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**2022/0164**

Mrs S Hardman

Erection of a split-level single storey and two storey side extension and two storey rear extension and balcony.

Red House, Thurlstone Road, Penistone, Sheffield, S36 9EF

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### **Site Location & Description**

The red brick detached dwelling is situated adjacent to Penistone Sports Centre on the periphery of the settlement, on the main arterial route linking the borough to Manchester. The dwelling is a split-level dwelling with single storey utilising the roof space to the front southern elevation facing the highway with standard two storey to the northern rear elevation. The site is set significantly lower than the highway resulting in only the southern roof plane being visible from the highway. The dwelling is located on the edge of the settlement envelope with open green belt to the north, west and east.

The River Don runs from the west along the northern boundary of the property and is lined with various species of trees along the river bank.



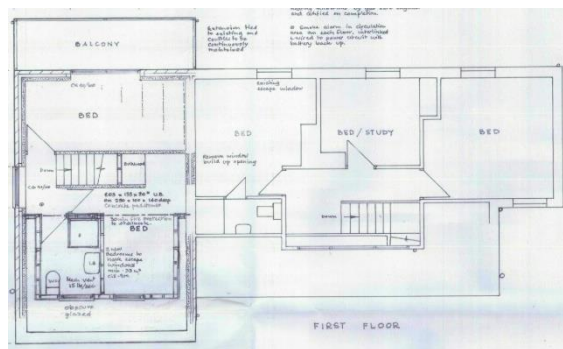
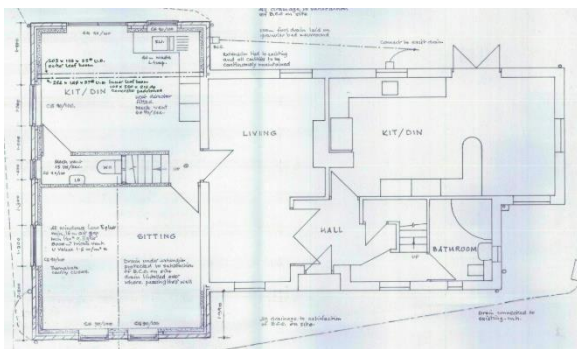
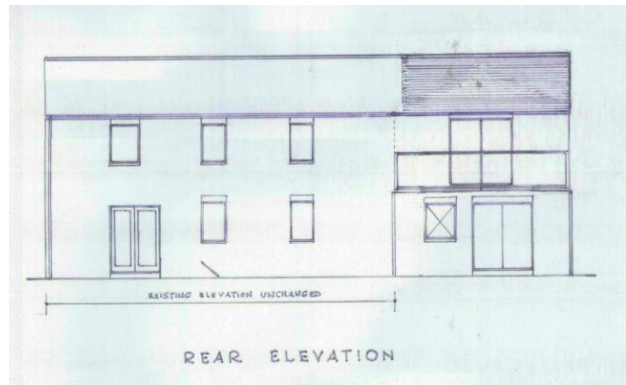
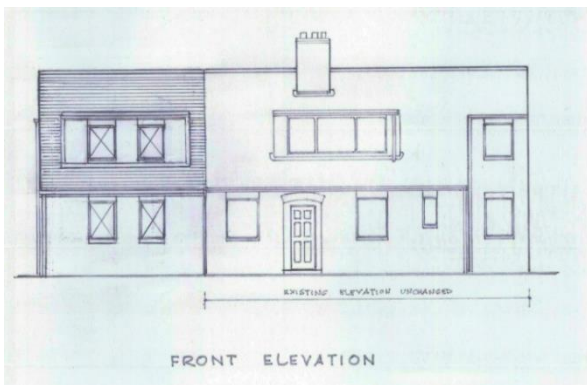
### **Planning History**

2020/1069 - Erection of two storey side extension and two storey rear extension including rear balcony to dwelling – Refused December 2021 for the following reason:

The proposed development would be contrary to Local Plan Policies D1 and BIO1 in that its size and positioning, in close proximity to neighbouring trees, outside the applicant's ownership, would result in undue pressure to significantly prune or even fell these trees to the detriment of their health and their amenity and wildlife value. The proposal therefore fails to adequately consider existing site constraints, nor does it respect the local character and features and in particular the important habitats and woodland of the adjacent natural river corridor of the Don.

## Proposed Development

The applicant seeks permission for the erection of a split-level single storey and two storey side extension with balcony. The proposed extension is to be located on the western side elevation, projecting 5.2m from the side elevation of the existing dwelling and extending the full depth of the property with a 1.9m projection from the southern rear elevation at ground floor level and a 1.4m projection from the northern front elevation, with the roof of the rear single storey element to be utilised as a balcony.



## Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process.

## 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

Policy SD1 Presumption in favour of Sustainable Development

#### 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.

#### **Consultations**

Tree Officer – no objections subject to conditions

Penistone Town Council – No objections

Drainage – No objections

#### **Representations**

Neighbour notification letters were sent to surrounding properties; no comments have been received.

#### **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 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

##### Trees

The site is surrounded by trees which, whilst are not protected by tree preservation orders, they are also not within the ownership of the applicant. As mentioned previously an earlier application was refused due to its impacts on the trees to the rear and the lack of regard to their retention. Following the refusal and a site meeting with the applicant and the planning authority an amended scheme has been put forward which take account of the trees located outside the boundary and their retention it is therefore considered not to raise any objections to this proposal on forestry grounds.

### Residential Amenity

As mentioned previously the dwelling is located in on the periphery of Penistone, on the main arterial route linking the borough to Manchester. The dwelling is located on the edge of the Urban Fabric with the green belt and green space located beyond the northern boundary.

The dwelling is not located within an estate or a row of properties and is situated to the west of Penistone Sports Centre in a solitary position. Due to the dwellings location, separate from other properties, it is not considered that the proposed extension or balcony would result in the loss of outlook or result in an increase in overshadowing or overlooking of neighbouring dwellings and as such is acceptable in terms of its impact on residential amenity and in compliance with Local Plan Policy GD1

### Visual Amenity

The Supplementary Planning Document for House Extensions states that 'the design of a two-storey 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 2/3 the width of the original dwelling'. In this instance the proposed extension projects 5.2m from the side elevation and therefore complies with the guidance set out in the supplementary planning document.

The document also states that two storey side extensions should have a set back from the front elevation by at least 500mm, to allow for a vertical break in the roof plane, a lowering of the ridge line and to reduce the terracing effect; the set-back also lessens the unsightly bonding of old and new materials. The extension is not designed with a set-back due to the design of the dwelling and the utilisation of the roof space on the southern elevation. Given the dwelling is a detached dwelling not located within a row of other properties is it considered that the lack of set-back would not result in a terracing effect and whilst there would be some visibility of the bond of old and new materials, it would only be the southern roof slope where this would be visible. However, due to the dwelling being set lower than the highway and the inclusion of the dormer window and the screening by vegetation it is not considered that it would have a detrimental impact on the street scene.

The proposal includes the provision of a dormer window, whilst it is of a flat roof design, it does mirror that located within the same roof plane of the original dwelling and the inclusion of a pitched roof dormer would appear out of character with the dwelling and form an incongruous feature within the street scene. It is set centrally within the roof plane and follows similar dimensions to the existing. The dormer, in addition to the extension, are to be constructed from materials which match the original dwelling and it is therefore considered that the proposed extension is acceptable in terms of visual amenity.

### Highway safety

The proposal does not result in the loss of off street parking or the requirement for additional provision and as such is considered acceptable in terms of its impact on highway safety

**Recommendation**

Approve with Conditions