

Householder Proforma

Application Ref:

2021/1679

Address:

2 Harden Close, Pogmoor, Barnsley, S75 2JJ

Neighbour Representations:

No

Property Description:

The applicant's property is a detached bricked dwelling located on Harden Close – a residential cul-de-sac on an estate in Pogmoor. The dwelling has a double hard surfaced parking area to the front which leads to a integral garage with a slight forwards projection. There is an outbuilding located on the rear boundary line of the dwelling with has a garage door facing onto Longside Way.



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Proposed Extension:

The applicant is seeking approval for the erection of an extension to the existing outbuilding to the rear. The extension is built off the Northern-facing side elevation and projects 3.3m to the side with a length of 3.5m. The extension has a hipped roof with a height of 2.3m to the eaves and 3.7m to the roof ridge at the highest point.

UDP Designation: Housing Policy

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History:

None

Acceptable in Principle: Yes

Extension to outbuilding:

	Yes / No (include comment if required)
1. single storey?	Yes
2. height to eaves 2.5m or less?	Yes (2.3m to the eaves).
3. sympathetic design and materials to main dwelling?	Yes (The extension follows the same design principles as the existing garage on site albeit with a hipped roof rather than the existing pitched roof. The roof is a change from the existing but there is benefits to doing this as a hipped roof would reduce the scale and massing of the proposal when viewed from the neighbouring properties. The extension is in the rear garden of the property and is not of an overly excessive design and will be largely screened from the road by the existing outbuilding. Further, the site is not in a prominent location, being found at the very head of a residential estate. The external material are to match the existing garage and there is potential for the unsightly bonding of old and new materials but given the small nature of the proposal and is positioning in the rear garden of a non-prominent site, this is considered to be acceptable.)
4. If room in the roof space, is it storage only?	No (There are roof lights on the proposal, but these are not to serve an upstairs/first floor room – they are to provide additional light into the proposed garden room.)

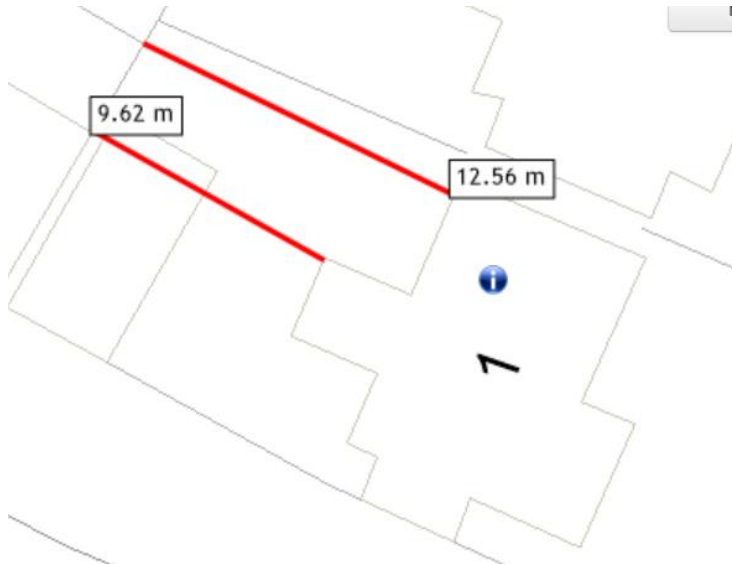
*granny annexes shouldn't be on this form

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Note – Residential amenity

The extension will increase the scale and size of the existing garage and is situated directly to the South of no. 4 Harden Court and is situated effectively on the boundary line to this property. Extensions and outbuilding have a greater overshadowing and overbearing impact over neighbouring properties when they are situated directly to the South. However, in this case, the extension is single storey with a limited eaves (2.3m) and roof ridge height (3.7m) which is designed with a hip which slopes away from the neighbours. Additionally, given the proposal is situated on the rear boundary line of the applicant's property, any overshadowing or overbearing impact will not impact directly on neighbouring habitable room windows/doors, or immediately adjacent to elevations. Further, any increase in overshadowing will be limited to certain points of the day

Despite the outbuilding being located on the rear boundary line, it still maintains a 12.5m separation distance to the main part of the rear elevation of immediate bungalow to the rear (no. 1 Bradshaw Close). It is closer (9.5m) to the conservatory on this property but the neighbour's own detached garage will largely obscure the view to the proposed extension.



With all of this considered, it is not felt that the proposal has a significant detrimental impact on residential amenity enjoyed by neighbouring properties and is considered to be acceptable – in compliance with Local Plan Policy GD1: General Development and the SPD for House Extensions.

Recommendation:

Approve with conditions