

2021/0726

Mr and Mrs P Mullins

White House Farm, 2 Towngate, Thurlstone, Sheffield, S36 9RH

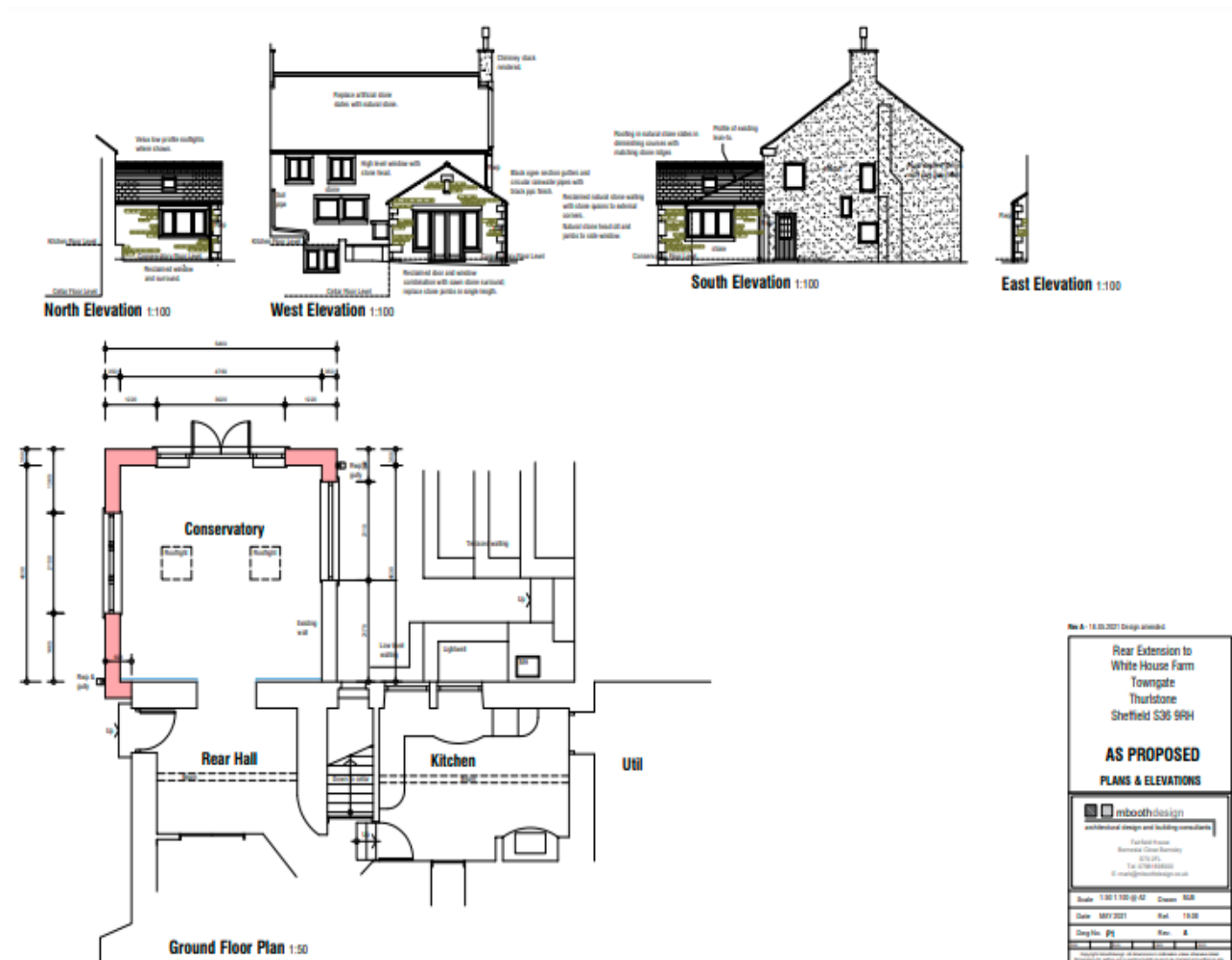
Removal of existing rear extension and replacement with new rear extension

Site Description

The dwelling is located in Thurlstone Conservation Area and is in a generally elevated location set back from Towngate. The dwelling's principal elevation faces due east towards Redminster Barn (grade II) with the rear elevation facing west towards land (south of New Smithy Drive) currently with planning permission for 21 dwellings (2017/0088). The dwelling has an existing rear extension which is a modern structure and sits comfortably with the dwelling.

Proposed Development

The applicant is seeking approval for the erection of a single storey rear extension. The extension will project 4.98 meters from the rear elevation of the dwelling. The extension has a width of 5.46 meters. The extension will feature a pitched roof with a ridge height of 4.45 meters and an eaves height of 2.6 meters. The materials used will be reclaimed stone and natural stone slates.



