2025/0073

Mrs Karen Milner

113 Cross Lane, Royston, Barnsley, S71 4AR

Erection of single storey extension to dwelling

Site Description

The application relates to a semi-detached dwelling within the Royston area. The dwelling is constructed from red brick and features a hipped, tiled roof along with a cream rendered upper to the front elevation. The dwelling features a single storey rear kitchen extension. To the rear of the dwelling is a summerhouse and a single storey detached garage to the far west of the site. The site features a modest front and large rear garden. Surrounding properties are characterised by predominantly sei-detached dwellings with similar materials. Some terraced and detached properties are located to the east of the site and feature similar materials.

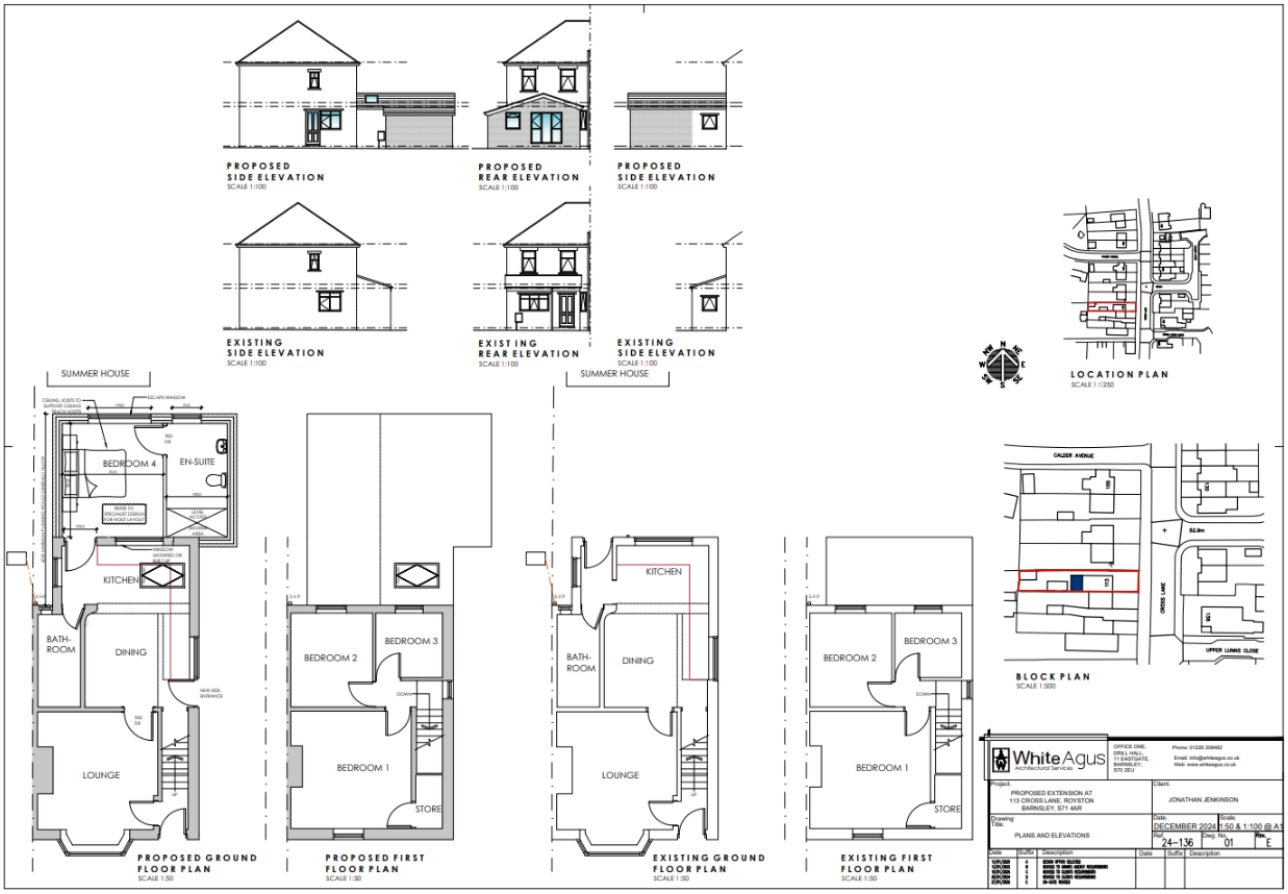
Relevant Planning History

No planning history

Proposed development

The applicant is seeking permission erect a single storey rear extension.

