

2022/0271

Mr and Mrs Connolly

Insertion of new glazed screen at first floor to facilitate internal alterations and erection of new bridge to upper garden

3 Tolson Court, Huddersfield Road, Penistone, Sheffield, S36 7BU

Planning History

85/1473 - Conversion of church into 5 flats – Approved with conditions

86/0792 - Conversion of church into 5 dwellings – Approved with conditions (Permitted Development Rights not removed)

2006/0594 – Erection of two storey side extension to dwelling – Approved with conditions

2014/0971 - Lawful Development Certificate for existing use as domestic garden curtilage (C3) – Withdrawn

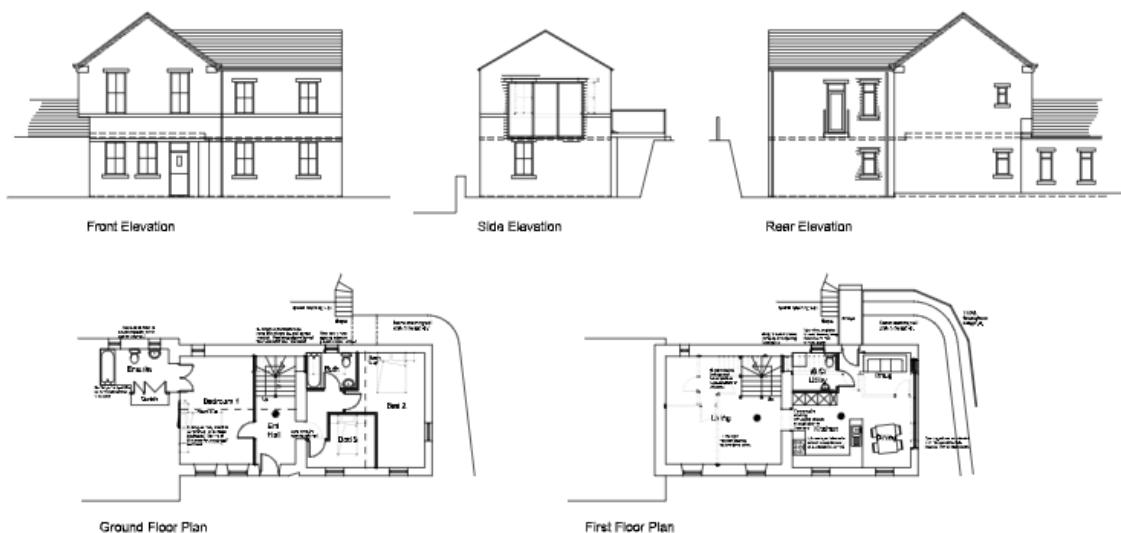
2016/0780 - Application for lawful development certificate - Use of land as domestic curtilage – Withdrawn

2019/1003- Lawful Development Certificate for existing use of land as domestic garden curtilage for more than 10 years – Refused

2021/0455 - Fell trees T1 Beech, T3 Ash, T4 Beech, T5 Sycamore and T6 Sycamore within TPO 5/1986.- Withdrawn

2021/1112 - Lift non-structural drooping branches to 4.5m over driveway retaining all significant limbs for Beech tree T1 and raise to 2.5m over the footpath. Ash (T2) - section fell due to dieback. Sycamore (T3) - Remove lower three limbs to lift the canopy by 4m. – Approved with conditions

2021/1593 - Insertion of new windows at first floor to facilitate internal alterations – Approve with conditions



