2022/0437

Mr Ian Lowson

Erection of front porch, new boundary fence and wall, and associated garden works

46 Ecklands Croft, Millhouse Green, Sheffield, S36 9AJ

Planning History

2005/0854 - Demolition of existing buildings and erection of dwellings (Outline Application) Approved subject to Legal Agreement

2006/1525 - Erection of 141 dwellings and part public open space (Reserved Matters) - Approved subject to conditions

2007/0268 - Substitution of house types Plots 10 -14, 16, 106 - 140 and the re-positioning of Plot 76 on approved application 2006/1525 (Reserved Matters) (Resubmission) - Approved subject to conditions

Description

The property is a large detached brick built dwelling, set on a corner plot off Ecklands Croft, Millhouse Green. The property is set within a modern housing estate within a large plot which extends to Birks Lane to the west. The western boundary of the site currently consists of a low stone wall and a metal mesh fence above. The fence provides little privacy to the garden area of the dwelling.

The property has parking to the front/side which leads to a double garage. The property has a large grassed front/side garden. Along the western boundary of the site is a large Sycamore tree which is protected by a TPO.






Birks Ln



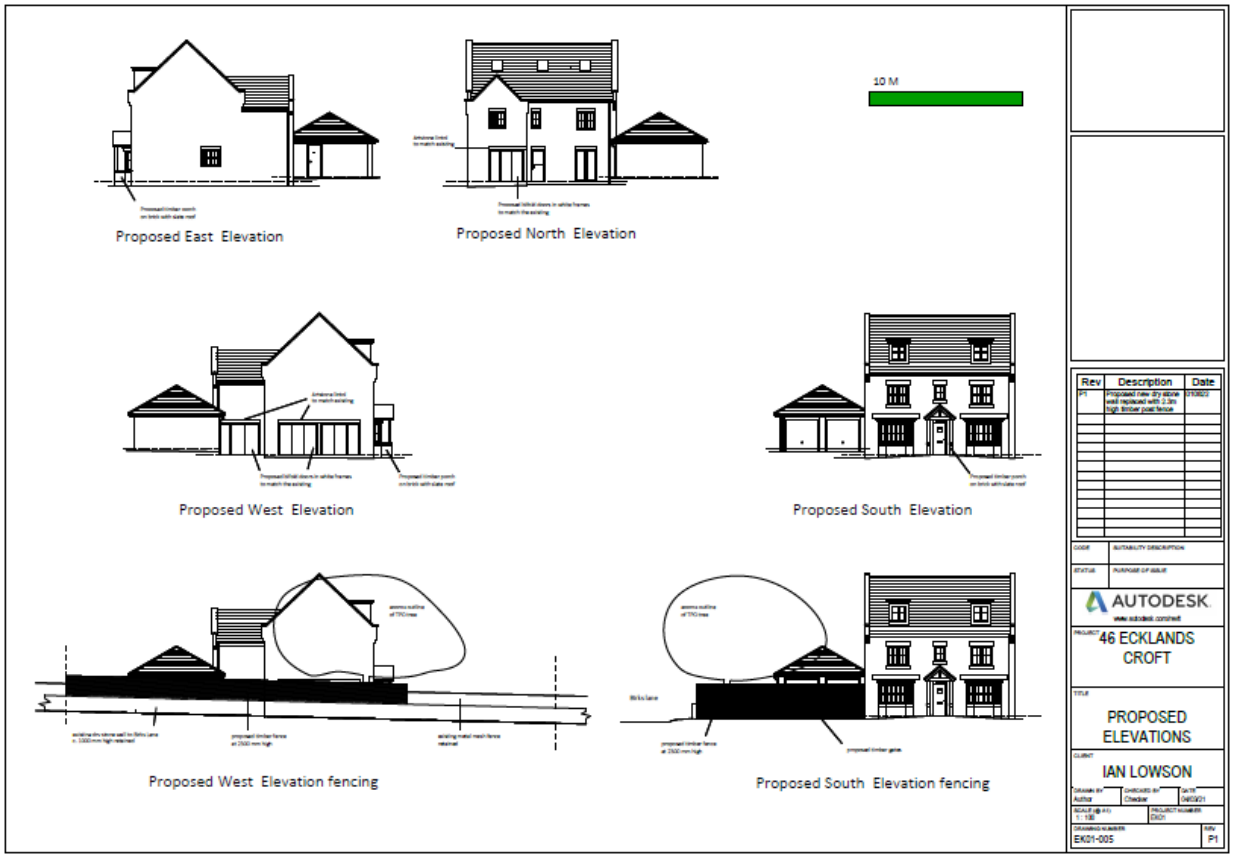
Proposed Development

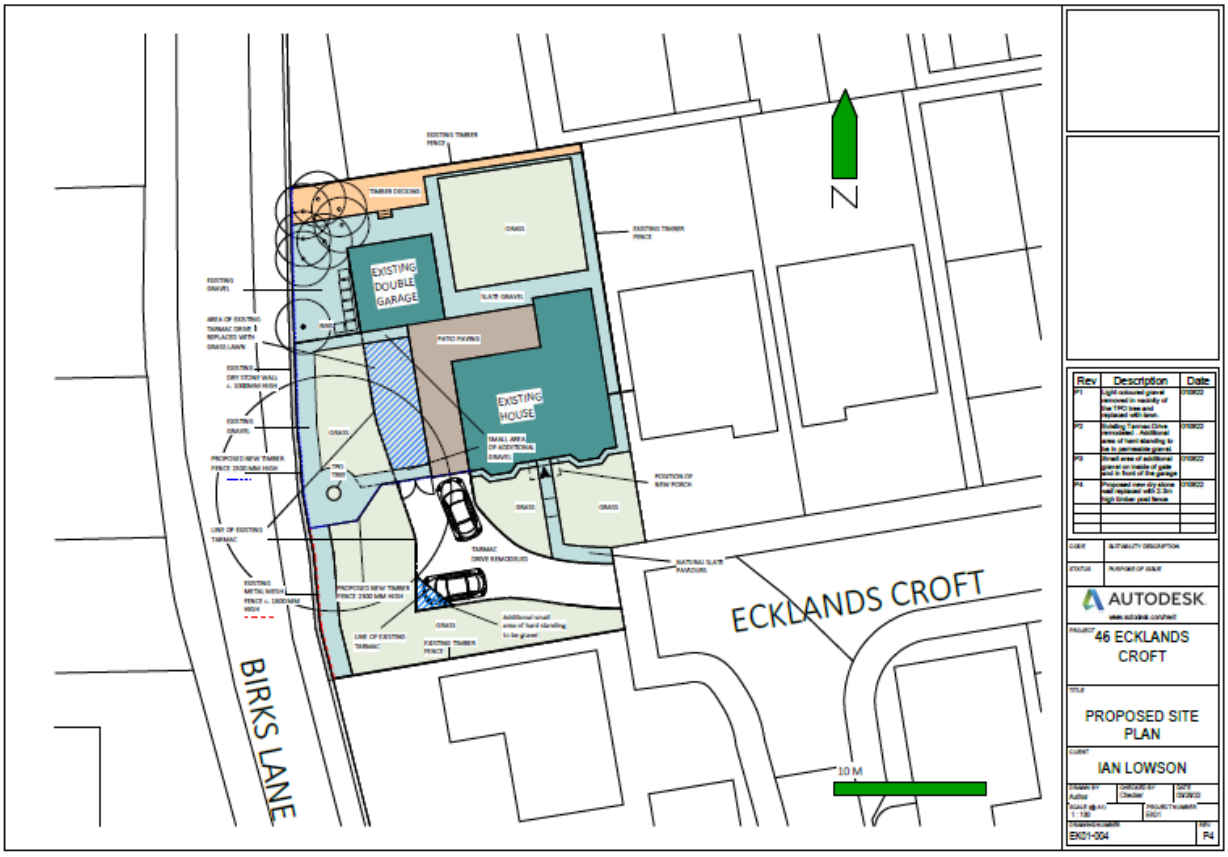
The proposals involve the erection of a front porch, new boundary fence and wall, and associated garden works. The proposed porch measures approximately 1.2m in projection by 1.7m in width (approx. 2sqm) and would be constructed out of timber with a brick base and slate roof. The proposed porch requires planning permission as it exceed 3m in height at 3.2m.

