
2022-0517

Applicant: Mr and Mrs Wilson

Agent: Mr Bell

Description: Erection of single storey side extension, two external canopies, new fencing and gates and external alterations to dwelling.

Site Address: 270 Barnsley Road, Hoylandswaine, Sheffield, S36 7JA.

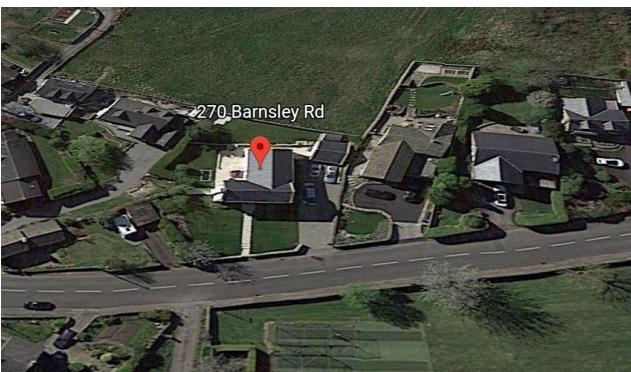
Site Location & Description

The site comprises a detached dwelling within the Hoylandswaine Conservation Area, sited to the southern side of Barnsley Road. The dwelling was approved under application 2009/0544 and 0543, which proposed the demolition of a derelict dwelling and the construction of a new detached dwelling. The dwelling has a footpath to the front elevation, a driveway to the side elevation and a detached garage set back from the principal elevation of the dwelling. The dwelling benefits from a large garden to the front elevation and a garden to the rear with a stepped patio. There are symmetrical windows to the front elevation and a front door. The dwelling has been constructed from cream coloured render with a grey tile roof and has distinct detailing such as cornices and lintels above windows and doors.

In terms of the surrounding area, Barnsley Road does not have a consistent street scene and features individually designed detached dwellings. The dwelling is located within the Green Belt.



Google Street view image of the site (2011)



Google Earth Aerial image of the site (2022)





Relevant Planning History

2010/0434- Variation of condition 2 of previously approved application 2009/0543 - repositioning of proposed detached dwelling and garage- Approve with conditions.

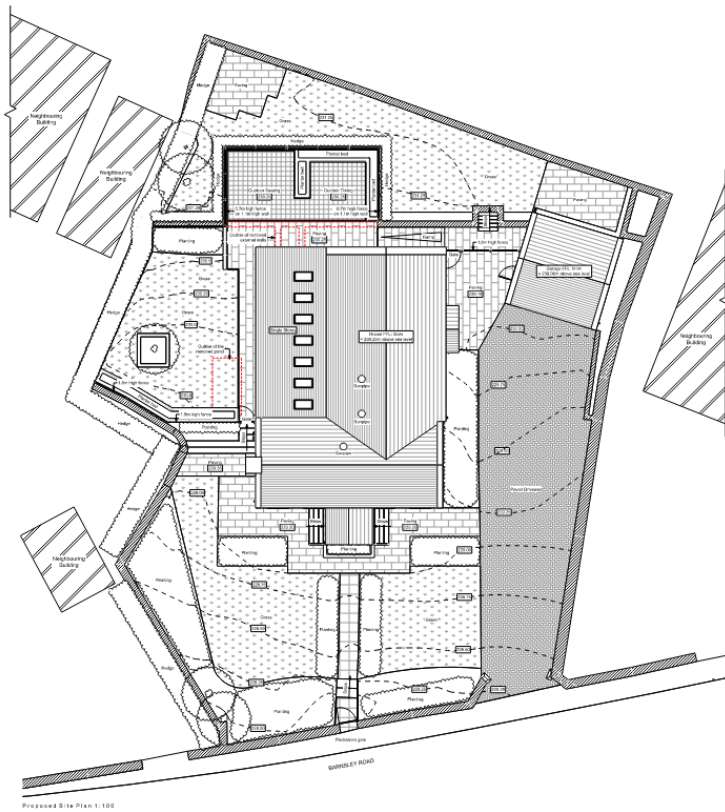
2009/0544- Demolition of existing building and erection of detached dwelling and detached double garage. (Conservation Area Consent)- Approve with conditions.

2009/0543- Demolition of existing building and erection of 1 detached dwelling with detached garage. (Resubmission)- Approve with conditions.

