2021/0619
Stephen Weston
Removal of rear conservatory and construction of rear extension and covered walkway to dwelling
26 Chappel Road, Hoylandswaine

Description

The application relates to a detached, brick built, pitched roof bungalow. The property has been extended previously with a rear conservatory extension. The rear garden slopes steeply to the rear boundary with numbers 6 and 8 The Croft. Along the rear boundary is a screening hedge and within the garden of number 6 is a large Willow Tree. An existing stone retaining wall runs halfway along the garden as can be seen on the photographs below.









Proposed Development

The applicant seeks permission for the removal of the existing rear conservatory and construction of rear extension and covered walkway. The proposed rear extension measures approximately 3.3m in projection and 5.7m in width. The extension measures 5m in height to the pitch. The smaller extension to create a covered walkway measures 1.3m in projection and 7.7m in width and 3.7m in height. The proposed extensions would be constructed of matching materials.

The site plan refers to a new stone retaining wall and regrading works however it is confirmed that they do not form part of this application and further details will be sent in by the applicant separately in order to establish if planning permission is required.

Policy Context

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

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

<u>SPD's</u>

Supplementary Planning Document (SPD) – 'House Extensions and other domestic alterations' sets out the design principles that specifically apply to the consideration of

planning applications for house extensions, roof alterations, outbuildings & other domestic alterations. The general principles are that proposals for should:

I. Be of a scale and design which harmonises with the existing building

II. Not adversely affect the amenity of neighbouring properties

III. Maintain the character of the street scene and

IV. Not interfere with highway safety.

These policies are considered to reflect polices set out in the revised NPPF, which requires development to be of high-quality design and provide a good standard of amenity for all existing and future occupants of land and buildings.

Consultations

Penistone Town Council – No objections

Representations

No comments have been received

Assessment

Principle of Development

The site is allocated as Urban Fabric within the Local Plan, as such, extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties.

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 proposed rear extensions are single storey but given the level differences to the dwellings at the rear there remains potential for overlooking. However, the separation distance from the proposed windows to habitable room windows of the properties to the rear is in excess of the 21m required by the SPD. The windows to the side elevations of the extension would be screened by existing boundary treatments and are no closer than the existing conservatory. As such privacy levels would be acceptable, in accordance with policy GD1.

Visual Amenity

The proposed extensions will replace an existing older style conservatory are considered acceptable in terms of visual amenity. The extensions are designed to complement the original dwelling and they will not be visible from the street scene. The materials will match the existing property. Overall the proposal is considered to be acceptable in terms of visual amenity and complies with the SPD and Local Plan Policy D1.

Recommendation

Approve with conditions