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**2023/0560**

Mr and Mrs Fielding

Erection of a two-storey rear extension

19 Bosville Street, Penistone, Sheffield, S36 6AG

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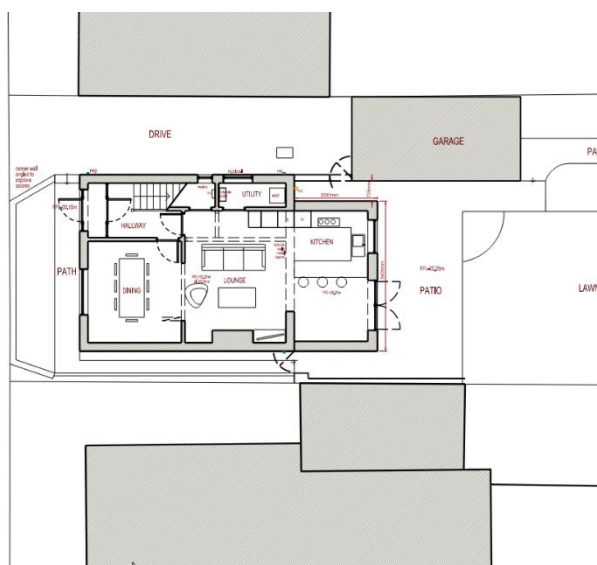
### Site Location & Description

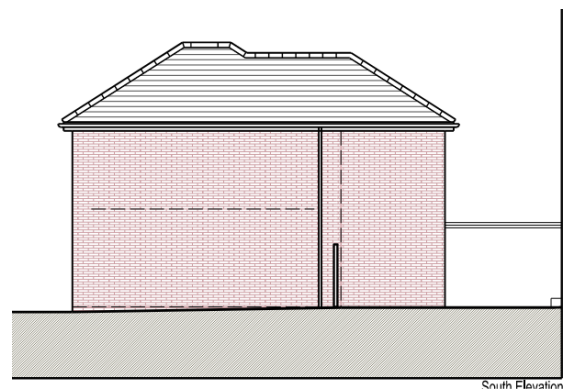
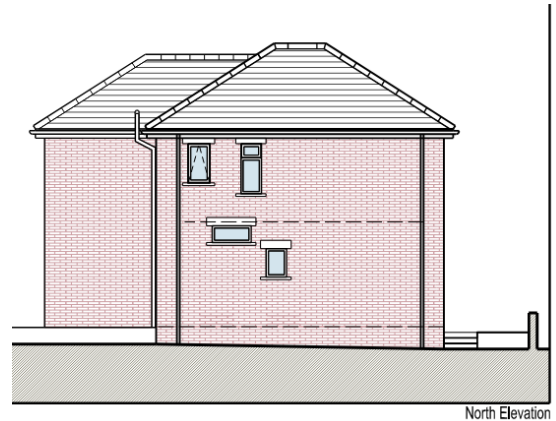
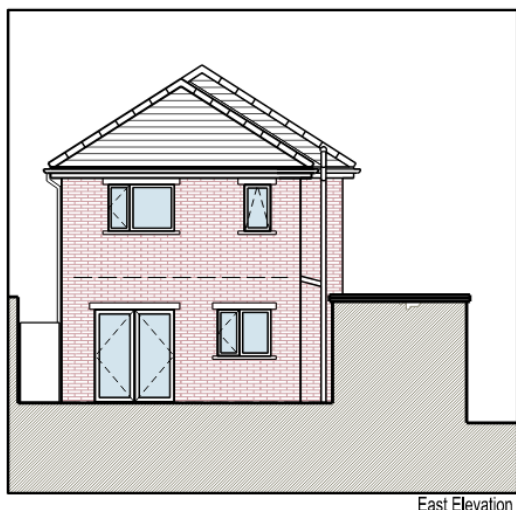
Bosville Street is located off Green Road, linking Springvale and Penistone, the area is residential in nature, characterised by two-storey residential properties with a mix of housing designs. The dwelling to the north is a two-storey detached dwelling and the property to the south a split level detached dwelling, both properties benefit from two storey rear extensions.

The application relates to a two-storey, detached brick-built, dwelling located on the eastern side of Bosville Street. The dwelling benefits from small enclosed front garden with a driveway to north of the property leading to a modest rear garden; the property currently benefits from a single storey conservatory extension to the rear elevation.

### Proposed Development

The applicant seeks permission for the erection of a two-storey rear extension. The extension is to project 3m from the rear elevation extending 5.4m along it and is to be constructed from materials to match the original dwelling





## 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 held 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.

### 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 D1 High Quality Design and Place Making

## Policy SD1 Presumption in favour of Sustainable Development

Penistone Neighbourhood Development Plan – Objective 3 - Any new development should be located and designed in such a way as to cause the least disruption to the place as it currently exists.

### 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.

### **Consultations**

Highways – No objections

Penistone Town Council – no comments received.

### **Representations**

Neighbour notification letters were sent to surrounding properties; no representations been received.

### **Assessment**

#### Principle of development

The site falls within urban fabric which has no specific land allocation; however, 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

Supplementary Planning Document – House Extensions and other Domestic Alterations states that two-storey extensions to the rear of semi-detached dwellings should not project more than 3.5m no guidance is provided in relation to the erection of extension on detached properties other than they will be considered on their design merits and where no adjacent properties are affected.

The proposed extension complies with the elements of the SPD relating to semi-detached properties and therefore the proposed extension is considered acceptable on the detached property. As mentioned previously both neighbouring properties benefit from two-storey rear extensions which have a similar projection to that proposed, and therefore it is not considered that

the proposal would lead to an increase in overshadowing or reduce levels of outlook to an unreasonable level.

The proposed extension does not include windows along the side elevation facing the neighbouring properties, and those located in the rear elevation are located a sufficient distance from the rear boundary that the proposal would not increase levels of the property beyond the rear elevation.

In light of the above, it is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook of neighbouring properties to a detrimental level and is in compliance with Local Plan Policy GD1

#### Visual Amenity

The proposed development is to be located on the rear elevation and is not prominent from public vantage points, nevertheless, the proposed extension is designed to be constructed from materials which match the original dwelling, and it is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making.

#### Highway Considerations

The proposal does not result in the requirement for additional parking provision, nor does it see the loss of existing parking provision and as such the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4.

#### Conclusion

Based on the assessment above it is considered that the proposed development would not have a significant adverse impact on the amenity of neighbouring residents by means of overshadowing, overlooking or loss of outlook, nor would it have a detrimental impact on the character of the street scene or upon highway safety and as such is in compliance with Local Plan Policies GD1, D1 and T4 and is acceptable.

#### **Recommendation**

**Approve** with conditions