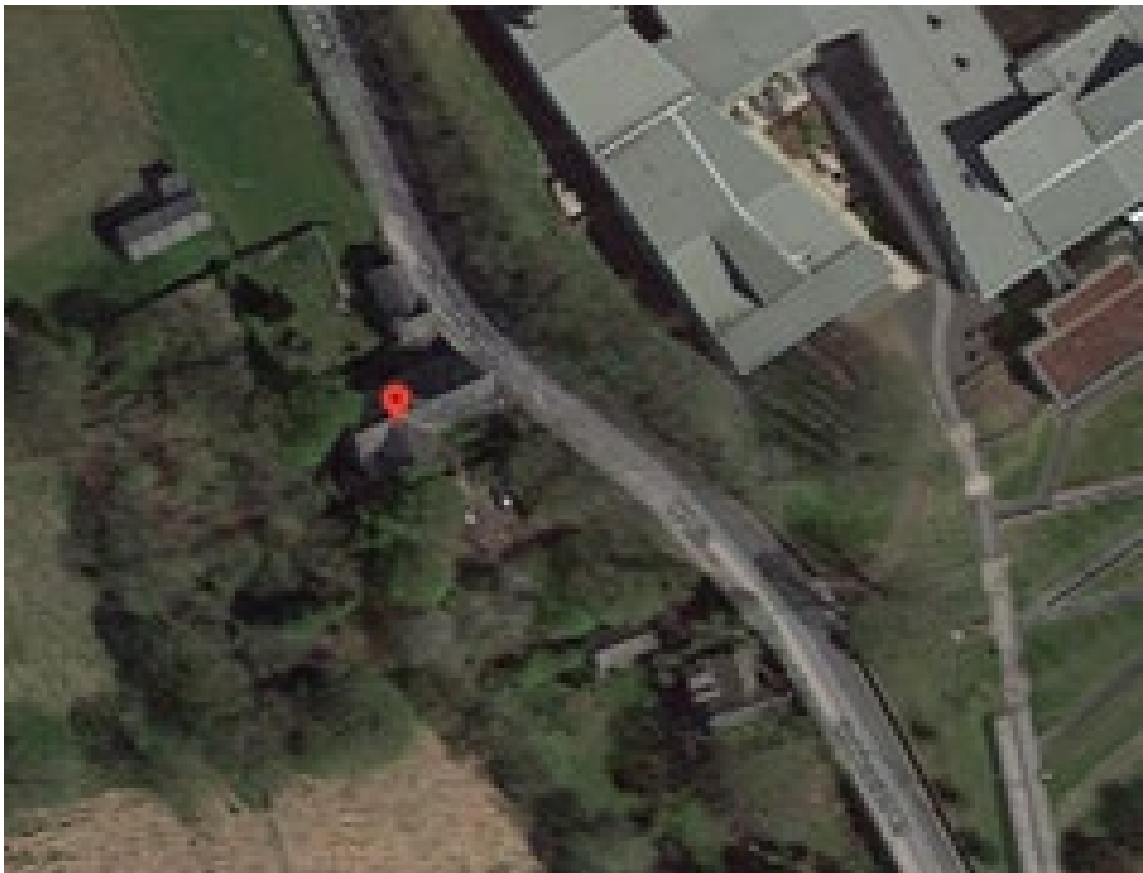
Approved plans

Site Description

Tolson Court is a stone former church building which has been converted into five residential properties. 3 Tolson Court is a two storey dwelling, which has been extended to the side with a two storey side extension. The property has a raised garden area which is set to the north and west of the building and accessed via a small timber bridge. To the north of the site is agricultural land and beyond this sport facilities for Penistone Grammar School. The site is within Green Belt.







The proposal is for the insertion of a new glazed screen at first floor to facilitate internal alterations and erection of new bridge to upper garden to allow for access from the first floor level.

The architectural drawings include:

- Front Elevation:** A symmetrical two-story facade with a central entrance, four windows on the first floor, and four windows on the second floor.
- Side Elevation:** Shows the side profile of the house with a gabled roof and a small porch area.
- Rear Elevation:** Shows the back of the house with a central door, windows, and a small porch area.
- Ground Floor Plan:** Shows the layout of the first floor, including a Kitchen, Dining, Living, and two Bedrooms.
- First Floor Plan:** Shows the layout of the second floor, including a Hall, two Bedrooms, and a Bath.

ARCHITECTURE | PLANNING | DESIGN

NPPF

Local Plan

The site is allocated as Green Belt within the adopted Local Plan.

The Local Plan was adopted at the full Council meeting held 3th January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 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

Policy GD1 General Development

Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt

Supplementary Planning Document

House Extensions

Neighbours

Neighbour notification letters were sent to surrounding properties, 1, 2 4 and 5 Tolson Court. No comments have been received.

Consultations

Penistone Town Council – No objections.

Assessment

Principle of Development

As the property is set within the Green Belt policy GB2 of the Local Plan would apply.

Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt: Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt:

- Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building.

The existing dwelling has a floor area of approximately 96sqm (measured externally including walls). The existing two storey rear extension has a floor area of approximately 74sqm. The proposed bridge/raised garden has a floor area of approximately 28sqm. The proposed extensions are approx 6sqm above the 100% rule, however given the floor area created by the garden/bridge extension is external, it is felt that this small increase above 100% is acceptable in this instance, given the impact upon the openness of the Green Belt would be limited. Permitted development rights should be removed to ensure that no further extensions/outbuildings can be constructed without planning permission.

Residential Amenity

The proposed raised garden/bridge is proposed to the side (northern) elevation and to the rear (western) elevation and is set away from the neighbouring dwellings. Due to the changes in levels to the rear, the proposed bridge would be level with the garden at the rear and would not cause any significant increased overlooking of the adjacent dwellings or their garden areas. The proposal is considered to be acceptable in terms of overlooking/loss of privacy impact in accordance with the SPD House Extensions and Local Plan policy GB2.

Visual Amenity

The proposed bridge and glazed screen will be visible from Huddersfield Road, however there are no objections to the proposal in terms of visual amenity. The bridge/raised garden area would be set to the rear of the building and would not be brought up to the frontage. The bridge would be edged with glazed screens which are 1.1m in height and would be clear glazed which would provide visibility through and in turn would reduce the bulk and mass of the proposal. In terms of impact upon the openness of the Green Belt, the proposals are located within the confines of the curtilage of the dwelling and would not significantly harm the openness or visual amenity of the Green Belt in this location in accordance with policy D1 and GB2.



Recommendation

Approve with conditions