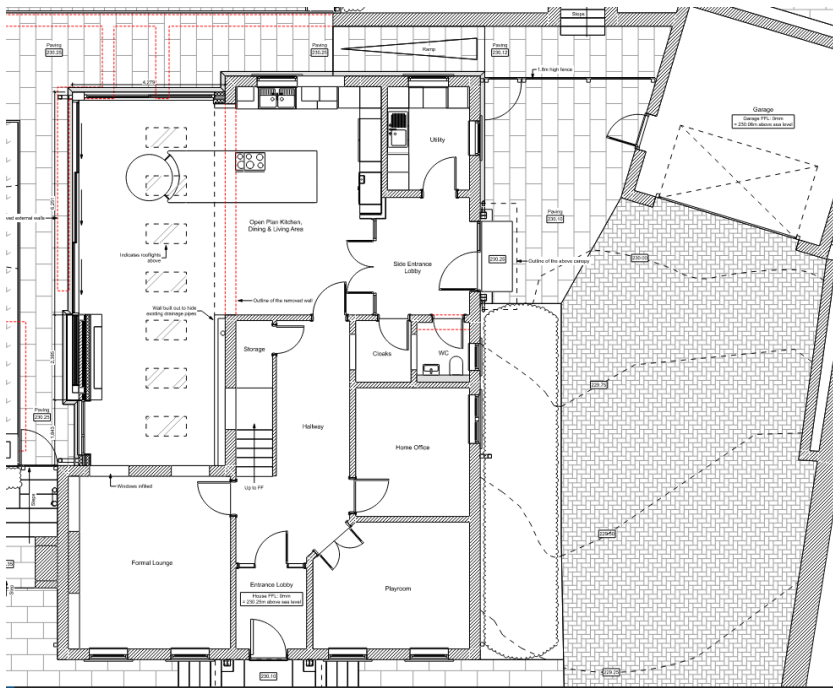
2009/0123-Demolition of existing property and erection of 1 detached dwelling with detached double garage- Withdrawn.

Proposed Development

The applicant seeks permission for the erection of a single storey side extension, two external canopies, new fencing and external alterations to dwelling. It should be noted that the originally proposed scheme included gates to the front of the driveway, however these have been removed due to highways originally objecting to the scheme on the basis that they were detrimental to highway safety.



Proposed Site Plan



Proposed Ground Floor Plan



The original floor plan of the building is an 'L' shape, and the proposal will extend the property at the ground floor to create a rectangular footprint. The ground floor extension will measure 5m in width, 10.97m in depth and approximately 4.24m in maximum height with a lean to roof with eaves of 2.5m. The roof will be served by 7 rooflights.

The front canopy would measure 2.98m in maximum width, 2.34m in maximum depth and 4.08m in maximum height with a pitched roof. The canopy is stepped up from ground level and serviced by stairs either side with railings.

The erection of the two external entrance canopies will shelter the home owners when entering the property and will provide additional interest to the elevations. This change in access along with the addition of the front entrance canopy will break up the mass of the existing building.

At first floor, the proposals include the installation of three sunpipes to be installed into the existing roof. These sunpipes will provide natural light to the existing landing to replace the daylight lost by the infilling of the existing staircase window.

Policy Context

The new Local Plan was adopted at the full Council meeting held 3rd January 2019. 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.

Local Plan

The site is allocated as Urban Fabric within the Adopted Local Plan, which has no specific land allocation and therefore the following policies are relevant:

Policy GD1 General Development
Policy GB1 Protection of Green Belt
Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt
Policy HE1 The Historic Environment
Policy HE3 Developments affecting Historic Buildings
Policy D1 High Quality Design and Place Making
Policy T4 New Development and Transport Safety
Policy SD1 Presumption in favour of Sustainable Development

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.

National Planning Policy Framework 2021 (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 there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole.

Paragraph 206 states the local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Paragraph 194 states in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 195 states that great weight given to an asset's conservation, irrespective of the degree of harm.

Paragraph 200 states that any harm to or loss of significance will require clear and convincing justification

Planning (Listed Buildings and Conservation Areas) Act 1990

In terms of the impact on the character or appearance of a designated conservation area, Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, states:

In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area

Consultations

Conservation- No objection subject to conditions regarding matching roof materials and conservation specific rooflights.

Highways- No objection subject to a condition to ensure no gates will be provided at the vehicular access unless set back a minimum distance of 5m from the highway edge.

Penistone Town Council- No observations.

Representations

A site notice was posted adjacent to the site and neighbour notification letters were sent to surrounding properties; no representations have been received.

Assessment

Principle of Development

The site falls within Green Belt as such, extensions, roof alterations, outbuildings and other domestic alterations will be considered against the general principles from the SPD and the following criteria:

- The total size of the proposed extensions should not exceed the size of the original dwelling; and
- The original dwelling must form the dominant visual feature of the dwelling as extended.

Furthermore, extensions and 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, as well as the impact on the Hoylandswaine Conservation Area.

Impact on the Green Belt

The starting point to assess extensions and alterations for sites within the Green Belt is identifying how the original dwelling stood in 1948, or whenever the house was built, whichever is later. In this case, the current dwelling was granted permission in 2009 and appears to have finished completion around 2011. To note, outbuildings will not be taken into account when calculating original floorspace (but will be taken into account when calculating the cumulative additions to the original dwelling).

- Original dwelling (2 x 142.49)= 284.98sqm
- Outbuilding= 36sqm
- Proposed extensions (ground floor- 48.32, front canopy- 7.03, side canopy- 2.4)= 57.75sqm
- Existing outbuilding and proposed extensions= 93.75

As such, the proposal along with the existing extension and outbuilding does not exceed the size of the original dwelling and is therefore in compliance with Local Plan Policy GB2.

