
2024/0987

Applicant: Mr Tyas

Address: 60 Bluebell Avenue, Penistone, Sheffield, S36 6LQ

Description: Removal of front porch and erection of single storey front extension to 2 storey detached dwelling

Site & Location Description:

Located in a residential area of Penistone, the dwelling is a detached buff brick detached house with a side gable, tiled roof. The dwelling is similar to other dwellings, which are detached or semi-detached in this area of the street, which is a later, circa late 1970's extension to more traditional red brick semi-detached dwellings of the original street. The front garden is split between lawn and a driveway which leads down the side of the dwelling to a garage in the rear garden. A small porch, possibly an original feature is located on the front elevation of the dwelling.



Planning History: None since approval of the extension of the street and garages in the 1970's.

Proposed:

The proposal is for the removal of the small porch, and bay window, and replacement with a larger, but still modest sized front extension. The extension would be constructed of matching materials, with off white UPVC windows, but with the existing brown UPVC windows to be replaced or re-coloured to match.

Approximate Measurements:

All existing roof and eaves heights have been checked on the existing plans and except for the porch remain unaltered on the proposed plans. As the dwelling is located on hill, the northern, left side elevation of the dwelling is higher than the southern right side, due to level differences of the land.

Front & Right Elevation (original porch)

- **Projection: 1.35m** (0.93m)
- **Width: 6.17m** (2.17m)
- **Front Eaves Height: 2.55m** (2.45m)
- **Front Roof Height: 3.50m** (3.33m)

Front Extension Left Elevation

- **Eaves Height: 3.25m**
- **Roof height: 4.17m**

Existing and Proposed Floor Plans and Elevations



Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; No comments were received.

Consultees:

- Penistone Town Council - No comments of objections were received.

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.

NPPF

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

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

The proposal is a modest-sized ground floor extension located at the front elevation of a detached dwelling with an acceptable distance between the neighbouring dwellings. There would be no noticeable impact on the adjacent neighbour of No.58 as there is an existing porch located close to their dwelling and this extension would only project out slightly further and be a little higher than the existing porch. For the neighbour No.62, the proposal would have more of an impact due to the height difference of the dwellings, and with the application dwelling already set more forward than the neighbouring dwelling. However, due to the modest 1.35m projection and single-story nature of the proposal, there would be only a negligible increase in loss of light, with much more impact from the original dwelling than the proposed extension.

Visual Amenity

The proposal replaces an existing small porch and would ultimately replace the existing bay window located on the front elevation. With the modest sized extension, matching materials and the inclusion of a pitched roof canopy feature of the otherwise single pitched roof, the proposal would

not harm the character of the dwelling. There are various iterations of porches and canopies on the street, so this proposed addition would not be significantly out of place or cause any significant detriment to the broader street scene.

Highway Safety

There are no proposed changes to access or parking arrangements, which consequently means there is no impact upon Highway Safety.

Recommendation: Approve with conditions