2022/0334

Mr David Partridge

Erection of raised platform/decking with boundary treatment including gabion wall

Bump Hall, 1 Barnsley Road, Penistone, Sheffield, S36 8AD

Background

2015/1459 - Erection of two storey rear extension, re-configuring of parking provision and detached garage to dwelling – Approved with conditions

Description

Bump Hall is a large stone built detached dwelling located off Barnsley Road in Penistone and is accessed from a long driveway. The property has a large garden area which slopes from north to south and comprises retaining stone walls, a large greenhouse and tennis courts located to the south of the dwelling. The dwelling is built at a higher level, set far back from the road, with the driveway sweeping up and past the property to the rear. The property has previously been extended at the rear by way of a number of rendered additions and a covered court yard. A number of large trees surround the site, the majority of which are located to the eastern, northern and western boundaries.

The closest neighbouring properties are set to the east off Barnsley Road/Wellhouse Court and Wellhouse Lane.









Proposed Development

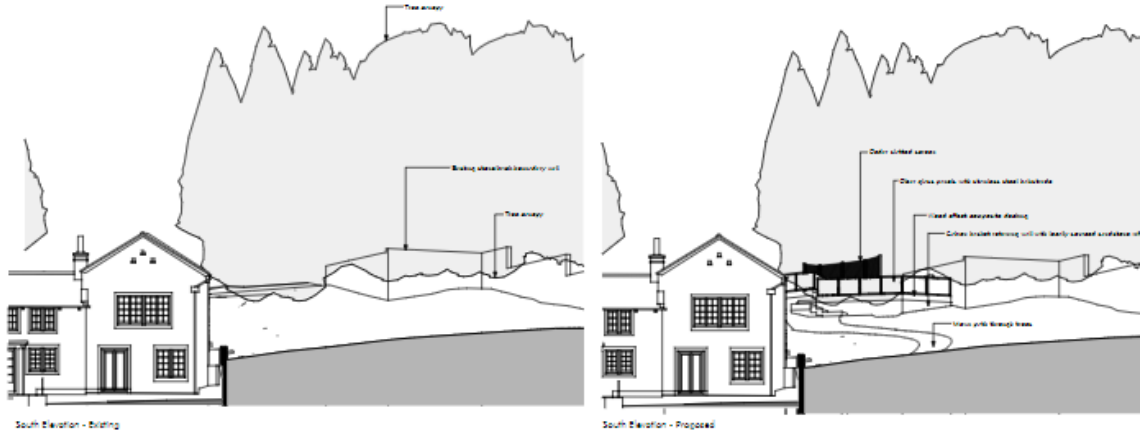
The proposal involves the erection of a raised platform/decking with boundary treatment including gabion walls and a 1.8m high planed western red cedar slatted fence/screen fence. The cross section submitted with the application shows the existing ground level would be raised by a maximum of 1.5m and that a glazed screen would be provided to the decking areas.

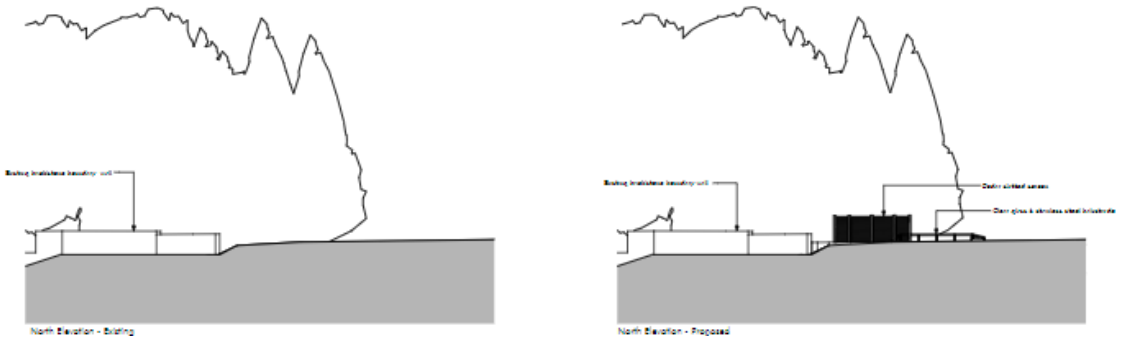
The alterations are set adjacent to the north-east boundary of the property. The application form states that the platform level is to be no higher than the existing ground level at the boundary and the ground will be retained where necessary by construction of a locally sourced sandstone filled wire gabion basket wall the boundary.

