
2024/0961

Applicant: Dobson

Development: Erection of single storey side and rear extensions, and introduction of cladding to the front elevation, to 2 storey detached dwelling

Address: 4 Woodend Avenue, Cubley, Sheffield, S36 6FX

Site Location & Description

The site is located on Woodend Avenue in Cubley. Woodend Avenue slopes uphill relatively steeply from Gledhill Avenue to the south. The application site consists of a two-storey dwelling, constructed in buff brick with a pitched roof. The property is set back from the road with a front garden and driveway leading to the side of the property. The property has an unauthorised lean-to car port on the side of the property. The property is located within a densely populated residential area of similar design. The front elevation has stone cladding over half of the property providing a visual contrast.

There is a single storey flat roofed concrete sectional garage located to the side/rear of the property which is connected to the property by an attached covered wooden gateway and side canopy. The garage is set well back in the rear garden.

To the South of the property lies a bungalow and to the North are a pair of semi-detached dwellings orientated with the rear elevation facing the host property.

Location Plan

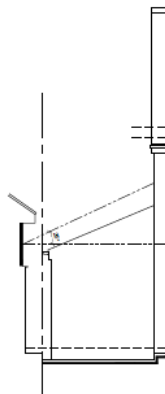
Site Address: 4, Woodend Avenue, Cubley, Barnsley, S36 6FX



Date Produced: 07-Nov-2024

Scale: 1:1250 @A4





RIGHT TO LIGHT ASSESSMENT
OF Nr. 6 WOODEND AVE

Daylight and sunlight to neighbouring windows

25 degree test

The 25° test is used where the development is opposite the window, as shown in the diagram below. The centre of the lowest habitable room window should be used as the reference point for the test. If the whole of the proposed development falls beneath a line drawn at 25° from the horizontal, then there is unlikely to be a substantial effect on daylight and sunlight. If the proposed development goes above the 25° line, it does not automatically follow that daylight and sunlight levels will be below standard. However, it does mean that further checks on daylight and sunlight are required. The further checks can be undertaken using the detailed BRE daylight and sunlight tests listed/ covered in more detail in Fact Sheet 2.

Material Palette_

- ① Brickwork to match existing
- ② Shiplap Cladding (Gref)
- ③ uPVC Windows (Gref)
- ④ Aluminium Bi-folding Doors (Gref)
- ⑤ Openable Rooflights
- ⑥ uPVC / Composite Door + Metal / Glass Canopy
- ⑦ uPVC Fascias and Soffits
- ⑧ uPVC Rainwater goods to match existing
- ⑨ Roof Tiles to match existing
- ⑩ Concrete Blockwork



Relevant History

None

Policy Context

Planning decision should be made in accordance with the local 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 Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

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 Government attaches significant importance to the design of the built environment. 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.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces, and wider area development schemes.

Within section 12, paragraph 139 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development

Policy GD1: General Development

Policy D1: High quality design and place making.

Policy T4: New Development and Highway Improvement

SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - House Extensions

Supplementary Planning Document – Parking

These policies are considered to reflect the Principles in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

Highways – No objections however they have the following comments: Whilst I do not object to the principle of the proposal for the alteration to the parking, the applicant should be aware that there is both an existing lamp column and a highway drainage gully positioned which will be affected by the widening of the existing access. In order for the driveway to be widened and the existing dropped crossing extended, it will be necessary for the applicant to contact both our street lighting team and highways DC S278 engineers to ascertain whether the relocation of both the lamp column and highway drainage gully would be considered acceptable. The applicant would be aware that any costs associated with this would be the full sole responsibility of the applicant.

Penistone Town Council – No comments received.

Representations

2 letters of objection with the following concerns:

- Unreasonable impact to rear garden
- Loss of light to garden
- Loss of light into habitable room windows
- Loss of outlook from habitable room windows
- Loss of enjoyment of home
- Impact on house value
- Blocking light from three side windows

- Loss of access to side windows

The impact to the value of the neighbouring properties is not a material consideration when dealing with planning applications and therefore cannot be taken into consideration when dealing with this application.

Assessment

Principle of development

The site falls within urban fabric and the site and surrounding area is made up principally of housing. 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 proposed side extension will be located along the boundary with the neighbouring bungalow. This property has three side facing windows facing the host property driveway. An objection has been received with concerns regarding the impact to these side facing windows. The neighbour has confirmed that one of the windows serves a habitable room. Two windows are small and relatively high level so the impact will be minimal. The impact to the third larger window has been shown on the amended plans, and although it is acknowledged that this third window will be somewhat impacted SPD: House Extensions states that the Council will seek to protect principle habitable room windows on the front and rear elevations of the adjacent property, but not secondary windows, particularly those on side elevations of adjacent dwellings. Therefore, although habitable room windows are protected in terms of planning policy, secondary windows located on the side elevation are not afforded the same protection. That said, the applicant has provided details within the amended drawing to show that there is unlikely to be a substantial effect on daylight to the window of concern.

The original application was for the erection of a two-storey rear extension. After discussions with the planning department this element of the proposal was amended. The rear extension will now comprise a single storey rear extension. To the north of the site sits a pair of semi-detached dwellings which are orientated with the rear elevation facing the side profile of the host property. These properties sit under 5m away from the side elevation of the host property. This is further amplified by the height difference between the properties, the host property being at the higher level. Any extension on to the host property will impact these properties in particular number 23. Number 23 has rear facing habitable room windows at both first floor and ground floor levels.

SPD: House Extensions and other domestic alterations states that a distance of 12m should be maintained from a habitable room window and a blank gable wall. The proposal will fall short of this and is proposed to be at a distance of less and 5m away. However, it needs to be noted that the applicant could erect a single storey rear extension on the back of this property of a similar size under permitted development.

Although I acknowledge that any extension to the rear of this property will impact the adjacent properties along Gledhill Avenue, the applicant amended the plans to reduce the two-storey rear extension to a single storey which dramatically reduces the impact to the adjacent properties. When the proposal is also assessed against which could be erected under permitted development and take into account the relatively small projection proposed. On balance although the amended proposal

will still impact these neighbours, it is not felt that this would be to a detrimental amount due to the significantly reduced proposal.

For the reasons above the application is therefore acceptable in terms of residential impact and in compliance with Local Plan Policy GD1 and D1.

Visual Amenity

SPD: House extensions and other domestic alterations states that it is important that any extension is designed to be in keeping with your property and the character of the neighbourhood. Unsympathetic additions can destroy the character of the house. Materials should normally be of the same size, colour and texture as to the existing house or as close a match as possible.

The host property is located on Woodend Avenue which is characterised by dwellings of a similar appearance. The street scene is characterised by brick-built properties partly clad on the front elevation. The original application proposed render however this was not deemed appropriate within this location due to the visual impact on the street scene. The applicant amended the plans to show the side extension to be constructed in matching brick and block work to be located on the side elevation which will not be viewable within the street scene.

The application also proposes to introduce shiplap cladding in grey to the front elevation of the property. The street scene is characterised by properties with cladding located on the front elevations in many different materials and colours.

Taking into consideration the above, the proposed materials and design when viewed in their entirety are expected to be consistent within the surroundings and as a result the proposal is in compliance with Local Plan Policy GD1 and House Extensions SPD.

Highway Safety

The highways department are satisfied that the application will provide acceptable levels of off-street parking in line with policy, therefore there will be no impact upon highway safety. The highways department have sent in an informative with regards to the potential impact and movement of the existing street lighting and drainage. This has been sent on to the applicant for their information and consideration. As a result, the proposal is in compliance with Local Plan Policy T4 and SPD: Parking.

Recommendation

Approve with conditions