
2023/0470

Mrs J Link

Erection of single storey side and rear extension, erection of detached outbuilding and alterations to dwelling (part retrospective)

19 Pickhills Avenue, Goldthorpe, Rotherham, S36 9JE

Site Location & Description

Pickhills Avenue is a small residential cul-de-sac, accessed from Doncaster Road, Goldthorpe, and within a residential area characterised by red brick, semi-detached, two-storey properties, interspersed with detached, red brick properties. The site is located within urban fabric; however, the green belt boundary borders the property along the southern and eastern boundaries.

The application relates to a two-storey detached red brick-built dwelling located at the southern tip of the cul-de-sac. The dwelling is set back from the highway, with a parking area for 2no vehicles to the front of the property. The property benefits from a single storey rear extension and detached outbuilding to the rear of the dwelling.

Planning History

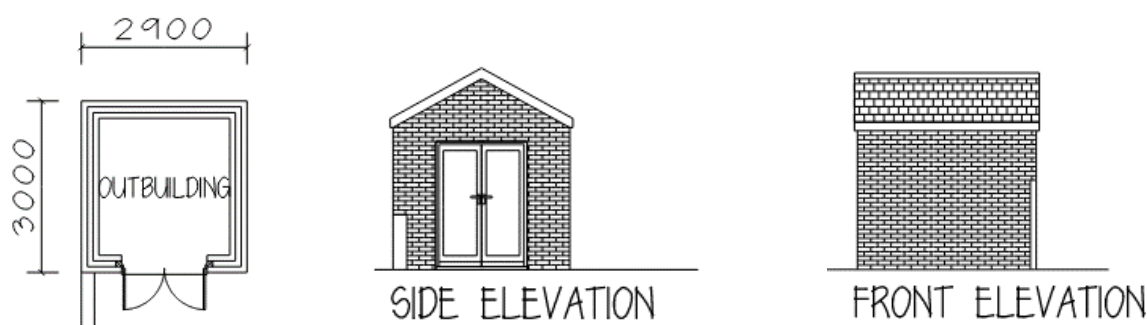
2018/1414 - Erection of a new dwelling – approved March 2019

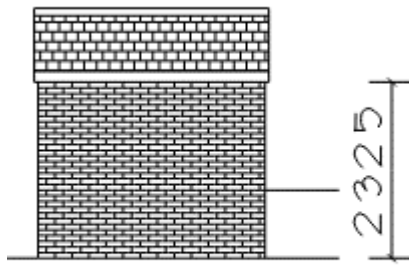
2022/1102 - Erection of two storey side extension to dwelling – withdrawn December 2022

Proposed Development

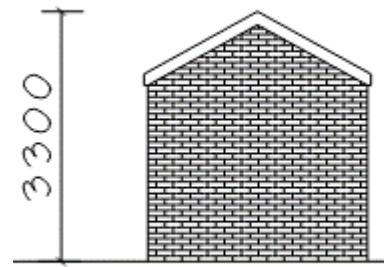
The applicant seeks permission for the erection of a single-storey rear and side extension and detached outbuilding. The extension is to project 3m from the rear elevation of the dwelling, extending 3.9m along the rear elevation and 2.5m from the side elevation. The extension is designed with a flat roof with a height of 3m. The detached outbuilding measures 2.9m by 3m with a height of 2.3m to the eaves and 3.3m to the ridge and has already been constructed.

The 2018 application was approved with a pitched roof front porch extension; however, a lean-to porch extension has been constructed, this application also seeks to rectify the position.

