

2025/0032

Ms Emma Llewellyn

59 Park Avenue, Penistone, Sheffield, S36 6DL

Demolition of existing single storey side extension, and erection of 2 storey side and rear extensions to 2 storey semi-detached dwelling.

Site Description

The application relates to a semi-detached dwelling within the Penistone area. The dwelling is constructed from stone to the front elevation and red brick for the side and rear elevations. A tiled hipped roof form is used. A single storey rear and side extension is evident to the south and east of the property. A public right of way is located to the southeast of the site. Buckingham care home is located to the southeast of the site. Surrounding properties are characterised by similar semi-detached properties using similar materials to the site.



Relevant Planning History

B/04/1391/PU - Erection of side and rear single storey extension. – Approve with conditions

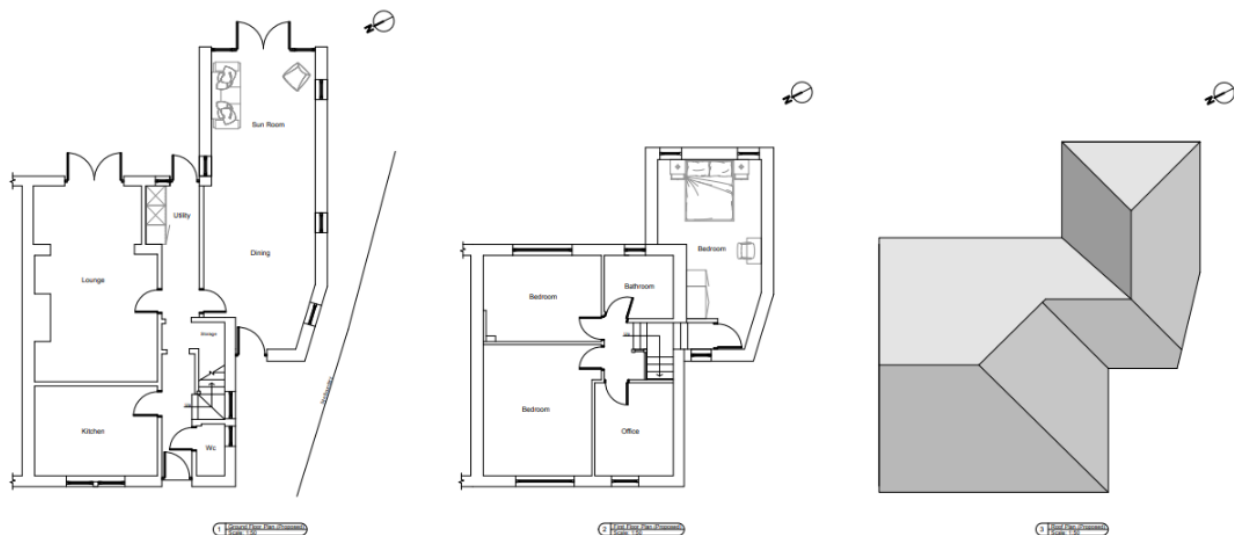
Proposed development

The applicant is seeking permission to demolish an existing side extension and to replace it with a two-storey side and rear extension.

The proposed side extension would provide an approximate side projection of 2.8 metres. The front elevation would provide an approximate width of 2.2 metres. The side extension would provide a total length of approximately 9.7 metres with a rearward projection at ground floor level of approximately 4 metres and an approximate rearward projection at first floor level of 3 metres. The proposed rear extension provides an approximate width of 4 metres. The side extension proposes a hipped roof formation with an eaves height of approximately 4.9 metres and a ridge height of approximately 6.5 metres. The first-floor rear projection utilises a gable roof form with an approximate eaves' height of 2.4 metres and a ridge height of approximately 4 metres.

A door is proposed to the front elevation of the extension providing access to a dining room. A window is detailed to the first-floor level of the front elevation servicing the proposed bedroom. Obscured glazing is proposed to the side elevation facing southwards and servicing a dining room and sunroom. The middle window on the side elevation and window towards the rear of the side elevation are both elongated windows reaching floor level. Two windows are proposed to the rear elevation of the extension at first floor level servicing the bedroom. Substantial glazing is detailed to the rear elevation at ground floor level servicing the sunroom. This glazing is approximately 3.2 metres wide and is extended to the upper of the rear gable elevation. Four rooflight's are detailed to the ground floor of the single storey rear extension servicing the sunroom. Two of which are detailed to both the north roof plane and two to the south roof plane. An elongated window is detailed to the side elevation facing north and servicing the sunroom.

