
2024/0882

Mr Andrew Hey

14 Lindley Crescent, Thurnscoe, Rotherham, S63 0SW

Single storey side extension with lean-to roof comprising of garage and store.

Site Description

The application relates to a plot located to the north of a Y-junction and on the north-east side of Lindley Crescent – a residential cul-de-sac characterised by two-storey semi-detached and terraced dwellings of a similar scale and appearance. The surrounding area is principally residential and is characterised by similar dwellings.

The property in question is a two-storey semi-detached rendered property with a pitched roof with rosemary roof tiles. It is fronted by an area of hardstanding that is bounded by existing timber fencing. The hardstanding and fencing extend to the side and rear of the property. The application site is served by an existing dropped kerb which is accessed from Thurnscoe Bridge Lane onto Crossgate and then onto Lindley Crescent.



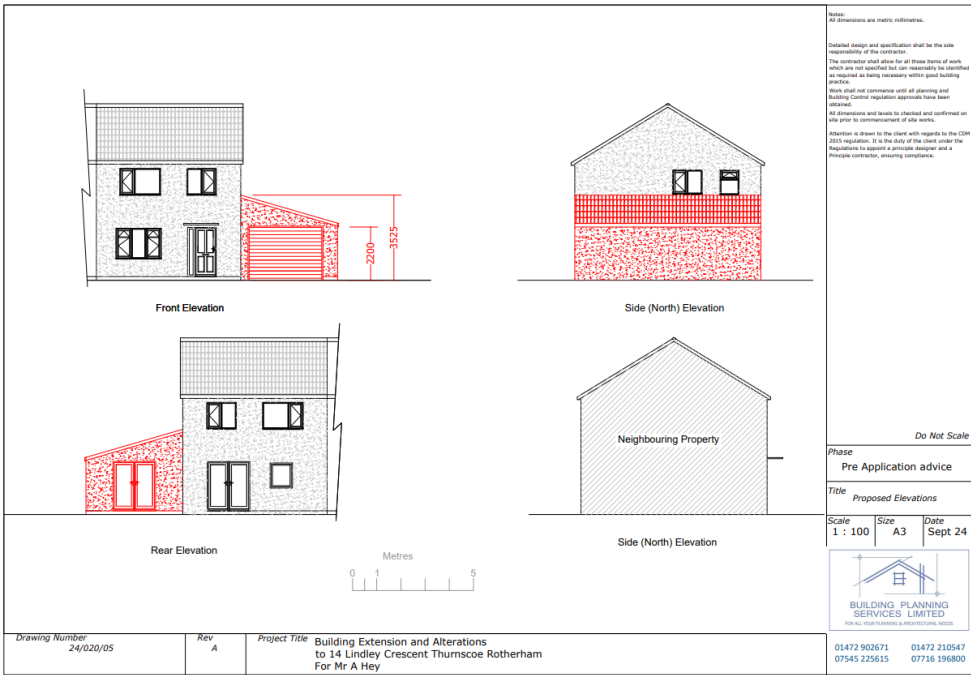
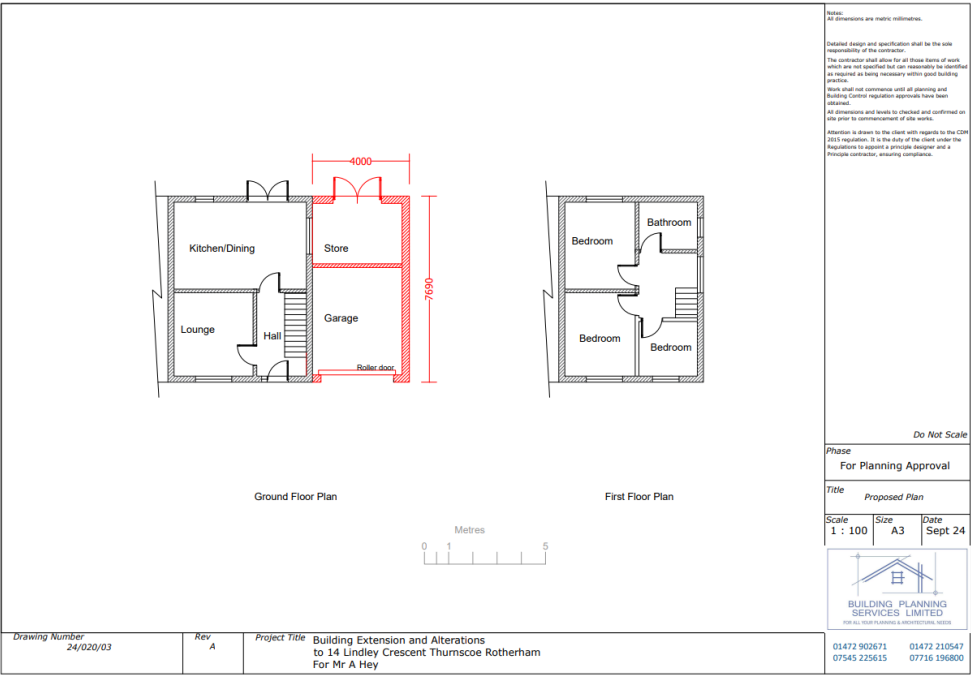
Planning History

