

2022/0366

Plumpton House, Manchester Road, Thurlstone, Sheffield, S36 9QW

Erection of garage with home office above

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History

04/1988 - Erection of a rear conservatory extension to dwellinghouse – Approved with conditions

2016/0839 - Demolition and removal of existing laundry room and conservatory and erection a single storey rear extension to dwelling – Approved with conditions

Description

The site is located off Manchester Road in Thurlstone. The site is accessed from a private driveway shared with The Hawthornes to the east and contains a large stone built dwelling and associated buildings. The property has a number of out buildings and extensions evident. The property is a 2 storey, stone built dwelling and has been rendered in some parts. The building is built on different levels as are the surrounding gardens. Beyond the rear boundary are a number of converted dwellings, located close to the shared boundary. The property has an existing timber built garage which is to be removed as part of this proposal.

Due to the slope of the land, the site is set at a significantly lower level than Manchester Road. The property is well screened due to the TPO trees along the boundary and cannot be seen from Manchester Road. The site is set within the Thurlstone Conservation Area. The property is not Listed, however it does contribute to the setting of the Conservation Area.



Proposed Development

The application seeks to remove the existing garage and the erection of replacement garage with ancillary accommodation within the roof space to be used as an office space. The garage

would feature an external staircase to the first floor and would have one curved cart shed style door to the front and two windows. To the sides are a further door and windows. Three Conservation Style rooflights can be seen on the front elevation.

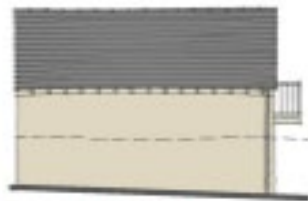
The garage measures 9.5m by 5.5m, and has an eaves height of approx 3.6m from the front elevation due to the slope of the land and 1.7m from the rear. The plans have been amended during the course of the application and the garage sited further from the boundary to avoid the rooting areas of the adjacent trees.