The proposed garden works show the replacement of tarmac with grass and some small areas of gravel. The proposed western boundary fence would be set adjacent to the existing drystone wall and would be approx. 2.3m in height and would replace the existing metal mesh fence up to the frontage of the dwelling. The fence would be constructed around the TPO fence then would be set up to the front elevation of the property and would enclose the side garden of the dwelling. The existing mesh fence would then be retained from the front of the property along the western boundary.

The plans have been amended during the course of the application at the request of the Tree Officer and now show the reduction in the gravel adjacent to the TPO Tree and they also show the remodelling of the tarmac driveway to the front and a small area of gravel adjacent to the front of the TPO Tree.

The plans also show new bi-fold doors to the property, however these would be permitted development.





Amended Plans

Policy Context

Local Plan

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy GD1 General Development
Policy D1 High Quality Design and Place Making
Policy BIO1 Biodiversity and Geodiversity

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

Supplementary Planning Document: Trees and Hedgerows

Supplementary Planning Document: Walls and Fences

Penistone Neighbourhood Development Plan

BE1: Design of the built environment

Consultations

Penistone Town Council – No objections
Highways – No objections subject to conditions
Tree Officer – No objections to amended plans subject to condition

Representations

None

Assessment

Principle of development

The site falls within Urban Fabric which has no specific land allocation, however the site and surrounding area is made up principally of housing. Extensions/alterations 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.

The property also has a large TPO Tree set within the garden area, therefore the proposals must not have a detrimental impact upon the tree in accordance with the SPD Trees and Hedgerows.

Visual Amenity

The proposed porch is small and is considered to be acceptable in terms of visual amenity and would complement the existing dwelling in accordance with the SPD House Extensions.

The main issue would be the proposed fencing which is set adjacent to the highway. The proposal involves the erection of a 2.3m high fence along the boundary (which in some places is between 2.7m and 2m from the highway as measured on the Council's mapping system), in order to provide privacy to the garden area. This measurement appears to have been taken from the lowest ground level from Birks Lane as shown on the elevation plans. It is important to consider in this instance that the applicant's dwelling retains permitted development rights and could provide a 2m fence set back 2m from the highway and this would be permitted development. There are also other similar fences which have been erected to the rear of properties on Ashtree Gardens which face onto Birks Lane, therefore they are a feature of the street scene. The proposed fence would be set adjacent to the existing dry stone wall and would not extend beyond the frontage of the property. Whilst the fence is higher than what would be permitted development at 2.3m, the additional 0.3m is not considered to be significant, given the fence is set behind the existing stone wall and the fence would not be in line with the eaves height of the existing garage. On balance the proposed fence would be acceptable and would not cause significant harm to the street scene.

The proposed alterations to the garden which include the removal of some tarmacked areas and alterations to the driveway would be permitted development. The proposal is acceptable in terms of visual in accordance with policy D1 of the Local Plan and in accordance with the objectives of the Neighbourhood Plan.

Residential Amenity

In terms of residential amenity, the property is set on a corner plot and the proposed fence would be set adjacent to Birks Lane. The proposed fence would be approx. 17m from the front elevation of the dwellings on Birks Lane, so should not cause any significant overshadowing or overbearing impact. The proposed porch is small in size and would not cause any impact to the adjacent dwellings.

The proposal is considered to be acceptable in terms of residential amenity, in accordance with policy GD1 of the Local Plan and the House Extension SPD

Impact on Trees

There is a large TPO Sycamore Tree set within the side garden of the property. The Tree Officer has been consulted and has no objections to the amended plans subject to a condition which requires the submission of tree protective barrier details, a Tree Protection Plan and an Arboricultural Method Statement to be submitted prior to the commencement of the development, in order to protect the tree from construction works. The applicant has agreed to the pre-commencement condition.

Highway Safety

The Highways Officer has no objection to the proposal subject to a condition which states that all vehicular areas are to be hard surfaced. The proposed altered tarmac driveway will be of sufficient size to accommodate two parking spaces in line with the SPD. The proposal shows the main parking areas to be tarmacked with a small area of gravel adjacent to the existing TPO Tree in order to protect the rooting area. This small area is considered to be acceptable and could be formed without planning permission. The main driveway will be hard surfaced, therefore the recommended condition is not necessary, and the proposal will need to be constructed in accordance with the plans which will be conditioned.

The proposals do not result in a change to the way the site is accessed and egressed and as such the proposals are acceptable in terms of highway safety.

Recommendation

Grant subject to conditions