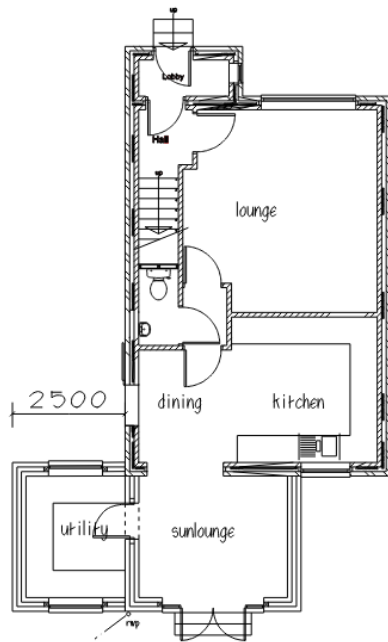




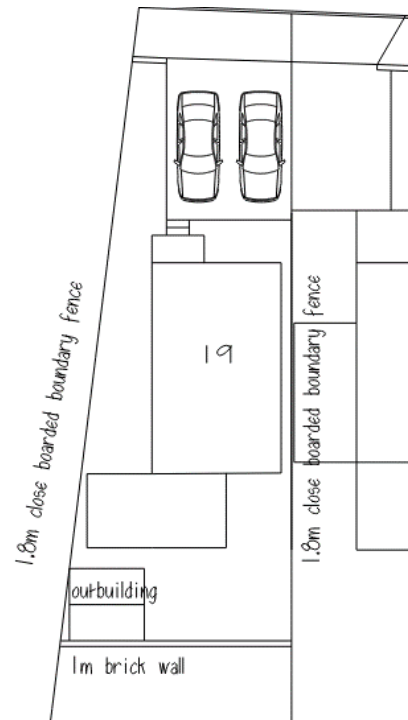
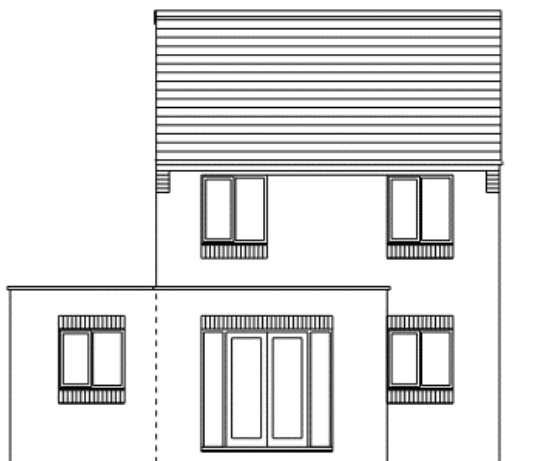
REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF (National Planning Policy Framework) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

Local Plan

The site is allocated as Urban Fabric within the Adopted Local Plan, which has no specific land allocation and therefore the following policies are relevant:

Policy GD1 General Development
Policy D1 High Quality Design and Place Making
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

Highways DC – no objections

Representations

Neighbour notification letters were sent to surrounding properties; no representations 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.

Residential Amenity

The dwelling is located at the end of a cul-de-sac with no residential properties to the south, with open green belt beyond, therefore consideration is only given to the impact upon the property to the north. As mentioned previously, the rear extension is existing, it is not clear when it was constructed and has been included within the description of works within the application form, therefore consideration will be given to its impact on the neighbouring dwelling.

Supplementary Planning Document – House Extensions and other Domestic Alterations states that single storey extensions to the rear of semi-detached dwellings should not project more than 4m and that the eaves height should not exceed 2.5m where the extension would project beyond 3m; no guidance is provided in relation to detached properties other than extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected.

The Town and Country Planning (General Permitted Development (England) Order) 2015 (as amended) allows homeowners to extend their property without the need for planning permission, provided certain criteria are met. In the instance of detached properties, extensions to the rear elevation can project up to 4m, with a height of 3m to the eaves and 4m to the ridge. The element projecting beyond the rear elevation of the dwelling, falls within the parameters of permitted development and as such it is considered that given the extension falls well within these limitations, the proposal would not lead to an increase in overshadowing or loss of outlook from the neighbouring dwelling.

There are no windows located on the side elevation of the extension, which would not increase levels of overlooking. It is acknowledged that the rear elevation is within 10m of the rear boundary and that the boundary treatment consists of a low-level wall, however, given that there are no properties to the rear, it is not considered an issue and would not increase levels of overlooking.

The detached outbuilding is located within the south-western corner of the rear garden, adjacent to the western and southern boundaries, given the outbuildings distance from the eastern boundary with the neighbouring property it would not increase levels of overshadowing to an unreasonable level. It is noted that the doors are located on the eastern elevation of the outbuilding facing the neighbouring property, however given that it is located approximately 5.8m from the side boundary, along with the inclusion of the boundary treatment it would not increase levels of overlooking to a detrimental level.

In light of the above, it is therefore considered that the proposals would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook of neighbouring properties to a detrimental level and is in compliance with Local Plan Policy GD1

Visual Amenity

The dwelling was originally approved with a pitched roof porch extension; yet, it has been constructed with a lean-to roof. The front elevation of a dwelling is the most important for its contribution to the street scene, nevertheless it is considered that a lean-to roof is acceptable and is not out of character with the street scene.

The rear extension has been constructed with a flat roof, and whilst not ideal, as mentioned previously falls within the parameters of permitted development. The element projecting beyond the side elevation has also been designed with a flat roof to replicate that of the rear extension. The extension is primarily located on the rear elevation of the dwelling, and whilst it would project beyond the side elevation of the dwelling, it would not be highly visible from public vantage points due to it being set back from the front elevation by 8m and the dwelling being located at the head of a cul-de-sac. It is acknowledged that the extension would be visible from the open farmland to the rear, however, the land is not within the public domain and as such the extension would not be visible from public vantage points. The applicant was asked to alter the roof design of the extension, however declined the request.

The outbuilding is constructed with a pitched roof and along with the rear extension are constructed from materials which match the original dwelling, it is proposed to construct the side extension of the same materials. It is therefore considered on balance that the existing and proposed development is acceptable in terms of visual amenity and in compliance with Local Plan Policy D1: High Quality Design and Place Making.

Highway safety

The proposal does not result in the loss of off-street parking, nor a requirement for additional provision. There is sufficient parking to the front of the property, in line with the provision indicated at the time of the application for the detached dwelling. It is therefore considered that the proposed extension would not impact on highway safety and as such is acceptable and in compliance with Local Plan Policy T4.

Conclusion

Based on the assessment above it is considered that the existing and proposed development would not have a significant adverse impact on the amenity of neighbouring residents by means of overshadowing, overlooking or loss of outlook, nor would it have a detrimental impact on the character of the street scene or upon highway safety and as such is in compliance with Local Plan Policies GD1, D1 and T4 and is acceptable.

Recommendation

Approve with conditions