

2021/1426

Mr Eddie Lockwood

Erection of two storey side extension and single storey rear extensions to dwelling and erection of detached garage/garden store (Revised Scheme)(Retrospective)

36 Shepherd Lane, Thurnscoe, Rotherham, S63 0JS

Background

2013/1112: Formation of new access, hardstanding and erection of boundary wall, railings and gates to front of dwelling (Refused)

2014/1195: Formation of new access, hardstanding and erection of boundary wall, railings and gates to front of dwellings (resubmission) (Refused)

2019/0646: Two-storey side extension and single storey rear extensions to dwelling and erection of detached garage/garden store (Approved with conditions)

2019/1574: Two storey side extension and single storey rear extensions to dwelling and erection of detached garage/garden store (Approved with conditions)

Description

The applicant's property is a semi-detached stone-built dwelling located on Shepherd lane in Thurnscoe. The dwelling sits on a fairly generous plot with a grassed garden to the front/side and rear and a dropped kerb and driveway to the front. The site has an extant approval for two-storey side extension and detached garage. The proposal has already been constructed following previous permissions.

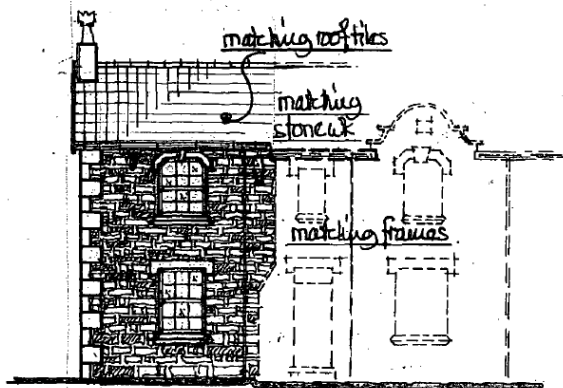


Proposed Development

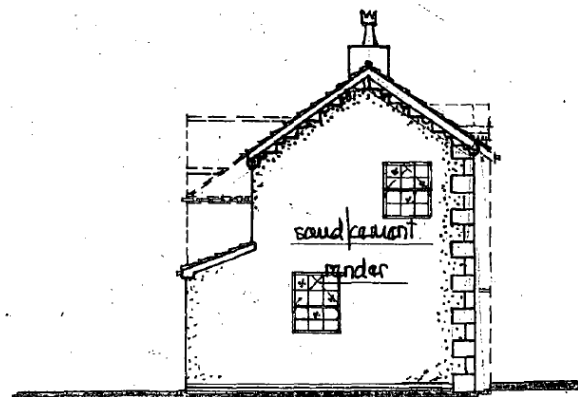
This application is a resubmission from the previously approved application for a similar development (2019/1574 and 2019/0646). This application has arisen as the side extension and garage have already been constructed, however, have not been built in accordance with the approved plans. Therefore, this application is seeking approval for the extension and garage as built.

* 36 Shephard Lane Thurnscoe - See details + plans + covering letter 15th Nov 20 Mr N. Danman *

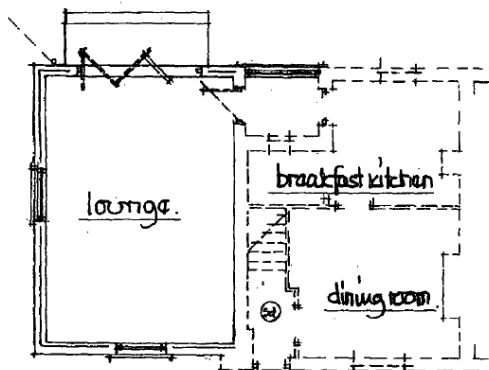
proposed front view.



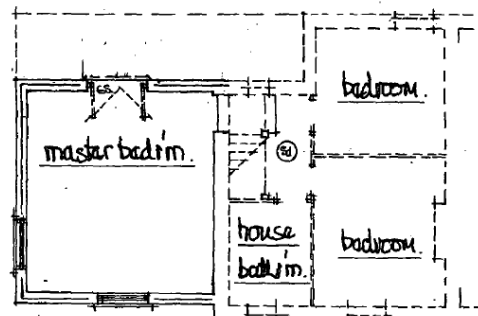
proposed gable view.

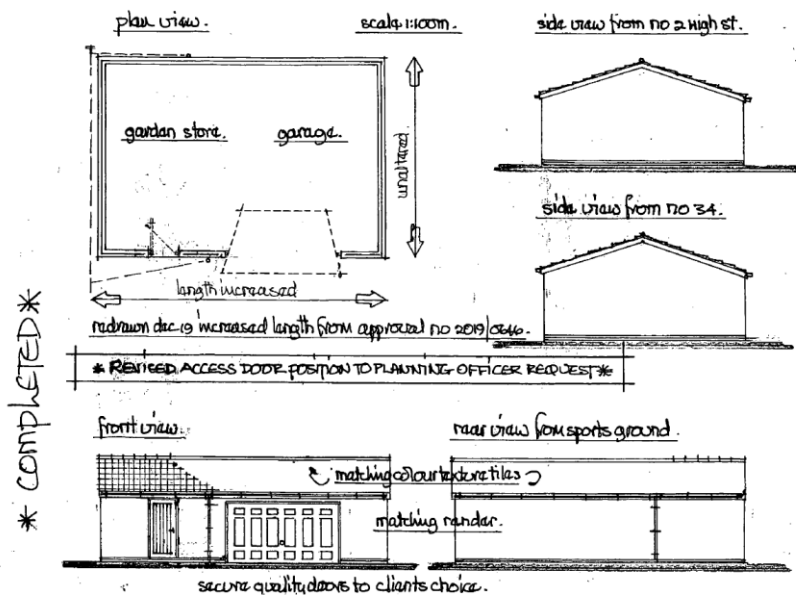


proposed ground floor plan.



proposed first floor plan.





