
2024/0711

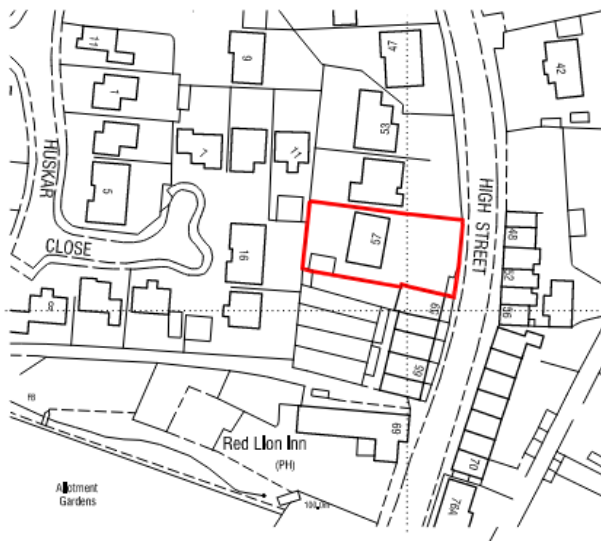
Applicant: Mrs S Green

Address: 57 High Street, Silkstone, Barnsley, S75 4JR

Description: Raising of roof height to form first floor additional living accommodation, erection of single storey front and rear extensions and associated works to detached single storey dwelling

Site & Location Description:

Located on High Street, the main road running through the village of Silkstone, the dwelling is sited in an elevated position in the south of the village, approximately 250m from the junction of High Street and the A628 Barnsley Road. The application dwelling, a dark buff-brick coloured bungalow featuring a dark grey roof, modest sized rear garden, and a large front curtilage, rising up the natural slope from road level. There is a detached garage sat to the side and rear of the dwelling whilst additional parking provision has been cut into the slope within the front garden. The front and right-side boundary treatment comprise of a tall hedge, largely obscuring the dwelling except when viewed through the driveway opening on the left side of the front boundary. The street scene around the dwelling is varied, but predominantly of two-story dwellings, some modern large, detached dwellings and others smaller, traditional terraced houses. Unlike the modern housing estate located to the rear of the dwelling, most new and old two-story houses feature original or faux coursed yellow stone facades.



Planning History:

- **2015/0925:** Demolition of existing bungalow and garage and erection of 1 no. detached dwelling with integral garage – Approved 21st September 2015
- **2014/1026:** Raising height of roof to create first floor living accommodation, erection of two storey front and rear extensions, installation of front dormer to dwelling, erection of detached garage and demolition of existing garage – Refused 22nd October 2014
- **2014/0127:** Raising of roof height of bungalow including front dormer and erection of single storey front extension – Approved with conditions 25th March 2014

- **B/05/1278/PR:** Increase height of roof to create first floor accommodation, erection of front and rear extensions, and detached garage. – Approved with conditions 18th August 2005

Proposed:

The proposal is similar to proposal approved in 2014, which along with a 2015 planning approval for a rebuilding of the dwelling into a two-storey house has not been implemented. In between those two approved applications was another application to raise the roof of the dwelling, but this application was refused seemingly in relation to an out of character garage being proposed between the front elevation of the dwelling and the road.

This proposal seeks to raise the roof of the dwelling to accommodate an additional first floor within the heightened roof space. This part of the proposal would also include three new rooflights on each of the front and rear elevations of the roof. A new extension on the front elevation is also proposed in the style a gable/dormer, large front porch with a dual pitched roof. With the installation of this extension, an original bay window would be lost, along with the principal front entrance way, which would be located as a side door with the new extension. An additional rear extension is also proposed, which would have a maximum projection of 2.55m from the rear elevation of the dwelling, would feature bi-fold doors, and be almost the entire width of the rear elevation. The final aspect of the proposal (excluding modest landscaping works to the front and rear gardens. Including a new rear terrace) would be a change of materials from brick to stone on the front elevation and render to the side and rear elevations of the dwelling.

Approximate Measurements:

The dwelling is located on a natural slope, although current and proposed landscaping cut into and shape the slope into appropriate parking and access provisions. Due to the slope, measurements for the eaves and roof heights vary with the ground level. Therefore, additional measurements from the indicated floor level of the dwelling have been included.

