
2021/0696

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Erection of single storey rear extension, front porch, pitched roof to replace flat roof and garage conversion to dwelling

17 Park Avenue, Penistone, Sheffield, S36 6DL

Planning History

There are no planning applications for this property, therefore it appears that the two storey flat roof extension does not have the benefit of planning permission, however the extension has been there for a number of years and is shown on the Council's aerial photographs from 2002 and is therefore immune from enforcement action.

Description

The property is a two storey stone fronted semi detached dwelling set on a street of similar two storey semi-detached properties. The dwelling has an existing two storey side extension with a flat roof and integral garage which is set back from the rear elevation but is built up to the front elevation.

The neighbouring properties either side of the applicants dwelling have single storey rear extensions with lean to roofs. The property is set in a triangular shaped plot which has a large parking area to the front.





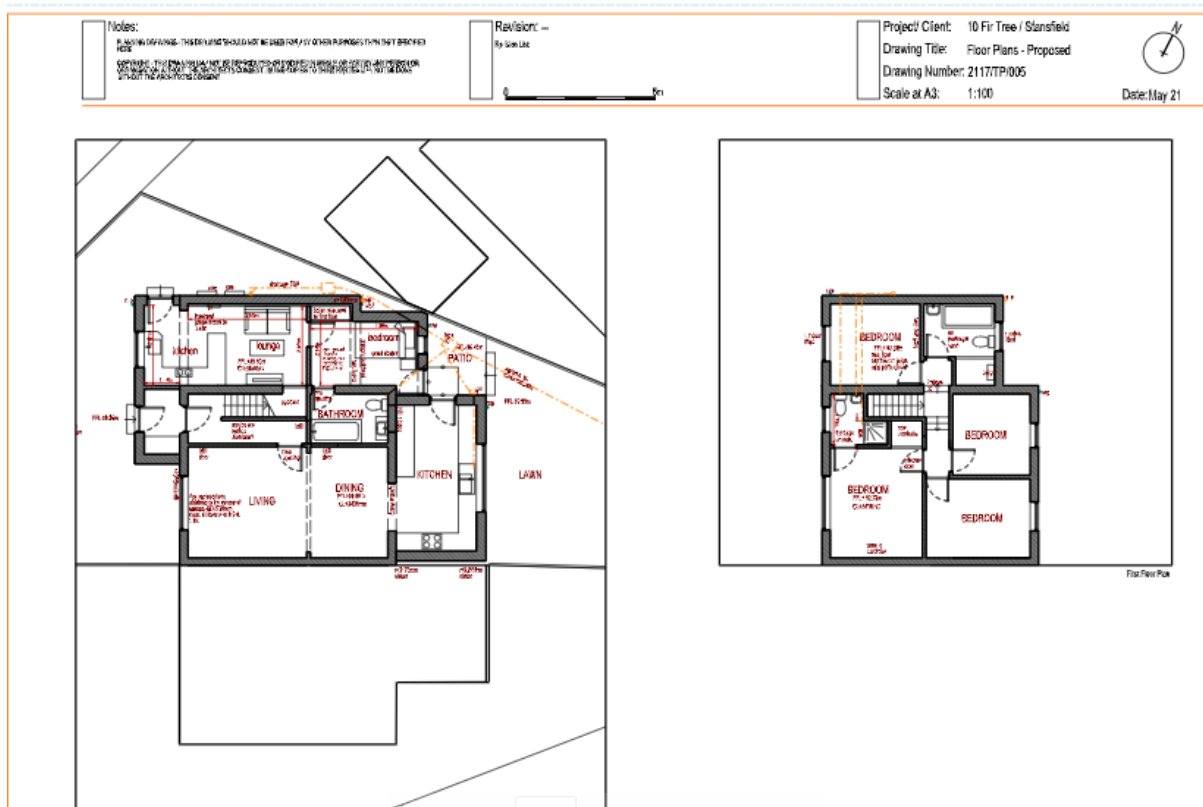


Proposed Development

The proposal involves the erection of single storey rear extension, front porch, pitched roof to replace flat roof and garage conversion to dwelling.