The tree plan submitted with the application shows that the works would be carried out on an area of the garden where there is a gap in the tree cover so no trees are to be removed as part of the proposal.









Policy Context

Planning decisions should be made in accordance with the local 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 Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

Local Plan

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. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – sets out principles when considering development proposals.

Policy GD1: General Development – sets out appropriate proposals for development.

Policy D1: High quality design and place making – sets overarching design principles for the borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

Policy T4: New Development and Highway Improvement - 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.

Policy BIO1: Biodiversity and Geodiversity

SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - House Extensions 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 should:

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.

These policies are considered to reflect the 4th Core Principle in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

SPD Trees and Hedgerows

Consultations

Penistone Town Council – No objections

Tree Officer – No comments received

Representations

Neighbour notification letters were sent out to surrounding properties; 1 comment has been received which raises concerns regarding the issues with existing trees along the eastern boundary.

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.

Residential Amenity

The SPD House Extensions and Other Domestic Alterations provides specific guidance in terms of decking and raised platforms:-

'Decking and raised platforms are commonly used where the rear garden is below the floor area of the dwelling in order to allow improved access to the rear garden and to provide a convenient outdoor amenity area on the same level as the dwelling. Decking and raised platforms are also used in other circumstances but can often give rise to increased overlooking of neighbouring dwellings and particularly their gardens.

In view of this, decking and raised platforms will only be allowed where the privacy of neighbouring residents is not detrimentally affected by significantly increased overlooking (e.g. where the decking is located away from the boundary and where there is sufficient permanent screening, such as a high boundary wall or an outbuilding in an adjacent garden). In addition, decking and raised platforms should not have a significantly detrimental impact on visual amenity and for this reason decking will not be allowed where it is prominently located and can be easily viewed from public vantage points.

In some circumstances, to reduce overlooking, it may be possible to include screening such as fencing with an application for decking or a raised platform but any screening should not result in significant overshadowing or loss of outlook from neighbouring dwellings or have a detrimental impact on visual amenity or the character of the dwelling.'

In this case the dwelling is set within a large curtilage which is screened by existing tree cover. The upper decked area is set adjacent to an area of agricultural land which contains a feed store and beyond this is number 11a Wellhouse Lane. The proposed deck is set approx. 35m from the side elevation of 11a Wellhouse Lane and should not cause any significant overlooking or loss of privacy to this property. The upper decked area would also be screened by a proposed 1.8m high timber screen fence along the boundary and the lower decked area, closest to 11 Wellhouse Lane would be screened by an existing boundary retaining wall. The proposed screening would not result in a loss of outlook and would restrict any views over into the gardens of the neighbouring dwellings.

The main views from the terrace would be over the applicant's garden, therefore the impact of the proposal by way of overlooking and a loss of privacy is significantly reduced. The proposal is therefore considered to be acceptable in terms of residential amenity, in compliance with Local Plan Policy GD1: General Development and SPD: House Extensions and other Domestic Alterations.



Visual Amenity

The SPD states that decking and raised platforms should not have a significantly detrimental impact on visual amenity, and for this reason decking will not be allowed where it is prominently located and can be easily viewed from public vantage points. The proposed terrace/decking is set to the rear of the site and would not be visible from the main Barnsley Road to the south. The materials to be used would be of a high quality and the proposal is considered acceptable in terms of the impact upon visual amenity in accordance with policy D1 of the Local Plan.



View of the site from Barnsley Road

Impact on Trees

The Tree Officer has been consulted and has not commented on the application. The trees are not protected by Tree Preservation Orders, nor is the site situated within a Conservation

Area. There are a number of large trees along the boundaries of the site, however the tree plan and site photographs show that the proposal would be sited in an area where there is a break in the line of trees along the boundary and no trees are to be removed as part of this proposal, therefore there should not be any significant impact upon the trees.

Concerns have been raised by a neighbouring resident with regard to issues with the existing trees on the site, however work to the trees are not part of this proposal.

Recommendation

Approve with conditions