Original Dwelling (Height from floor level)

- **Maximum Eaves Height: 3.44m** (2.3m)
- **Maximum Roof height: 6.28m** (4.83m)
- **Maximum Width: 11.34m**
- **Maximum Depth: 8.05m**

Front Extension (Height from floor level)

- **Front Projection: 1.93m**
- **Width: 3.25m**
- **Maximum Eaves Height: 3.56m** (2.3m)
- **Maximum Roof height: 4.71m** (4.32m)

Proposed Dwelling (Height from floor level)

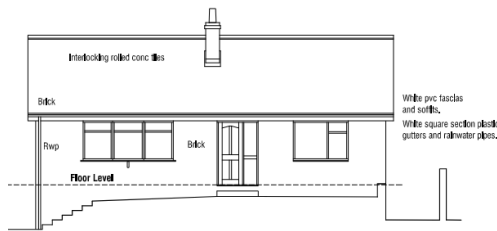
- **Maximum Eaves Height: 3.76m** (2.3m)
- **Maximum Roof height: 8.2m** (6.76m)
- **Maximum Width: 11.34m**
- **Maximum Depth: 12.53**

Rear Extension (Height from floor level)

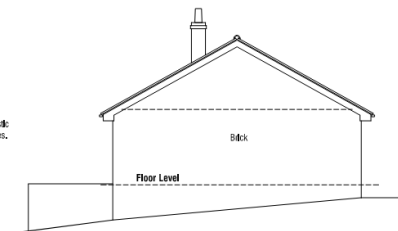
- **Maximum Rear Projection: 2.55m**
- **Width: 9.54m**
- **Maximum Eaves Height: 3m** (2.5m)
- **Maximum Roof height: 3.25m** (2.68m)

Increase in main roof height: 1.92m

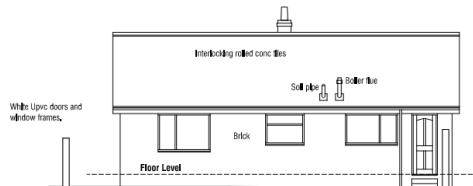
Existing and Proposed Floor Plans and Elevations



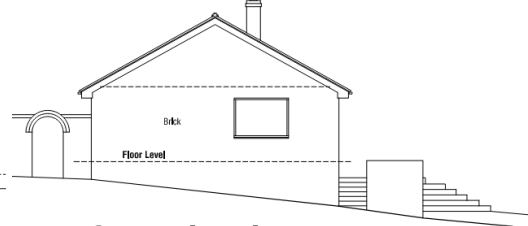
East Elevation 1:100



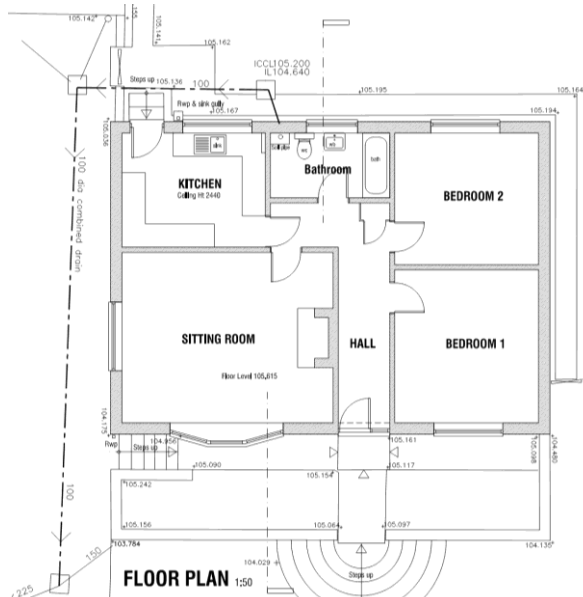
North Elevation 1:100



West Elevation 1:100



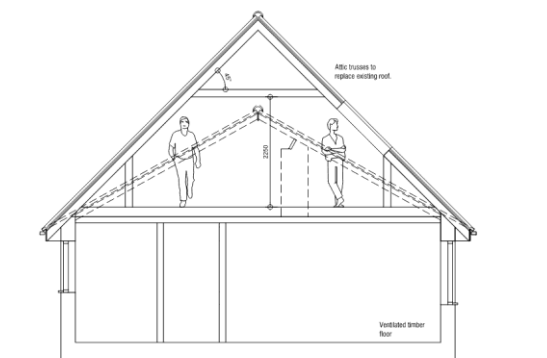
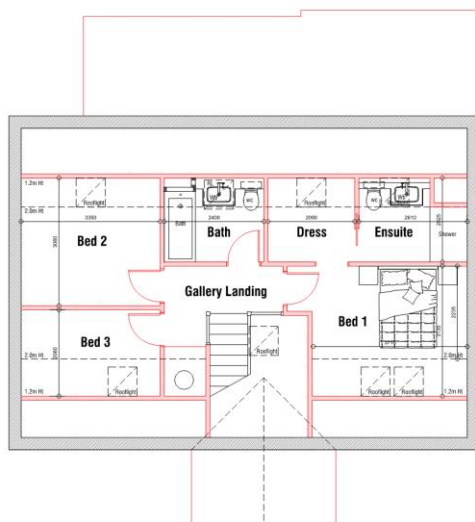
South Elevation 1:100