Policy Context

Planning decisions should be made in accordance with the development 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 development plan consists of the Core Strategy, saved Unitary Development Plan policies. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

Local Plan

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

Policy SD1 Presumption in favour of Sustainable Development

When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Policy GD1 General Development

Proposals for development will be approved if:

- There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;
- They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;
- They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;
- They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;

- Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated;
- Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;
- Any drains, culverts and other surface water bodies that may cross the site are considered;
- Appropriate landscaped boundaries are provided where sites are adjacent to open countryside;
- Any pylons are considered in the layout; and
- Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.

Policy D1 High Quality Design and Place Making

Design Principles:

Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley, including:

- Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;
- Views and vistas to key buildings, landmarks, skylines and gateways; and
- Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Through its layout and design development should:

- Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;
- Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;
- Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;
- Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;
- Provide clear and obvious connections to the surrounding street and pedestrian network;
- Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;
- Promote safe, secure environments and access routes with priority for pedestrians and cyclists;
- Create clear distinctions between public and private spaces;
- Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;
- Make the best use of high quality materials;
- Include a comprehensive and high quality scheme for hard and soft landscaping; and
- Provide high quality public realm.

In terms of place making development should make a positive contribution to achieving qualities of a successful place such as character, legibility, permeability and vitality.

HE1 – The Historic Environment - Where we require that developments should conserve and enhance the significance and setting of the borough's heritage assets (including

undesigned), paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place

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

No consultations required.

Representations

No formal neighbour comments have been received. However a complaint has subsequently been received which is being considered by Planning Enforcement.

Assessment

Principle of development

The extension and outbuilding are proposed upon a dwelling within an area designated as Urban Fabric in the Local Plan Policies Map. Planning permission has been granted previously for a side extension and detached garage so the principle of the structures is acceptable. However, the impact of the changes from previously approved plans is assessed in more detail below.

Residential amenity

The main issue in terms of residential amenity relates to the creation of a new side window upon the extension. The previously approved 2019/0646 application included two windows to the side elevation of the extension, to be obscure glazed, which was secured by condition. This would negate the overlooking impact that would be created by the extension. However, during the construction of the extension, only one side window was created, in neither of the approved locations and has not been obscurely glazed as per the condition. The extension as built directly overlooks the garden area of the neighbouring property. This could be overcome by changing the glazing in the window to the required glazing, however the applicant appears to be unwilling to do so. The opportunity for overlooking has been reduced as a result of the reduction of windows to the side elevation, however it is still considered that the overlooking is not acceptable. It is not expected that the extension will produce an overbearing or overshadowing impact, being that it is erected on a southern elevation within a large curtilage, but the issue of loss of privacy is a concern.

The outbuilding is positioned relatively close to the western and southern boundaries but is not expected to produce a significant overbearing impact. The garage door and entrance door have been built in different positions to the approved plans 2019/1574 and to the plans submitted with this application and at present is stone rather than render. Whilst this does not impact upon its acceptability overall, it demonstrates a wider non conformance to approved plans. Whilst permission has been granted for a garage, the applicant still need to gain a separate consent to cross the public highway to utilise it as such.

As such the development is not considered to be in line with the SPD House Extensions and the Local Plan Policy D1 relating to residential amenity as it has created unacceptable levels of overlooking.

Visual Amenity

The property falls within the setting of the Grade II Listed Hall Farmhouse, which is on the junction of Shephard Lane and Hall Farm Drive, whilst the property itself is clearly historic although non-designated.

There are several areas where the two-storey side extension as constructed is contrary to previously approved plans 2019/0646 that has negative impacts upon visual amenity. The plans as per 2019/0646 have been submitted as existing, with plans reflecting the build of the two storey side extension as proposed.

Firstly, the two storey extension has not been built with the set back/set down as per the approved plans. The submitted plans for this current application and the extension as built is not sympathetic to the design of the existing house. The lack of break line within the roof results in an unbalanced dwelling. The decorative eaves have not been replicated and due to the lack of set back and non matching materials, the extension appears overly dominant. The applicant has stated that the lack of set back is a result of allowing the roof/ridge line to follow the existing as it does on the farm cottages directly across the road. Architecturally, these are of a very different style and comparisons cannot be made. This does not remove the fact that the extension was built contrary to the approved plans. The Officer Report for 2019/0646 refers to the design being amended to include the decorative eaves which are a feature of the property. Plans also show the decorative barge board which was Victorian relocated on the new gable or recreated as is following advice from the Conservation Officer.

The applicant has advised that they encountered difficulties in finding suitable reclaimed matching stone which has resulted in the use of new stone. There is a marked difference between the existing dwelling and new extension. Previous planning conditions required the extension to use matching materials which would lessen the visual impact of the extension. At present, the extension appears overly dominant in part as a result of the materials used. The applicant has proposed that the existing property is sandblasted to attempt to match the colour of the stonework to the extension. However, it has also been advised that there is no known timescale to this due to the cost of the work. Consideration has been given to this proposal alongside consideration of how effective an approach might be. However, as by the applicant's own admission, an agreed time period to undertake these works cannot be entered into. Therefore, a condition requiring this to be undertaken within a set period of time could be considered unreasonable.

The proposed development is therefore considered contrary to policies GD1, D1 and HE1 of the Local Plan and the Supplementary Planning Document House Extensions and Other Domestic Alterations.

Recommendation

Refuse