
2021/0657

Mr Ian Moore

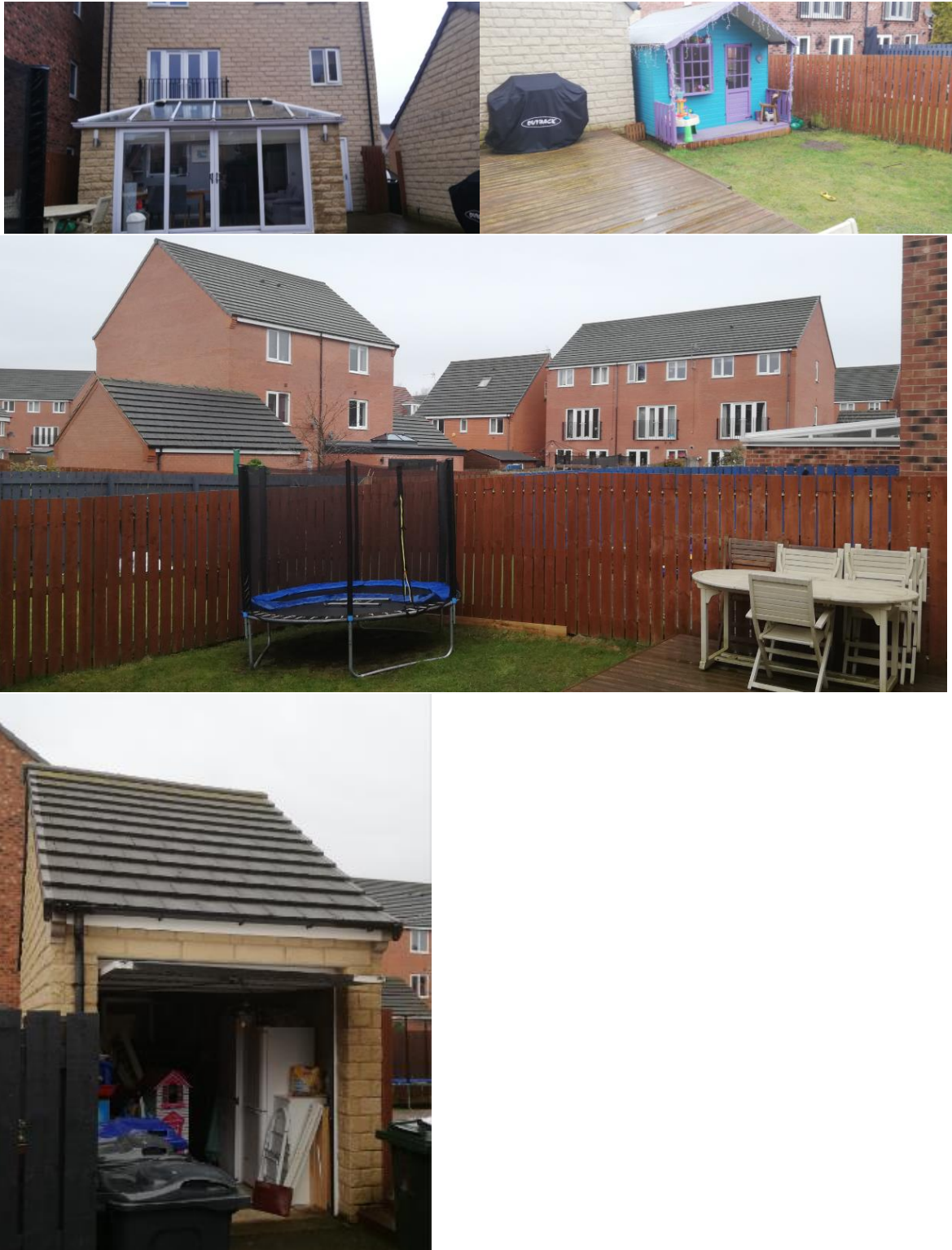
Erection of single storey side and rear extensions and front porch to dwelling

5 Fullshaw Bank, Penistone

Description

The property is a three storey detached dwelling set on a modern housing estate of similar two and three storey properties. The dwelling has an existing conservatory to the north facing rear elevation and a detached garage set within the rear garden. The boundaries are defined by timber fencing. The property to the east is set further back than the applicants dwelling.