The proposed front porch measures approximately 1.5m in projection by 5.6m, the proposed rear extensions measure 3m by 5.5m and to the rear of the two storey extension the extension measures 2.3m by 2.5m. The extensions will be constructed of matching materials with stone to the front and rear. The proposal also includes a pitched roof to the existing two storey side extension with a matching tiled hipped roof. The proposed garage conversion is permitted development





Policy Context

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following Local Plan policies are relevant:

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

SPD's

Supplementary Planning Document (SPD) – 'House Extensions and other domestic alterations' sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations. The general principles are that proposals for should:

- I. Be of a scale and design which harmonises with the existing building
- II. Not adversely affect the amenity of neighbouring properties
- III. Maintain the character of the street scene and
- IV. Not interfere with highway safety.

These policies are considered to reflect policies set out in the revised NPPF, which requires development to be of high-quality design and provide a good standard of amenity for all existing and future occupants of land and buildings.

Consultations

Penistone Town Council – Object due to an overdevelopment of the site

Highways – No comments received

Representations

No comments received

Assessment

Principle of Development

The site is allocated as Urban Fabric within the Local Plan, as such, extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties.

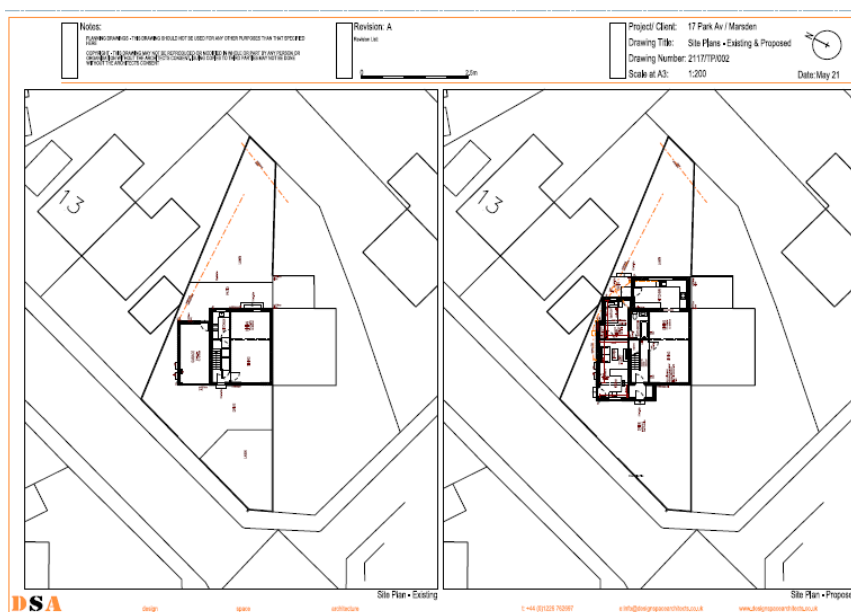
Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety.

Residential Amenity

The proposed single storey rear extensions have limited projections of 3m and 2.5m, which is in line with the SPD guidance. In terms of overshadowing or overbearing impact, the rear and front extensions have been designed with lean to roofs which would reduce any impact to the neighbouring properties. The adjacent dwellings also have similar single storey rear extensions.

The proposed front extension has a limited projection of 1.5m so should not cause any significant overshadowing to the attached dwelling. The proposed pitched roof to the existing two storey extension has a hipped roof and should also not cause any significant impact to the adjacent dwelling. The extensions do not have windows to the side and to the rear the windows meet the separation distances required by the SPD, as such privacy levels would be acceptable, in accordance with policy GD1.

The Parish Council have raised concerns with regard to an overdevelopment of the site however the property is set in a fairly large triangular shaped plot and over 50% of the garden area would remain therefore the proposal would not result in an overdevelopment of the site as can be seen on the site layouts (existing and proposed) below.



Visual Amenity

The proposed porch is designed with a lean to roof and has a limited projection to the front in line with the SPD. It would be constructed of matching stone. The proposed matching hipped roof to the existing two storey side extension would result in a significant improvement to visual amenity. It has been designed with a lowered ridgeline so that the extension appears subservient to the main dwelling.

The proposed rear extensions are also acceptable. They would be constructed of stone to tie in with the front elevation and are of a good standard of design. The rear extensions should not be overly visible from the street scene. It is felt that the proposal would be an improvement to the street scene and visual amenity in accordance with the SPD.

Highway Safety

The Highways Officer has not commented on the proposal. Whilst the proposal would result in the loss of the existing garage and there is a small porch extension of 1.5m in projection proposed there would still be sufficient space on the front garden for 2 cars if required.

Recommendation

Approve with conditions