

**Application Ref:**

2021/0818

**Address:**

16 Cone Lane, Silkstone Common, Barnsley, S75 4PU

**Neighbour Representations: No**

Silkstone Parish Council: No comments received

Network Rail: Condition requested re construction methodology

**Property Description:**

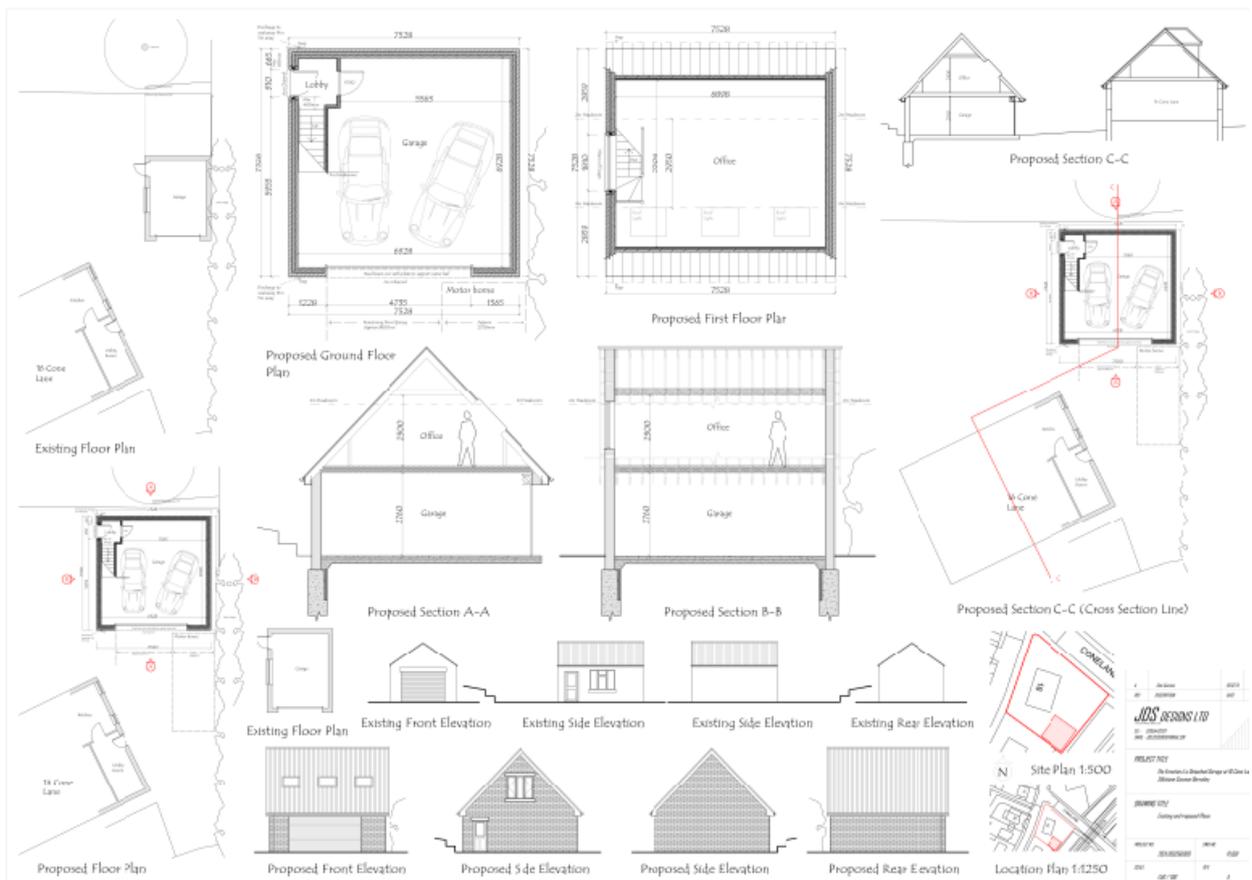
The property is a detached stone built dormer bungalow set off Cone Lane, within the village of Silkstone Common. The rear of the property faces onto a trainline and Network Rail land. The property has an existing detached single garage set to the rear.





**Proposed Extension:**

The proposal involves the replacement of the existing single garage with a double garage with a room within the roof space (to be used as an office) and rooflights. The proposed garage measures 7.5m by 7.5m and with an eaves height of approx. 2.4m and 7m to the ridge. The garage is sited in the southern corner of the site adjacent to the boundary with Network Rail land to the east.