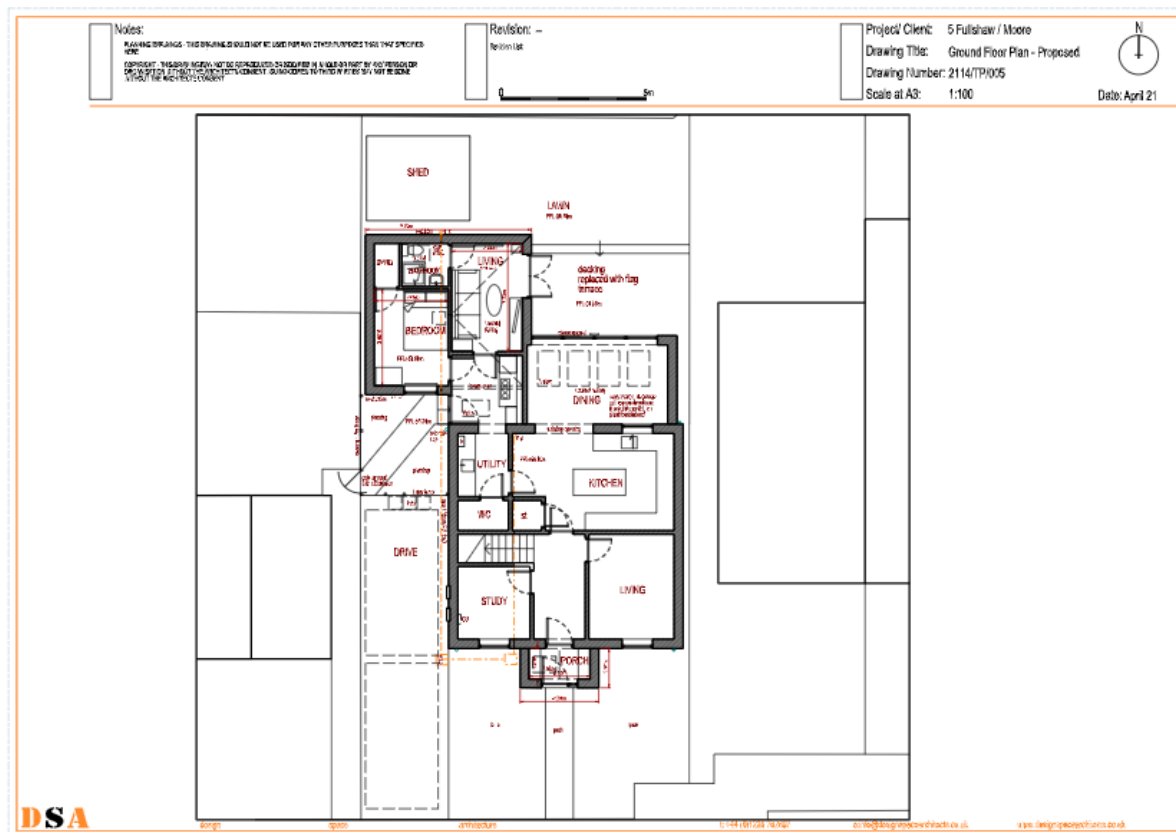


Proposed Development

The applicant is seeking approval for the erection of a single storey side and rear extension and front porch to the dwelling. The proposed extension would allow for an additional bedroom, bathroom, utility and living room.

The proposed porch is designed with a pitched roof with a projection of 1.35m.

The existing garage and conservatory will be removed as part of the proposal. As can be seen on the floorplan the proposed extension will be sited on the same footprint at the existing pitched roof garage. The extension has been designed with a lean to and a hipped roof.



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

SPD's

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 policies 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 comments received

Highways – No comments received

Representations

No comments 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

As this is a detached dwelling there are no limits in terms of the projection of rear extensions, however any proposal must be respectful to the amenity of the neighbouring dwellings. The proposed rear extension would replace the existing conservatory extension and the side/rear extension would replace the existing garage. The proposal has limited new windows, with windows shown to the dining room extension, lounge and new bedroom. The proposed new lounge windows would be screened by existing fencing and the windows to the new bedroom

would face over the applicant's driveway. The proposal meets the separation distances required by the SPD, as such privacy levels would be acceptable, in accordance with policy GD1.

In terms of overshadowing or overbearing impact, the extension has been designed with a low pitched hipped roof and a lean to roof which would reduce any impact to the neighbouring properties. The extensions would replace a garage and conservatory of a similar height and footprint to part of the proposal. As the property to the east is set further back the impact of the proposed extensions is reduced to this dwelling. The properties to the north and west will not be any further impacted than existing due to the location of the existing garage which will be replaced. The proposal is considered acceptable in terms of residential amenity and is in compliance with the SPD Guidance.

Visual Amenity

The proposed porch is small in size with a limited projection. The porch is designed with a pitched roof and will enhance the front elevation of the dwelling.

The proposed rear/side extension is also acceptable, constructed of matching materials and of a good standard of design. The extensions would be constructed of matching materials. As the rear/side extensions are set well back into the rear garden, they should not be overly visible from the street scene.

There should be no significant impact to visual amenity in accordance with the SPD.

Highway Safety

Whilst the proposal would result in the loss of the existing garage, there is sufficient parking on the existing driveway for 2 cars.

Recommendation

Approve with conditions