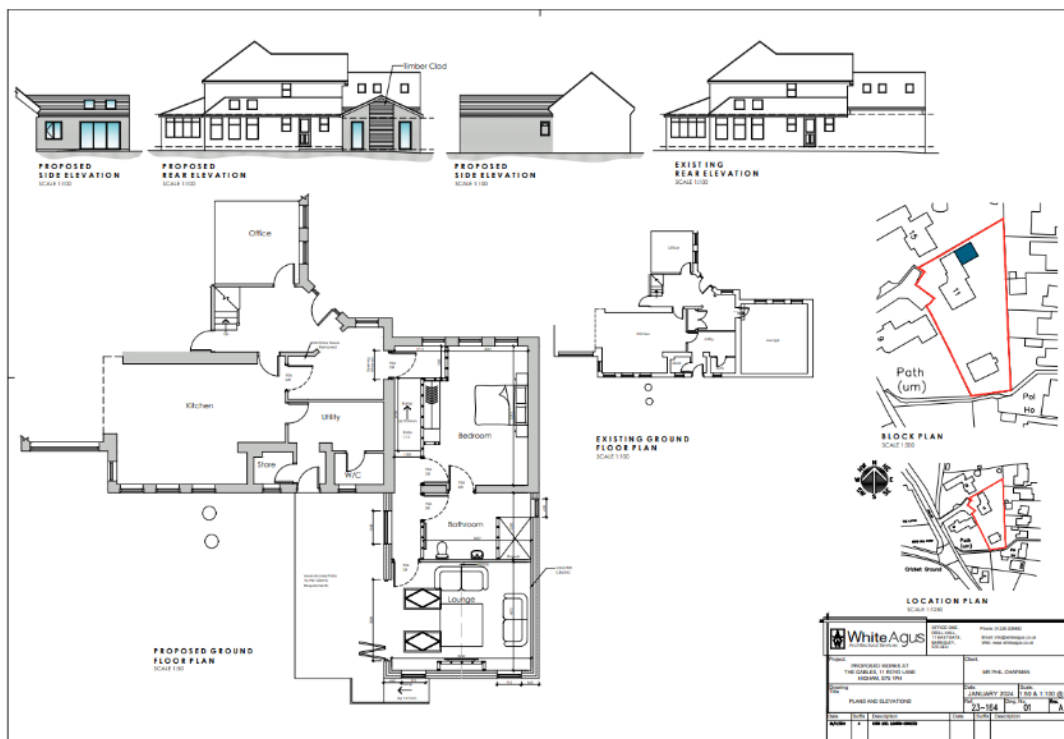
The property in question is a two-storey detached dwelling with various single storey projections/ additions to its side and rear elevations and is of a brick construction with tiled hipped and pitched roofs and a pitched roof dormer to the front. To the south of the site is a detached building comprising ground floor integral garages and pitched roof dormer windows. The dwelling is surrounded by soft landscaping, including a larger garden to the rear, and is bounded by a mix of mixed vegetation and brick walls.



There is an extensive planning history associated with the application site dating from 1979. However, the most recent and relevant application is as follows:

- ## Proposed Development

The applicant is seeking permission for the erection of a single storey extension to the rear of the dwelling. The extension would have a rearwards projection of approximately 7 metres with a width of approximately 5.8 metres and would adopt a gable roof with an approximate eaves and ridge height of 2.7 metres and 4.2 metres respectively. The extension would be constructed of matching external materials, including brickwork and roof tiles, and would feature a portion of timber cladding to the rear elevation. The proposal also included forming a new level access patio to the rear.



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. 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 provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

Extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected.

Residential Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they would not adversely affect the amenity of neighbouring properties.

The proposed extension would be erected to the rear of the application dwelling and would be located to the south-east of 15 Royd Lane. It is acknowledged that some overshadowing could occur, especially as the proposal would exceed the 45-degree rule (which is applied to assess and limit the extent of overshadowing). However, the neighbouring property is set in a modest sized plot and is set forward of the application dwelling. Moreover, the neighbouring property is likely to experience some existing overshadowing because of existing boundary treatments forming the northern boundary line and comprising mixed vegetation and trees outside of the curtilage of application site. The extension would be erected adjacent to these existing boundary treatments; therefore, the extent of any potential overshadowing is likely to be limited to existing affected areas and the rear garden and rear-facing windows of the neighbouring property are likely to remain largely unaffected. Additionally, an extension of a similar scale could be erected as a larger home extension development as set out in the Town and Country Planning (General Permitted Development Order) 2015 (as amended). This allows homeowners to erect single storey rear extensions up to 8m on detached properties without the need for planning permission where no neighbouring properties object. Neighbouring properties were consulted, and no objections were received. As such, any potential impact is not considered to be significantly detrimental.

The proposed extension would be built off a blank wall and would feature new glazing on its north and south side elevations and east rear elevation. The north-facing window would serve a bathroom and would face the rear garden of 15 Royd Land. Whilst existing boundary treatments are likely to provide some screening, a condition will be attached to any forthcoming decision to ensure this window is obscure glazed to maintain the privacy of the neighbouring property and the occupant(s) of the application dwelling. The south-facing window would face into the application site and away from surrounding properties. The east-facing windows would face properties on Higham Common Road. However, the extension would be of a single storey and an existing hedge could continue to provide suitable mitigation and screening.

The proposed extension would not be erected in proximity of windows of neighbouring properties and is therefore not considered to result in reduced levels of outlook. The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook.

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

Visual Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they do 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 extension would be located to the rear of the application dwelling and would not be visible from the public realm. Nevertheless, the extension would adopt a sympathetic form and features, including roof type and pitch and external materials. A small amount of timber cladding would be featured on the rear elevation of the extension which would likely have natural appearance. As such, it is not considered that the proposal would significantly detract from or alter the character of the application dwelling or the character of the street scene.

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 extension would be located to the rear of the application dwelling and would therefore unlikely interfere with existing parking arrangements to the south of the application site, nor would the proposal result in a requirement to provide additional parking spaces.

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

**Recommendation -
Approve with Conditions**