2024/0142

Applicant: Ms Lindley

Address: 12 Hall Gate, Penistone, Sheffield, S36 6BP

Description: Demolition of existing detached garage, and erection of single storey side extension incorporating new integral garage and additional habitable room in roof space to dwelling

One Neighbour Objection

Site & Location Description:

Located on Hall Gate, a small cull-de-sac set on an incline leading up from Wentworth Avenue, the dwelling is a red brick semi-detached dormer bungalow, with a grey tiled roof and a yellow stone front façade. To the side of the dwelling is a detached red brick garage. At the rear of the dwelling's garden are predominantly industrial units but a residential dwelling is also sited diagonally behind the dwelling, all are located at a higher level than the application dwelling.

Planning History: None

Proposed:

The proposal is for the demolition of the existing detached garage to allow the addition of an additional side extension with integrated garage on the ground floor and additional living space within the first-floor dormer elevation. Further alterations would include the removal of a window on the side elevation, the replacement of a window within the existing rear elevation with patio style doors, and the installation of five roof lights on the front elevation and four on the rear elevation. The proposed external materials, excluding windows and doors, would be of a matching appearance to that of the original dwelling. The proposed windows, doors and frames are of the same materials but of a different colour to those currently installed.

Measurements:

All existing roof (6.59m) and eaves (2.32m) heights have been measured on the existing plans and remain unaltered on the proposed plans.

Side Extension:

- **Side Projection: 3.82m**
- **Length: 9.56m**
- **Maximum Eaves Height: 2.32m**
- **Maximum Roof Height: 6.09m**

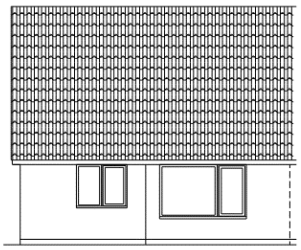
Existing and Proposed Floor Plans and Elevations



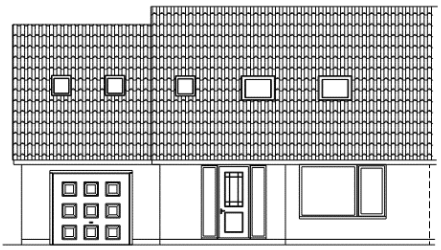
Existing Side Elevation



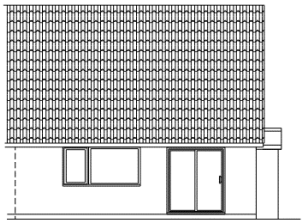
Proposed Side Elevation



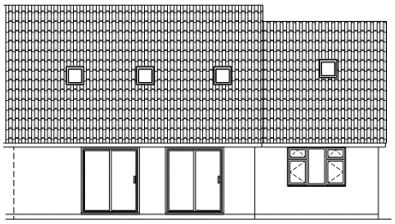
Existing Front Elevation



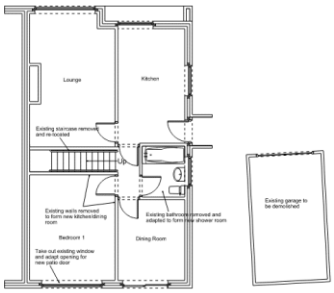
Proposed Front Elevation



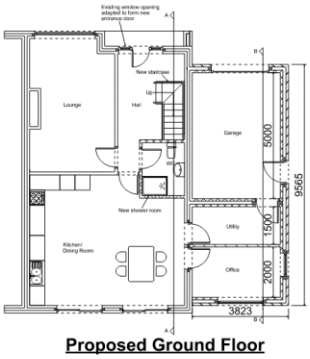
Existing Rear Elevation



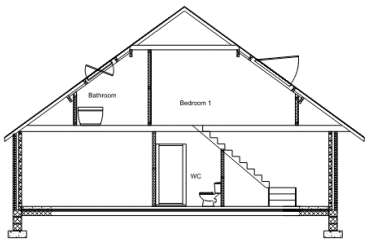
Proposed Rear Elevation



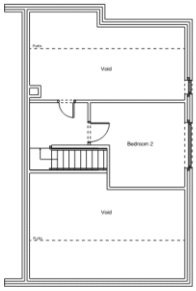
Existing Ground Floor



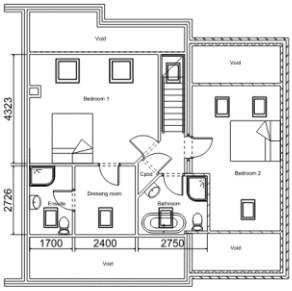
Proposed Ground Floor



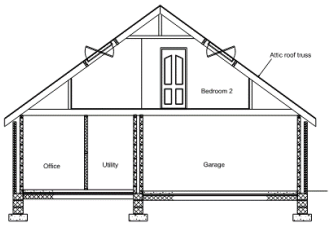
Section A-A



Existing First Floor



Proposed First Floor



Section B-B

Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; One objection was received but the concerns raised over potential internal noise, drainage, and extractor fan fumes are not material planning considerations.

Consultees:

Town Council: No comments or objections received.

Highways:
Highways have confirmed that whilst both the original and proposed garages do not meet current highways standards, as the dwelling remains as a two bedroom dwelling, the single provided parking space within the curtilage is compliant with local policy guidance.

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 on 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.

<u>NPPF</u>

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, 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, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.
In respect of this application, relevant policies include:

Section 12: Achieving well-designed and beautiful places -
The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Within section 12, paragraph 139 is the most relevant which indicates:-

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

GD1 - General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

SD1: Presumption in favour of Sustainable Development: When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

D1 - High Quality Design and Place Making: Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

T4 – **New Development & Highway Safety:** New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Supplementary Planning Documents (SPD)

House Extensions and Other Domestic Extensions

Assessment

Principle of development

The site is located within land designated as Urban Fabric. 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

Due to location of the proposed extension, and distance to the unattached neighbouring dwellings, the proposal would not have more than an insignificant effect on the residential amenity of any neighbouring dwelling to the side of rear, or other dwellings within the street. There has been an objection, but the concerns raised related to the internal configuration of the of the existing dwelling, the drainage arrangements for the proposed first floor bathroom, and the location of any potential extractor fan. These concerns are unable to be considered as they are not material planning considerations, however once any construction had started, the application would be subject to building control regulations.

Visual Amenity

The proposal complies with local policy guidance by including a set back of the proposed extension on the front elevation, and the inclusion of a set down of the roof. Potentially the most prominent feature of the proposed works would be the number of roof lights with the front and rear elevations. In mitigation of this, dwellings within the street scene do feature roof lights and the structures to the rear, including a dwelling, also feature numerous roof lights. Unusually, the addition of a front door would be out of sync with other dwellings on the street but is balanced by the addition of the integrated garage on the front elevation. Overall, with various dwellings featuring different extensions and amendments within the street scene, any unilateral character has been significantly diluted and the individual design of the proposal would not significantly harm the character of the street scene.

Highway Safety

There is an amendment to parking arrangements, but following these changes, the minimum required parking provision is retained and there is no impact upon Highway Safety.

Recommendation: Approve with conditions