

PLANNING STATEMENT RELATING TO:-
RETROSPECTIVE PLANNING APPLICATION FOR A
TIMBER FRAMED CANOPY SHELTER (SUMMERHOUSE) AT
19 GREEN ACRES, PENISTONE, S36 6DB

1. Background

The retrospective planning application relates to a recently erected detached timber framed, pitched roof canopy shelter, (summerhouse).

The outbuilding is located at the end of the rear garden to the above dwelling, on an existing timber base, (which has been in place for approx 9 years).

The maximum height is 2950mm to eaves, (3880mm including pitched roof) and is located approximately 950mm from the boundary fence.

The existing situation was been inspected by the enforcement section of the LPA and the applicant acknowledges that the outbuilding does require planning permission, due to its height and proximity to boundary fence.

Informal comments were sought and received from the LPA (Matthew Smith – Group Leader Outer Team), who pointed out that the main planning issues with regards to the outbuilding are its impact on the visual amenity of the site and its surroundings and the impact on neighbouring amenities.

His response concluded:-

'The outbuilding does not appear to take up a significant area of the garden and the use of timber boarding helps to soften its impact against the banking. In terms of neighbouring properties there would not appear to be any significant overshadowing from the structure but there may be issues over loss of privacy and potential increase in disturbance to neighbouring occupiers. This would need to be assessed more closely but mitigating factors could be the distance to neighbouring dwellings and the boundary treatment that exists between properties'.

Due to these comments, the applicant has elected to take up the recommendation 'that it is worthwhile to submit an application', with consideration to the above response.

We believe the existing mitigating factors highlighted, along with the additional boundary treatment proposals, described in the application documents, will negate any potential issues.