
2024/1065

Address: 103 Furlong Road, Bolton Upon Dearne, Rotherham, S63 8HB

Description: Erection of single storey rear extension (rendered in white) on a 2 storey terraced dwelling.

Site & Location Description:

The large red brick end-terrace house forms part of quartet of dwellings is one of three identical terrace blocks lining this section of Furlong Road, only interjected by a side road and a small Tesco store. Beyond these terrace blocks, and especially on the opposite side of the road are an older and predominantly smaller style of terrace dwellings, many of which have been individually and unsympathetically painted, rendered or covered in cladding. The dwelling itself features grey tiled, hipped roof, an enclosed and reasonable sized front garden. In contrast, whilst the rear garden is also of a reasonable size, the side boundary treatment has been removed to allow easier parking access to the rear garden.



Planning History: None

Proposed:

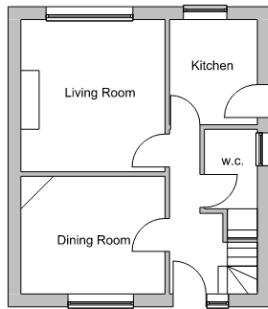
The original proposal included plans to render the whole dwelling in white render, to accompany the proposed single-storey rear extension. Following a request, amended plans have removed the render from the original dwelling, resulting in a revised proposal of a rear ground floor extension, with a sloped roof. The extension but not the house would be rendered in white, and would feature a sloped roof design with matching grey tiles.

Approximate Measurements:

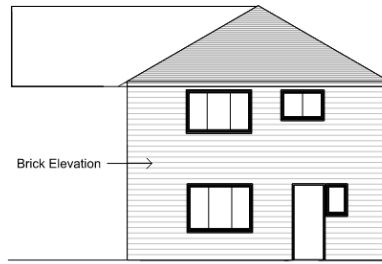
All existing roof and eaves heights have been checked on the existing plans and remain unaltered on the proposed plans.

- **Rear Projection: 4m**
- **Length: 6.62m**
- **Maximum Eaves Height: 2.19mm**
- **Maximum Roof height: 3.6m**

Existing and Proposed Floor Plans and Elevations



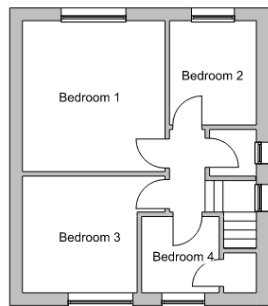
Existing Ground Floor
1 : 100



Front Elevation
1 : 100



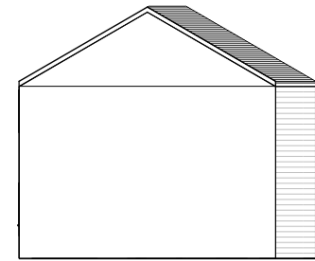
Rear Elevation
1 : 100



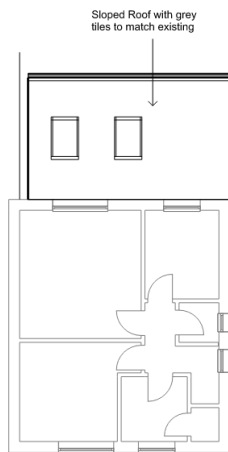
Existing First Floor
1 : 100



Side Elevation (North)
1 : 100



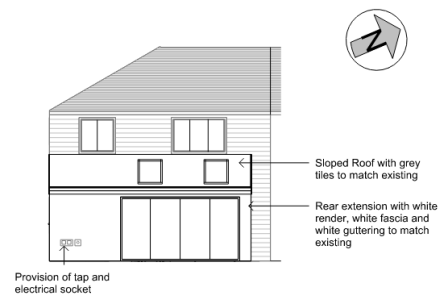
Side Elevation (South)
1 : 100



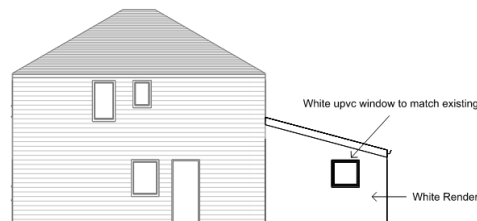
Proposed First Floor
1 : 100



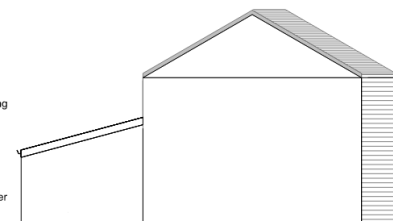
Proposed Front Elevation
1 : 100



Proposed Rear Elevation
1 : 100



Proposed Side Elevation
1 : 100



Proposed Side Elevation (South)
1 : 100

Conservation Area: No

Neighbour Representations:

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

Consultees: None

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 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

The proposal, excluding the finishing material choice of render, would be too large for the requirements of Permitted Development, but with no objections received would have met the requirements Prior Approval, Class A: Larger Extensions. Regarding local policy, there is only a slight potential breach due to a very small corner section of the proposed extension seemingly breaching a 45-degree angle, taken from the center of the attached neighbouring dwelling's window. Overall, the render or the potentially small incursion of the 45-degree rule, together with no neighbour objections, would not be considered to have a significant detrimental impact on residential amenity and would not warrant further amendment or refusal of the proposal.

As a result of the comments above, residential amenity would be maintained in accordance with Local Plan Policy GD1.

Visual Amenity

The current ground floor extension has never been considered significantly detrimental to the character of the dwelling nor to the visual amenity of the area, especially in consideration of the adjacent Tesco store and the extension's position on the rear elevation. In contrast, the proposal for the whole house to be rendered in white would have had a significant negative effect on the character of the dwelling, the quartet block of dwellings it resides within, and potentially the broader street scene of the three terrace blocks. Whilst much of the street scene is varied, the three blocks of terraces remain and would ideally continue to remain unaltered to retain this section of the street's original character.

Following the amendments to the proposal to remove the render from the original dwelling, the extension would maintain visual amenity given its modest size and non-prominent location. As such, the proposal would meet the requirements of policy D1 and the SPD.

Highway Safety

There are no proposed changes to access or parking arrangements, which consequently means there is no impact upon Highway Safety.

Recommendation: Approve with conditions