SOUTH ELEVATION - PROPOSED



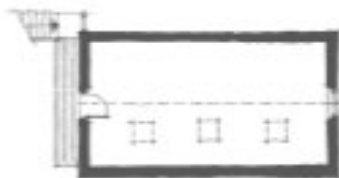
EAST ELEVATION - PROPOSED



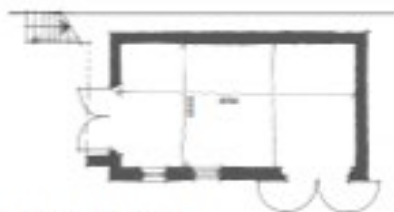
NORTH ELEVATION - PROPOSED



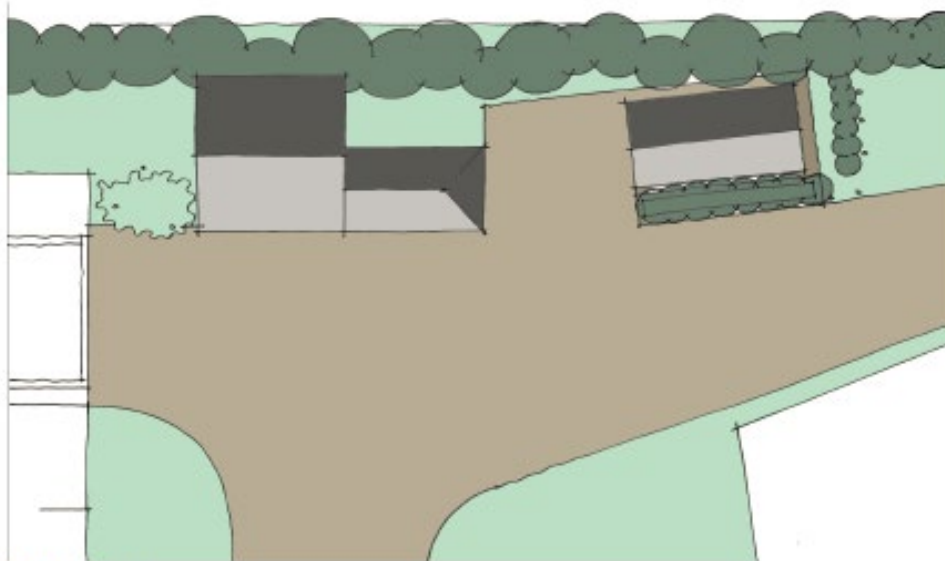
NORTH ELEVATION - PROPOSED



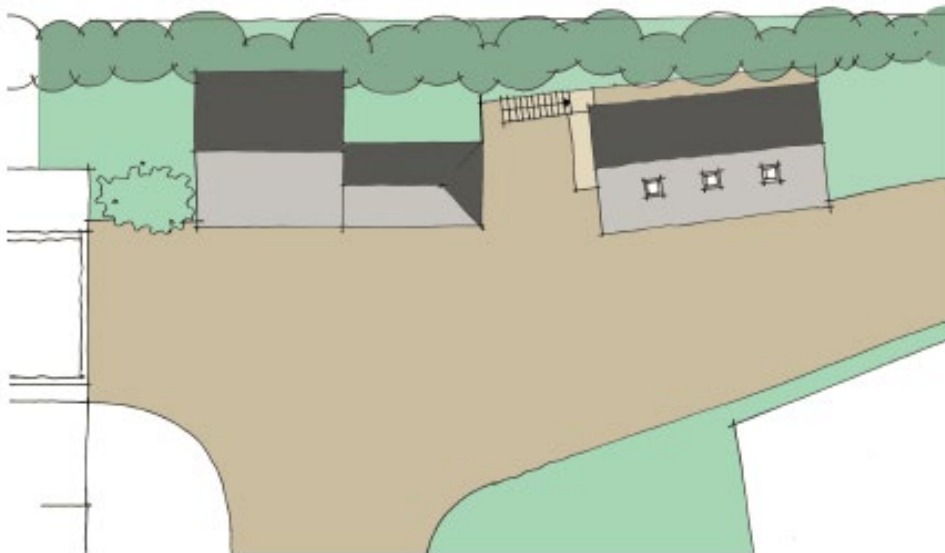
FIRST FLOOR PLAN - PROPOSED



GROUND FLOOR PLAN - PROPOSED



BOOK PLAN - EXISTING



BOOK PLAN - PROPOSED

Policy Context

Local Plan

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

Policy 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. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Policy GD1 General Development

Proposals for development will be approved if:

- There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;
- They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;
- They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;
- They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;
- Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated;
- Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;
- Any drains, culverts and other surface water bodies that may cross the site are considered;
- Appropriate landscaped boundaries are provided where sites are adjacent to open countryside;
- Any pylons are considered in the layout; and
- Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.

Policy D1 High Quality Design and Place Making

Design Principles:

Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley, including:

- Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;
- Views and vistas to key buildings, landmarks, skylines and gateways; and
- Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Through its layout and design development should:

- Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;
- Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;
- Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;
- Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;
- Provide clear and obvious connections to the surrounding street and pedestrian network;
- Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;
- Promote safe, secure environments and access routes with priority for pedestrians and cyclists;

- Create clear distinctions between public and private spaces;
- Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;
- Make the best use of high quality materials;
- Include a comprehensive and high quality scheme for hard and soft landscaping; and
- Provide high quality public realm.

In terms of place making development should make a positive contribution to achieving qualities of a successful place such as character, legibility, permeability and vitality.

Policy HE1 The Historic Environment: Positively encourage developments that help in the management, conservation and understanding of the historic environment

Policy HE3 Developments affecting Historic Buildings: Proposals involving historic buildings should conserve and where appropriate enhance, respect historic precedents, and capitalise on opportunities to reveal significance

Policy BIO1 Biodiversity and Geodiversity

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

In relation to garages and outbuildings, the SPD states:-

Detached garages should relate sympathetically to the main dwelling in style, proportions and external finishes. In most cases, it will not be appropriate for a garage to be sited between the house and the road.

Detached garages should be single storey structures and the eaves height should not normally exceed 2.5m from ground level. It is not considered appropriate for detached garages to include dormer windows as a way of accommodating rooms in the roof space but in some circumstances (e.g. where the garage is set within a large curtilage) it may be possible to utilise the roof space for ancillary accommodation/storage but not as an annex/granny annex. Where the privacy of neighbouring residents would not be compromised it may therefore be possible to install roof lights.

An annex building, often referred to as a 'Granny Annex' may be permitted in a rear garden where it would not occupy a disproportionate amount of the garden and would not have its own separate access or garden area. An annex should normally have a close physical relationship with the host dwelling, be single storey and in all circumstances it should only have 1 bedroom and no more than 3 rooms in total.

Penistone Neighbourhood Plan – Adopted August 2019

BE1: Design of the built environment

All new housing proposals should adhere to the following principles, where it is appropriate:
a) Where new housing developments are proposed, homes should be reflective of local architecture and in keeping with the surrounding area. In particular, the following design principles should be adhered to:

- To have no houses above two storeys on the perimeter of built up areas where it adjoins open countryside, where they have a greater impact upon the surrounding area in order to preserve and enhance the character of the area, in particular allocation sites HS70, HS71, HS74, HS75 as shown in Barnsley Local Plan.
 - New developments should use external building materials that reflect the characteristic of development in the locality.
- b) All residential developments will be expected to be designed so as to be sensitive to any existing wildlife habitat and corridor and should be appropriately landscaped and in particular development on the edge of the existing settlements shall incorporate tree planting so as to soften the built-up edge of the settlement as viewed from the countryside. Any residential development of 20 or more units will be expected to make provision for the appropriate amount of open space, in accordance with Barnsley MBC standards.
- c) Development proposals should respect and maintain key views as identified on maps 2 and 3, in order to maintain the character and appearance of the town and villages.

