
2022/0971

Mr N Newman

Erection of single storey extension to the rear of existing bungalow

46 North Road, Royston, Barnsley, S71 4DB

Site Location & Description

North Road is located off Midland Road (B6428), one of the main routes through Royston. North Road is predominantly residential with a mix of single and two-storey, semi-detached and detached residential properties with a mix of housing designs.

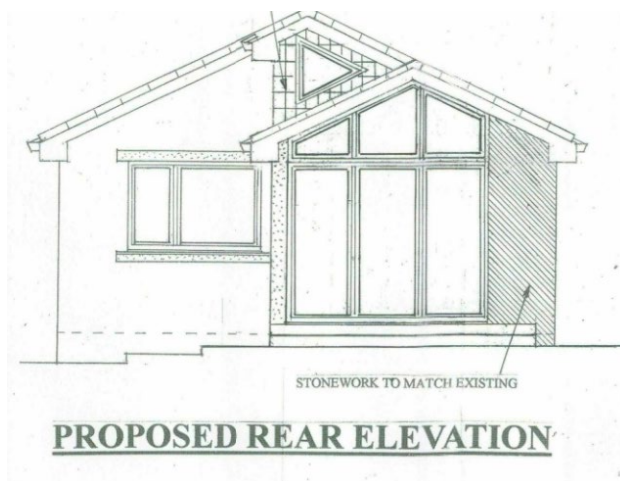
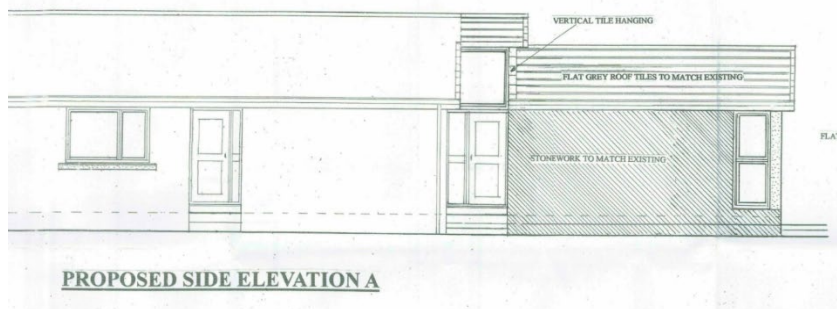
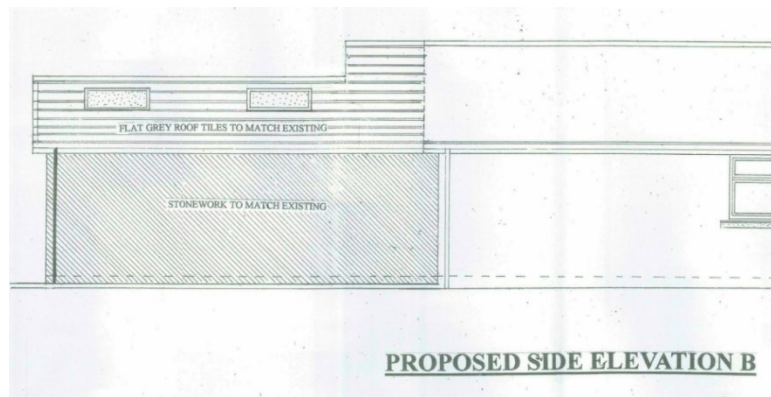
The application relates to a single-storey, detached stone-built, dwelling located on the western side of North Road.

The dwelling is located in a large plot and set back from the highway with a modest garden to the front; the property currently benefits from a single storey detached outbuilding to the rear to the rear property. A public right of way runs along the southern side boundary of the property.



Proposed Development

The applicant seeks permission for the erection of a single-storey rear extension. The extension is to project 7.3m from the rear elevation extending 3.9m along it, with a height of 2.4m to the eaves and 3.8m to the ridge. The first 1.5m of the extension is extended at the same height as the original dwelling of 4.8m, reducing to the dimension outlined above.



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

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

Public Rights of Way – no objection subject to informative

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.

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. no guidance is provided for detached dwellings other than extensions to the rear of detached properties will be considered on their design merits where no adjacent properties are affected.

It is acknowledged that the proposed extension has a large rearwards projection and is located adjacent to the southern boundary with 46 First Avenue. However, the proposed extension would be located to the north of this property, adjacent to a significant privet hedge and is separated from it by a public footpath. In addition, the extension has been designed with a low eaves and ridge height, further lessening the impact of the proposal. It is therefore considered that the proposed extension would not have a detrimental impact on the amenity of the residents of this property by means of overshadowing, or loss of outlook.

Whilst the extension would be located to the south of 48 North Road, the proposed extension is set in from the boundary with this property by approximately 5.4m, with any overshadowing occurring over the host property, and as such it is not considered that it would lead to a significant increase in levels of overshadowing of this property.

With the exception of a corner window proposed on the north-western corner of the proposed extension, there are no windows proposed on the side elevation, the distance from the northern side boundary and the inclusion of the 2m close boarded timber fence would provide adequate levels of screening to prevent increasing levels of overlooking. In addition, the windows located on the rear elevation are located a sufficient distance from rear boundary to prevent overlooking of the properties to the rear.

In addition to the above, with the exception of the first 1.5m, the proposed extension falls within the parameters of the 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, which is the case in this instance.

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

Visual Amenity

Whilst there may be some visibility of the rear elevation from the public footpath to the north, the proposed development is to be located on the rear elevation, the proposed extension is designed to reflect, and be constructed from materials which match the original dwelling. It is therefore 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.

Highway Safety

The proposal does not result in the requirement for additional parking provision, nor does it see the loss of existing parking provision and as such the proposal is considered acceptable in terms of its impact on highway safety 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