Visual Amenity

The SPD states that *'materials should normally be of the same type, colour and texture to the existing house or as close a match as possible'*. In this case, elements of the proposed materials for the side extension will match closely to the existing dwelling with grey roof tiles being used for the roof and an element of tiling to the extension. The extension will be modern in appearance being extensively glazed with black cladding and windows and whilst this will differ from the render and white windows of the dwelling it is considered that the extension will be attractive and will not be visually prominent due to its location to the rear of the property. The difference in materials also ensures that the dwelling still forms the dominant visual feature over that of the extension.

The SPD states that the design of a single storey side extension should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling).

In this case, the proposed ground floor extension will have a lean to roof, which is considered to be a traditional roof form, appearing subservient to the main dwelling due to its sloping roof. The extension would be less than two thirds and as such does not have an excessive sideways projection.

The SPD states that porches which fulfil their traditional function of providing shelter for the front door are normally acceptable as long as they respect the design and external finishes of the original dwelling. The porches will have pitched roofs alike the existing dwelling and will be constructed from timber which would match closely in colour to the lintels and cornices of the existing dwelling.

In summary, the scale of the works are considered to be appropriate to the existing dwelling and would have little impact upon the character of the street scene due to their siting and modest nature. It is noted that this part of the Hoylandswaine Conservation Area features a variety of building forms, types and architecture styles and therefore the works are not out of keeping. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity and would be acceptable.

Heritage

The main issue to be considered from a heritage perspective in the determination of this Planning Permission application is: -

- Whether or not the proposal would preserve or enhance the character or appearance of the conservation area

The house this proposal is the focus of was the result of approvals in 2009 (0543 and 0544) for the erection of a new dwelling and demolition of the existing. The property that resulted is a large rendered two storey dwelling with a principal elevation that fronts Barnsley Road, and a long rear range that extends to the south forming an L shaped plan. The building is relatively

uncharacteristic of Hoylandswaine due to its size and appearance (which was pointed out in 2009) but was approved nonetheless.

As above, this proposal seeks to infill to the rear (of the L shaped plan form) with a single storey lean-to arrangement of a contemporary design. Additionally, gate and fencing are proposed to the frontage and to the rear of the property and garden (1.8m fence) as well as front and side canopies for two doorways.

Despite the misgivings in 2009, it is considered that the new proposals would alter little in terms of the conservation area setting. The existing dwelling does not contribute positively to the significance of the conservation area setting (on balance neutral). However, it is concluded this is not harmful primarily due to the nil contribution / lack of visibility of the area the proposed single storey infill is in. As such there is no objection on conservation grounds subject to a condition regarding matching roof materials and for genuine conservation specific rooflights.

Residential Amenity

As above, the sideways projection of the single storey side extension is considered to be acceptable and as such the infill extension and other alterations would be subservient to the main dwelling.

The dwelling sits within a large plot and it is considered that the extensions and other alterations would not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing.

It is noted that the extension will increase the proximity of the windows looking onto the east elevation to the boundary of the neighbouring property by approximately 4.4m, it is considered that this would not be detrimental in terms of the impact on the neighbouring property in terms of privacy and overlooking as the extension would not look onto habitable room windows of the neighbouring dwelling directly and would be sited approximately 11.5sqm from the curtilage of the neighbouring property which would be an acceptable distance, especially given the fact there are existing boundary treatments at the site in the form of hedges. As such, there will be no significant increase in overlooking.

The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Highway safety

The site is located on Barnsley road, a classified road with a 30mph speed limit where it passes the site and is located close to shops, amenities and services which will therefore comply with the policies of NPPF 9: Promoting Sustainable Transport and Barnsley Local Plan (January 2019) Policy T3: New Development and Sustainable Travel which will be acceptable.

The application originally proposed to extend the dwelling and provide new fencing and gates to the front of the dwelling. The fencing which follows the line of the existing boundary will be acceptable, however, the proposal to provide a sliding vehicle gate was unacceptable requiring vehicles entering or leaving the site to wait on Barnsley Road while the gates are opened or closed affecting the free flow of traffic and causing an obstruction to the detriment of highway safety. The applicant has now removed the gates as shown in drawing T1162-PL04 Rev A Proposed Site Plan A1 which will be acceptable but should be conditioned.

The Barnsley Supplementary Planning Document (SPD) Parking (2019) Table 1 requires that 2 parking spaces are provided for a 3+ bedroom dwelling T1162 - PL04 Proposed Site Plan shows a double garage and driveway which will be likely to meet the parking needs generated by the

development, however, as Barnsley Road is a classified road on-site turning allowing vehicles to enter and leave the site in a forward gear should be provided but as the existing layout of the driveway has not been amended the proposal will be acceptable on this occasion although it would be beneficial for the residents of the dwelling and all road users for an on-site turning area to be provided.

Recommendation

The proposed extension, fencing and additional works to the dwelling will be unlikely to impact upon highway safety or the local highway network subject to conditioning the gates at the vehicular access.

Recommendation

Approve with conditions