Brickwork has been detailed to match the side and rear elevation of the property along with matching 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 places.***

Consultations

Public Rights of Way – No response
Penistone Town Council – No Response

Representations

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

Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

Extensions and alterations to a domestic property and the erection of detached outbuildings in a domestic curtilage are acceptable in principle if they 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

Residential Amenity

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

The proposed extension would be erected to the north and northeast of 61 Park Avenue. The proposal could cause some loss of sunlight however this would be restricted to early mornings. Given the proposal is a two-storey side extension, a more dominant feel will be achieved by the proposal however this is not considered to a detrimental level. Furthermore, the orientation of the site and neighbouring 61 Park Avenue allows for a reduction in the dominance of the extension. The sites are on a corner and so the rear elevations are orientated away from each other. This allows for a reduced impact from side extension between the sites. No side windows have been proposed at first floor level and the ground floor levels windows are detailed to be obscured glazing. This prevents any overlooking to the rear amenity space of 61 Park Avenue. Glazing is proposed to the rear at first floor level which allows for overlooking to the rear garden space of neighbours, however this is not

considered to be over and above the existing levels of overlooking to the detriment of neighbouring residential amenity. Substantial glazing is proposed at ground floor level, however boundary treatment reduces overlooking to the rear amenity space of 61 Park Avenue.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and would not have an overbearing impact. The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity. As such, this weights significantly in favour of the proposal.

Visual Amenity

Extensions and alterations to a domestic property are considered acceptable if they 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 House Extensions and Other Domestic Alterations SPD states that a 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).

The side extension benefits from a significant setback of approximately 3.9 metres and a set down at the ridge of approximately 1.3 metres. This assists in reducing the overall impact of the proposal and prevents any terracing affect the proposal may have. The use of a hipped roof form integrated into the existing roof is welcomed and allows for the original house form to be expressed. The House Extensions and Other Domestic Alterations SPD allowing for a maximum sideways projection of up to two thirds the width of the original dwelling. A total sideways projection of approximately 2.8 metres and 2.1 metres to the front elevation of the extension is proposed which is less than half the width of the original dwelling allowing the proposal to remain in line with the SPD. Additionally, the proposal is set in from the boundary by approximately 1 metre, maintaining access to the rear of the site. The window located at first floor level of the side extensions front elevation is considered to be located appropriately in relation to the existing windows on the property and is detailed with a matching sill and lintel. The door detailed to the ground floor front elevation would be preferred as a window however a door could be placed in this position on a permitted development extension and so it would not be prudent to restrict this detail.

The single storey element of the rear extension projects approximately 4 metres. However, the 4 metres projection is in addition to an extension of an existing approximately 2 metre rear extension. This would technically provide a projection to the rear of approximately 6 metres. Although this would be excessive, the existing extension has been in place for approximately 20 years and so on this occasion can be considered as part of the existing dwelling. Furthermore, the same existing extension is evident at adjoining property (57 Park Avenue). This would maintain the effect of a 4 metres rear extension to both the applicant and the adjoining property, allowing the proposal to not be considered excessive.

Materials have been detailed to match the red brickwork found on the side and rear elevations of the existing dwelling. It is acknowledged stone is used to the front elevation of the existing dwelling, however given the proposal is significantly set back and the street scene provides another extension with a set back side extension constructed from red brick, the use of red brick on this occasion is considered acceptable. Roof tiles have been detailed to match the dwelling.

The proposal is therefore not considered to significantly alter or detract from the character of the street scene and is considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity. This therefore significantly weighs in favour of the proposal.

Highway Safety

The proposal will result an additional bedroom taking the property from 2 bedrooms to 3 bedrooms. The site currently facilitates parking for 2 vehicles and allows for street parking. A such the site is not considered to provide restrictive parking issues regarding highway safety.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety. This weighs moderately in favour of the proposed development.

Planning Balance and Conclusion

In considering the above assessment, the proposed development is acceptable regarding residential and visual amenity and highway safety. Although some concerns were present regarding the dominance of the proposal, the setback of the side extension and the boundary treatment reduces the impact of the side extension and allows the proposal to not have an overbearing impact on neighbours and the street scene. On balance, this application is therefore recommended for approval.

Recommendation

Approve with Conditions