**Local Plan Designation:** Urban Fabric  
**Conservation Area:** No  
**Relevant History:** No  
**Acceptable in Principle:** Yes

<b>Side Extension:</b>	Yes / No (include comment if required)
Single Storey	
1. set back	
Two Storey / First Floor	
2. set back / set down (500mm minimum)	
3. less than 2/3 the width of the original dwelling	
All	
4. roof design corresponds to existing	
5. windows / doors of a similar design / proportion	
6. habitable room windows on the side elevation	
7. materials to match	
8. neighbouring property extended to side or windows?	
9. Any change to parking or access?	

**Rear Extension:**

	Yes / No (include comment if required)
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	
2. semi-detached and less than 4m?	
3. if more than 3m are the eaves more than 2.5m in height?	
Two Storey	
4. terraced property and less than 2.5m (projection to the rear)?	
5. semi-detached and less than 3.5m?	
All	
6. materials to match	
7. roof design compliments / ties in well	
8. habitable room windows on the side elevation?	
9. distance to rear boundary (shared with another residential property) 10m or more?	

**Front Extension:**

	Yes / No (include comment if required)
1. single storey?	
2. small projection? (confirm measurement)	

3. roof design corresponds to existing	
4. windows / doors of a similar design / proportion	
5. materials to match	

#### Dormer Extension

	Yes / No (include comment if required)
1. Pitched roof dormer on principle roof slope?	
2. Flat roof dormer on rear roof slope?	
3. Dormers in street scene & similar style?	
4. Set below roof ridge?	
5. Set in [ideally 0.5m] from both the eaves and gable edge?	
6. Set in 0.5m from party walls?	

#### Garage / Outbuilding\*

	Yes / No (include comment if required)
6. single storey?	Yes
7. height to eaves 2.5m or less?	Yes
8. sympathetic design and materials to main dwelling?	<p>The proposed garage would be constructed of matching stone and roof tiles to match the existing dwelling. Whilst the height of the roof is fairly high at 7m to the ridge, the agent has submitted a cross section drawing which shows that the garage would be set lower than the existing dwelling and is also set well back within the plot so it would appear subservient to the main dwelling.</p> <p>The applicant wishes to store their caravan within the garage therefore the height of the garage has been designed with this in mind, but also to allow for an office within the roof space for home working. There are no dormer windows proposed with rooflights only in line with the SPD. On balance, given the size of the plot and as the garage is set back and appears subservient, it is felt that the proposal is acceptable in terms of visual amenity in this instance, in line with policy GD1 and D1 of the Local Plan.</p> <p>The proposed garage is set on the southern boundary with the neighbouring property (therefore set to the north of this property and garden area) therefore there would not be any significant overshadowing of the</p>

	neighbouring dwelling. The side boundary is well screened and there are no windows overlooking the adjacent property in the side elevation and the proposed rooflights should not cause significant overlooking. No objections have been received. The proposal is acceptable in terms of residential amenity in accordance with the SPD.
9. If room in the roof space, is it storage only?	Yes with rooflights only

\*granny annexes shouldn't be on this form

**Green Belt:**

	Measurements
1. Original dwelling	
2. proposed extensions (x 2)	
3. any existing extensions	
4. total extensions (including proposed)	

**Recommendation:**

**Approve** with conditions

Network Rail requested that a 'prior to commencement' condition for a construction methodology statement should be submitted and approved by Network Rails Asset Protection Team, due to the proximity of the garage to their land, however the applicant has not agreed to the condition. Given that the applicant could potentially build a smaller garage/outbuilding in the same location under PD rights the following informative should be added to the decision notice:-

'Due to the proximity of the proposed development to the operational railway boundary, it is advised that the developer liaise with Network Rails Asset Protection Team [assetprotectioneastern@networkrail.co.uk](mailto:assetprotectioneastern@networkrail.co.uk) prior to any work taking place on site to ensure that the development can be undertaken safely and without impact to operational railway safety. Details to be discussed and agreed may include construction methodology, earthworks and excavations, use of crane, plant and machinery, drainage and boundary treatments. It may be necessary for the developer to enter into a Basic Asset Protection Agreement (BAPA) with Network Rail to ensure the safety of the operational railway during these works.'