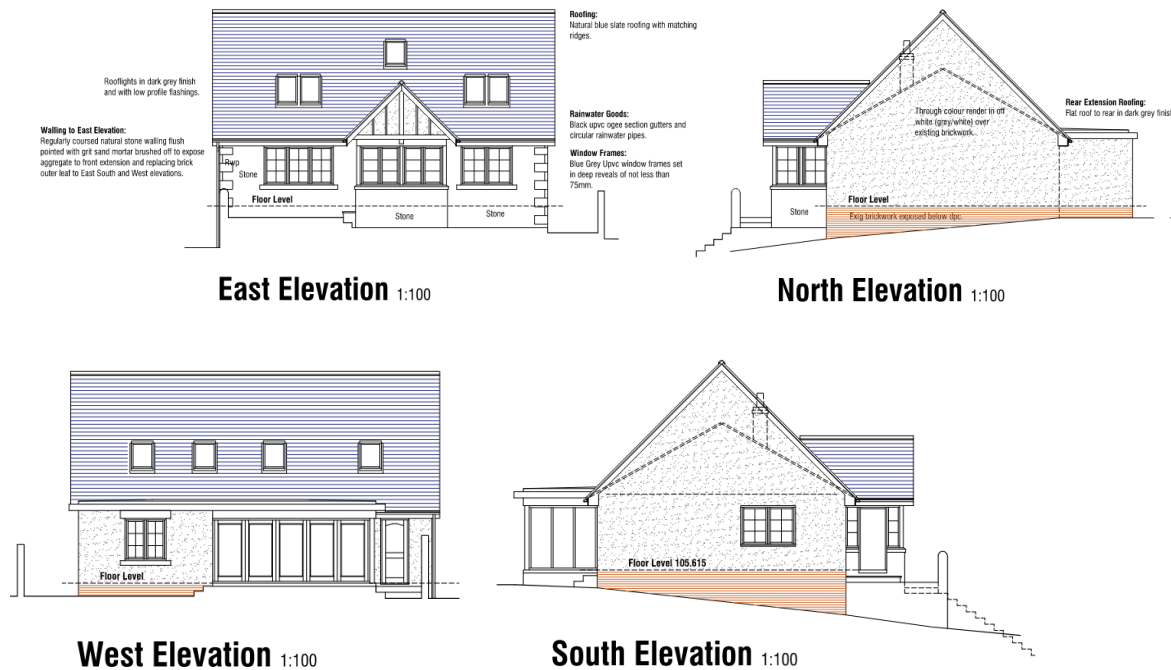
FLOOR PLAN 1:50



Ground Floor Plan 1:50



TYPICAL SECTION 1:50



Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

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

Consultees:

Highways DC: Adequate parking provision and the existing access remains within the site, so there is no objection from Highways.

Silkstone Parish Council: No Comments or objections received

Ecology: After reviewing the supplied bat survey, no objections were raised but a standard condition was required to be added to any decision notice.

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 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

Due to the layout and varying height levels of neighbouring dwellings around the application dwelling, there would be minimal or no impact for neighbours behind the dwelling, as it does not directly overlook these higher two-storey houses, whilst a similar situation applies to the larger two-storey dwellings to the right side of the dwelling, with the adjacent neighbour also featuring a rear extension. Because of the high position of the dwelling, there could possibly be a modest impact on the amenity of the older terrace block, located at a lower position and to the left of the application dwelling on High Street. The extended and heightened application would not directly overlook the terrace dwellings, but the height increase may have a modest effect on light levels in their gardens, but this would certainly not be of any significant detriment.

Visual Amenity

Individually the dwelling as it currently stands whilst not unique within the broader area, is equally not comparable to other similar dwellings further along the High Street. Within the immediate street scene, the dwelling is set back and significantly higher than the road and terrace blocks below. In mitigation of the proposals, there are contemporary two-story dwellings adjacent to the right side of the dwelling, located on High Street, and some behind on a separate estate. These existing dwellings allow for the application dwelling to be extended in height, allowing for the creation of a new floor, predominantly within the roof space without harming the broader street scene.

With the rear extension, it is difficult to determine if it would strictly meet the requirements of permitted development, principally due to the varying land levels and resulting heights of the extension. However, as with no impact on residential amenity, the proposal poses no harm to the visual amenity of the dwelling or street scene with it being located predominantly out of public view,

excluding the adjacent neighbouring dwellings. In further mitigation of the extension, it has a much smaller projection from the rear elevation than what may have been constructed through permitted development. The proposed porch exceeds what would be permissible without planning consent but remains modest sized and adds to the new character of the dwelling.

Arguably the dwelling in its current form has been designed with limited influence from older dwellings within the street scene or village. Therefore, whilst the proposals significantly alter the character of the dwelling, the result is an updated dwelling with significant features reflecting the broader characteristics of the area. These features included a coursed stone façade on the front elevation and natural blue slate roof tiles, similar to materials found within the village and on some contemporary dwellings. The side elevations feature render, but these elevations are out of principal public view. The proposed landscaping features would enhance the appearance of the curtilage whilst providing improved access and parking facilities.

Highway Safety

There are proposed improvements to the parking provision of the site but no changes to access or a decrease in parking provision. Highways DC have raised no concerns or objections to the proposals, which consequently means there would be no impact upon Highway Safety.

Recommendation: Approve with conditions