There is no previous planning applications associated with this site.

Proposed Development

The applicant is seeking permission for the erection of a single storey extension to the side of the application property which would comprise of a garage and domestic store.

The proposed extension would have a sideways projection of approximately 4 metres and a depth of approximately 7.7 metres. The proposed extension would adopt a lean to roof with an approximate eaves and ridge height of 2.4 metres and 3.5 metres respectively, and the external materials would closely match those used in the external construction of the existing building, including render and roof tiles.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which 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 Allocation – Urban Fabric

The site is allocated as urban fabric in the adopted Local Plan which has no specific land allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy GD1: General Development.***
- ***Policy T4: New Development and Transport Safety.***

Supplementary Planning Document(s)

- ***House Extensions and Other Domestic Alterations.***
- ***Parking.***

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. In respect of this application, relevant policies include:

- ***Section 12: Achieving well-designed and beautiful places.***
-

Other Material Considerations

- ***South Yorkshire Residential Design Guide 2011.***

Consultations

No consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties. No representations were received.

Assessment

Principle of Development

Extensions and alterations to a domestic property are acceptable in principle if the proposals would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

Visual Amenity

Extensions and alterations to a domestic property are considered acceptable if the proposals would not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling.

The proposed extension would not extend beyond the front and rear elevations of the application property and would not adopt an excessive sideways projection of more than two thirds the width of the original dwelling, in accordance with the House Extensions and Other Domestic Alterations SPD. The extension would also adopt a sympathetic form and features, including a lean-to roof and closely matching external materials. Whilst a set back from the front elevation of the application property would have been preferred, a smaller extension built up to the external edges of the existing dwelling could be implemented as permitted development (therefore not requiring planning permission). The proposal is therefore not considered to significantly alter or detract from the character of the street scene.

The proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and Placemaking and would be acceptable regarding visual amenity.

Residential Amenity

Extensions and alterations to a domestic property are considered acceptable if the proposals would not adversely affect the amenity of neighbouring properties.

The proposed extension would be erected on the north-east side elevation of the application property and positioned to the south-west of the curtilage of 12 Lindley Crescent. It is therefore acknowledged that some overshadowing could occur. However, any potential impact would likely occur towards the evening and not at peak times for use of a garden. Any potential impact would also likely be limited to an area of the neighbouring curtilage where existing outbuildings are placed. These outbuildings are likely to contribute to any existing overshadowing impact which may be experienced. Moreover, the shortest point of the extension would be erected adjacent to the party boundary, which together with existing boundary treatments, could offer some mitigation. In addition, the occupant(s) of 12 Lindley Crescent were notified of this application, and no objections were received.

Glazed doors would be located on the rear elevation of the proposed extension with no windows or other glazed elements proposed on its side or front elevations. The glazed doors would serve a non-habitable room, and approximately 7.8 metres would be maintained to the rear boundary treatment. The existing boundary treatment provides adequate screening of the application and neighbouring curtilages and would likely maintain the privacy of the occupant(s) of both properties to a reasonable degree. In addition, the occupant(s) of 8 Lindley Crescent were notified of this application, and no objections were received.

The proposal would not result in significantly reduced levels of outlook.

The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and would be acceptable regarding residential amenity.

Highway Safety

The proposal would result in the loss of some parking space to the side of the application property and the internal measurements of the proposed garage would not be sufficient to be counted as a parking space. However, the proposal would not be prejudicial to highway safety as the existing site access would be maintained and two sufficiently sized off-street parking spaces would be provided within the application curtilage, in accordance with the parking SPD.

The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and would be acceptable regarding highway safety.

**Recommendation -
Approve with Conditions**