Planning History

B/90/1235/PU – Planning permission granted on appeal by the Secretary of State for the Department of the Environment for the conversion of barn to dwelling and erection of new dwelling with garages

B/92/0313/PU – Erection of extension to dwelling

B/92/1427/PU – Erection of detached double garage/workshop

B/01/1474/PU/TF – Crown lift one Sycamore tree within TPO No. 4/1985

B/02/1651/PU/TF – Light crown lift, deadwooding and 15% crown removal to 3 chestnuts. Reduction and felling of 2 lower branches of Sycamore tree within TPO4/1985

2016/1082 – Crown lift by 4m, thin by 25% and reduce by 2m away from chimney of Sycamore (T1) within TPO 4/1985

2020/0382 – Erection of dwelling with attached garage and formation of access

Policy Context

Planning decisions should be made in accordance with the Local Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) does not change the statutory status of the Local Plan as the starting point for decision making.

The Local Authority (LPA) has also adopted a series of Supplementary Planning Documents (SPD) and Supplementary Planning Guidance Notes, which are other material considerations.

Local Plan Allocation – Urban Fabric / Thurlstone Conservation Area

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise and the recently revised NPPF does not change the statutory status of the development plan as the starting point for decision making.

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the Planning Inspector following the examination process.

This means that it now takes on full weight for the decision-making process as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in 2000) and the Core Strategy (adopted in 2011). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy D1: High quality design and place making – Supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. Policy D1 States that 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.

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.

Supplementary Planning Document: House extensions and Other Domestic Alterations

This document establishes 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 should;

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

The above principles are to reflect the revised principles in the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. Where a Local Plan is absent 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. This is assessed against the policies in the NPPF as a whole; or where specific policies in the NPPF indicate development should be restricted or material considerations indicate otherwise.

In respect of this application, relevant policies include;

Section 12: Achieving well designed places - The Government attaches great 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 inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to enhance the opportunities available for improving the character and quality of an area and its functionality.

Consultations

Penistone Town Council were consulted and raised no objections.

The LPA's Forestry Officer was consulted and raised no objections with a condition to be utilised for the provision of protection details. This has since being changed to an informative instead of a pre-commencement condition as some base level protection will be required for the tree to prevent mechanical damage, but the existing surfacing will act to protect the rooting area of the tree. The TPO on site (TPO 4/1985) is currently under consideration for works (application 2021/0789).

The LPA's Conservation Officer was consulted and raised no objections, with the addition of four conditions to reflect the historic character of the area with the proposed materials. Also, on balance sees little harm in the proposal as it replaces an existing but modern conservatory for a marginally larger but generally restrained pitched roof extension. The form, design and materials are in keeping with the conservation area.

Representations

Neighbour notification letters were sent to surrounding properties and a site notice put up in the vicinity of the site, no comments were received.

Assessment

Principle of development

The site falls within urban fabric as such, extensions 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 dwelling and are not detrimental to the amenity afforded to neighbours.

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

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, the proposed materials will be similar to that of the existing dwelling with reclaimed stone and natural stone slates. The specifics for these materials will be enforced by the conditions provided from the LPA's Conservation Officer. The extension utilises a pitched roof which is akin to the existing dwellings pitched roof and therefore reflective of the character of the existing dwelling.

As the proposal is replacing an existing rear extension one change besides the minor increases in height and rear projection is the increase in width that results in a small step out to the south from the line of the southern wall of the main house. However, this will not have a detrimental impact upon the street scene or Thurlstone Conservation Area because all that will be visible from the east (Towngate) would be small section of stone quoins.

The proposed extension conforms to the SPD in terms of its external materials and roof type and is considered a minor development, therefore it will have little impact upon the character of the street scene due to the harmony with the existing dwelling and its setting to the rear of the dwelling. The rear elevation isn't visible from the public realm being obscured by dwellings on Manchester Road.

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.

Residential Amenity

The SPD states that *"extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected"*. The design of the extension is in keeping with the existing dwelling and not harmful to the Thurlstone Conservation Area.

The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. The neighbouring property (The Barn House, Towngate) is set back from the proposed extension's rear elevation by approximately 6 meters and offset to the side of the dwelling away from the neighbouring property.

The potential for overlooking from the proposed extension is limited. The proposed rear elevation will feature French doors, however the design of these is carried forward from the existing rear elevation and therefore the only impact is from the increase in projection which is minor.

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

There will be no impact upon highway safety.

Recommendation

Approve with conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
2. The development hereby approved shall be carried out strictly in accordance with the plans (19.08 Dwg No. P1 Rev. A) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.
3. Wall stone used in connection with the development shall be reclaimed natural course grained sandstone, split faced and lightly dressed to match the host dwelling.
Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with Local Plan Policy HE3.
4. Finishing pointing shall be a lime mix, and pointing shall be brushed and stippled before curing and finished to a slightly concave joint.
Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with Local Plan Policy HE3.
5. The roof shall be covered with natural sandstone roof slates laid in diminishing courses topped with matching ridge tiles.
Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with Local Plan Policy HE3.
6. Rooflights shall be conservation specific, low in profile, and vertically emphasised with a single vertical divider in black.
Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with Local Plan Policy HE3.