Consultations

Conservation Officer – No objections

Penistone Town Council – No objections

Tree Officer – No objections subject to the amended plans and condition

Highways – No comments received

Representations

No comments received

Assessment

Principle of development

The site falls within urban fabric which has no specific land allocation. Extensions/alterations 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.

The property is also located within the Thurstone Conservation Area, therefore the proposal must not harm the setting or character of the Conservation Area.

Residential Amenity

The garage has a close relationship with the main dwelling and shares the existing access and would allow for garaging/storage at ground floor level and a home office above. The garage is not to be used as a separate granny annex and would require planning permission for use as independent residential accommodation.

The property is set within large and well screened grounds. Therefore there should be no significant impact upon the amenity of adjacent residents in accordance with the SPD House Extensions.

Impact on Conservation Area

The Conservation Officer has been consulted and has provided the following comments and has not objected to the proposal:-

'Plumpton House is in Thurlstone at the far western end of the conservation area close to the James Durrans / Phoenix Works on the Don. The main house appears on the first edition 1850 OS (with a layout of the main house much as it does today) and is sizable C19 two storey square villa with a pyramidal roof and long linear northern projection. Overall, despite being within a relatively secluded part of the conservation area, I would suggest the house has strong architectural group value and makes a positive contribution to the conservation area. The site has a complex planning history and has had a variety of later additions including the conservatory and an element to the west that replaced a former laundry with a single storey extension.

This proposal is for the demolition of an existing timber garage approximately 30m to the northeast of the main house which is located just north of the access road. The garage, driveway, and house itself is set down from Manchester Road due to the fall of the Don Valley and this results in the plot in question not being visible from more public areas. The garage is heavily screened by trees to the north and there are currently trees to the south, but these will be removed as part of the development.

The proposal includes a home office over the garage space and the footprint is enlarged. Consequently, the new structure will be more visible than the current timber garage and will impose itself more strongly on the setting of Plumpton House. However, due to the fall in the slope from north to south, the well screened nature of the proposal, and the separation distance to the house I don't feel this is a problem as views are really only possible from the environs of Plumpton House and its very immediate setting. Moreover, the overall design is relatively sympathetic and vernacular and includes elements such as a basket headed cart entrance for the garage, dressed stone heads and cills to windows, corbelled eaves detailing, timber windows and doors, stone to walls and stone flags to the roof.

Overall, I would see this as the most sympathetic approach to take in this setting and feel the building will be complementary to the setting of Plumpton House and the wider conservation area. Consequently, I raise no objections to the proposal. Given the application details the above on either the application form or the plans I see no need to specifically condition these elements.'

Visual Amenity

In terms of the garage and accommodation above, the SPD House Extensions and Other Domestic Alterations states that 'detached garages should relate sympathetically to the main dwelling in style, proportions and external finishes. In most cases, it will not be appropriate for a garage to be sited between the house and the road.' The garage is set forward of the principle elevation, however this garage would replace an existing timber garage set in a similar location.

In terms of design and scale, the SPD states that: 'Detached garages should be single storey structures and the eaves height should not normally exceed 2.5m from ground level. It is not considered appropriate for detached garages to include dormer windows as a way of accommodating rooms in the roof space but in some circumstances (e.g. where the garage is set within a large curtilage) it may be possible to utilise the roof space for ancillary accommodation/storage but not as an annex/granny annex. Where the privacy of

neighbouring residents would not be compromised it may therefore be possible to install roof lights.”

The proposed garage will be of a relative scale when compared with the existing house and its grounds. The proposal will be in keeping with the main dwelling offering a more sympathetic garage outbuilding compared to the existing timber garage which is to be demolished.

The proposed garage measures 9.5m by 5.5m and has an eaves height of approx 3.6m from the front elevation due to the slope of the land, and 1.7m from the rear. Whilst the eaves height of the garage exceeds the 2.5m as recommended within the SPD, given the slope of the site and that it is well screened and designed, the Conservation Officer has raised no issues with the proposal. On balance, whilst the proposal does not comply with the SPD in terms of eaves height, this property is a large dwelling set within large grounds, is unique in design and will be of relative scale in comparison to the size of the existing dwelling. The garage would be constructed of matching materials to complement the existing dwelling and will not look at odds with the surroundings nor be prominent within the street scene in accordance with the policy D1 and HE1 of the Local Plan.

Impact on Trees

There are a number of large TPO trees which surround the site, therefore a Tree Survey and an Arboricultural Impact Assessment has been submitted with the application. The plans have been amended to show that the garage is now outside of the rooting area of the trees. The Tree Officer has no objection to the scheme provided that the trees will be protected as part of the development, which should be secured by way of a condition. The proposal is considered to be acceptable in terms of impact upon trees in accordance with Local Plan Policy BIO1.

Highway Safety

The proposal is accessed via an existing entrance, with ample space to turn and park vehicles within the site. The highways implications of the development are minimal and there are no objections on highway grounds.

Recommendation

Approve subject to conditions