The extension would have an approximate rearward projection of 3.8 metres and be an increase on the existing historic extension providing a rearward projection from the original dwelling of approximately 6 metres. A width of approximately 5.7 metres is proposed. A pitched roof is detailed with an approximate eaves height of 2 metres on the north elevation and 2.4 metres on the south elevation. An approximate ridge height of 3.5 metres is proposed. A large window is detailed to the rear elevation spanning approximately 2 metres and servicing the proposed bedroom. A second window is proposed to the rear elevation spanning approximately 0.9 metre and services an en-suite. A roof light is proposed to the north roof plane and would service the existing kitchen. Matching materials have been detailed throughout.



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 which has no specific land allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy D1: High Quality Design and Place Making.***
- ***Policy GD1: General Development.***
- ***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 places.***

Consultations

No consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties. No representations were received.

Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

Extensions and alterations to a domestic property and the erection of detached outbuildings in a domestic curtilage are acceptable in principle if they would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety

Residential Amenity

Extensions and alterations to a domestic property are considered acceptable if the proposal would not adversely affect the amenity of neighbouring properties.

The proposed extension would be erected to the north of 115 Cross Lane. Given the extension is proposed to the north, loss of sunlight would not be significant. Some loss of daylight could occur, however this would not be to a detrimental level given the proposal is to the north and the pitched roof allows the dominance of the proposal to be reduced nearest to the boundary with an approximate eaves height of 2.4 metres. The Proposal is also set in from the boundary by approximately 0.6 metres assisting in reducing the impact to the south.

The proposal provides an eaves height of approximately 2 metres to the north elevation. The distance to the boundary to the north and reduction in eaves height lessens any impact to the north of the site. Loss of sunlight will therefore not be to detrimental levels and dominance is significantly reduced.

Although levels of outlook from the rear elevation window will be reduced by the retention of the summerhouse just 0.8 metres to the west of the rear glazing, the summerhouse is erected under permitted development and so any outlook issues in relation to the summerhouse cannot be controlled.

Significant boundary treatment prevents any possibility for overlooking and reduces the impact of the proposal to both the north and south.

The existing rear kitchen window would be removed as a result of the extension, however, a side elevation window would be retained and a new roof light would be installed to ensure the kitchen area retained an adequate amount of light for the occupants.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and would not have an overbearing impact. The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity. As such, this weights significantly in favour of the proposal.

Visual Amenity

Extensions and alterations to a domestic property are considered acceptable if they would 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 extension benefits from a pitched roof which is more in keeping with the site. Although a total rearward projection of 6 metres is substantial, given a similar extension could be erected in the same location under permitted development (larger homes extensions where no objections are received), it would not be prudent to restrict the rear projection to less than the proposed 6 metres. The reduced eaves height to the north and south elevations assists in reducing the proposals dominance. Furthermore, the extension is for a disabled resident in order to provide an en-suite bedroom as such, there are minimum internal spacing standards required for manoeuvrability.

The glazing proposed to the rear elevation is substantial however is proposed centrally to the existing dwelling. Matching materials have been proposed which is welcomed.

The proposal is therefore not considered to significantly alter or detract from the character of the street scene and is considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity. This therefore significantly weighs in favour of the proposal.

Highway Safety

The proposal provides an increase in the number of bedrooms at the property from three to four. On-site parking facility is not reduced. Two parking spaces are maintained which is suffice for a property of 4 bedrooms.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety. This weighs moderately in favour of the proposed development.

Planning Balance and Conclusion

In considering the above assessment, the proposed development is acceptable regarding residential and visual amenity and highway safety. Although some concerns are present with regards to the rearward projection, given a similar proposal could be erected in the same location under permitted development, it would not be prudent to restrict the projection below the total 6 metres proposed. On balance, this application is therefore recommended for approval.

Recommendation
Approve with Conditions