
2023/0990

Applicant: Mrs S Ainsworth

Site Address: 2 Park Avenue, Penistone. Sheffield, S36 6DN

Description: Removal of rear conservatory and erection of single storey rear and side extension to existing 2 storey dwelling

Site & Location Description:

Penistone is an historic market town in the west of the borough. The town includes many historic dwellings, along with more contemporary dwellings and residential housing estates. The core area of Penistone's town centre is classified as Conservation area.

The application dwelling is located on the edge of the conservation area, on Park Avenue, a circa 1950's estate leading off the High Street in Penistone town centre. When looking at the front elevation, to the right of the dwelling is the loading area of the adjacent Co-Op supermarket on the corner of Street and Park Avenue, which also forms the part of the conservation area boundary. To the left of the dwelling is the attached neighbouring dwelling of No.4 Park Avenue. Beyond the rear garden of the dwelling, and at a considerably lower level is the parking area for the large Tesco Superstore and the Market Barn, a large building used as a commercial market. Both the Tesco and the Market Barn are also within the Conservation Area.

The dwelling itself is constructed of red brick with a stone façade, in keeping with other dwellings on the street and features tiled hipped roof, white UPVC windows and a white UPVC style side and rear wraparound extension with its own entrance door. The front garden is of a modest size and features a small parking area construction of paving slabs, an area of rough lawn and some shrubs. At both sides of the garden and for a little extent on an otherwise open front garden is a small wooden picket fence. Adjacent to the Co-Op store and presumably their boundary is a small stone wall, topped with slabs, which runs adjacent and below to the picket fence. The rear garden is predominantly lawned, with some shrubs and along with the fence and wall bordering the Co-Op, there is a larger fence boundary with No.4. Beyond the rear fence is a large, screening fence, providing privacy from the Tesco Car Park and Market Barn.



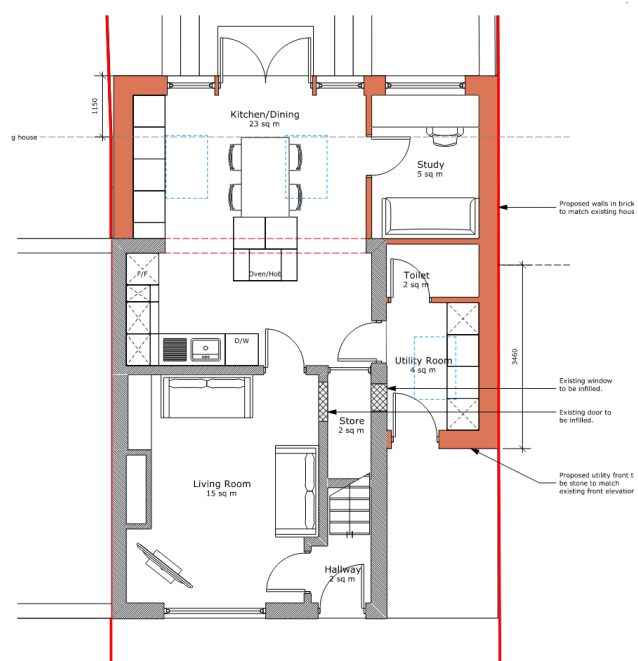
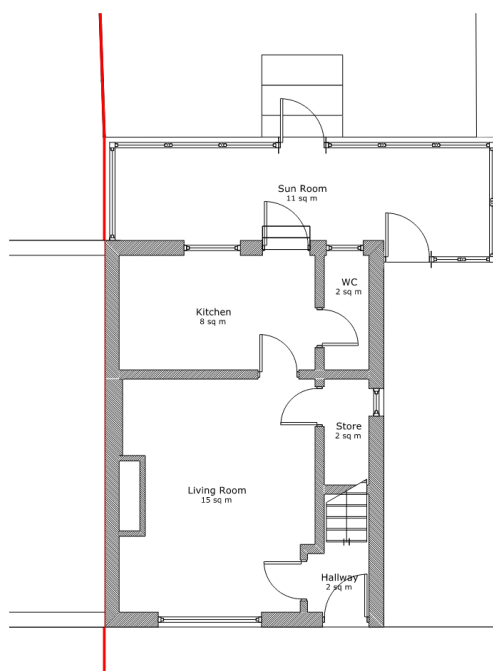
Planning History: None

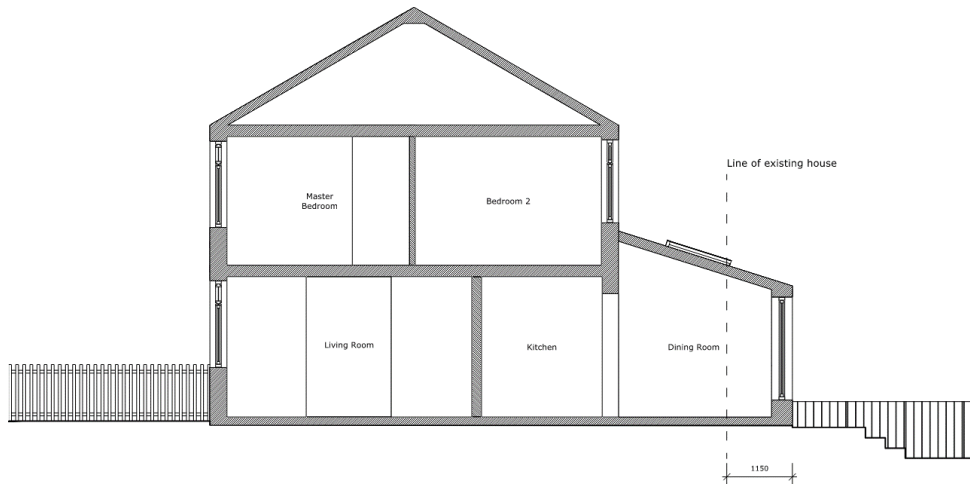
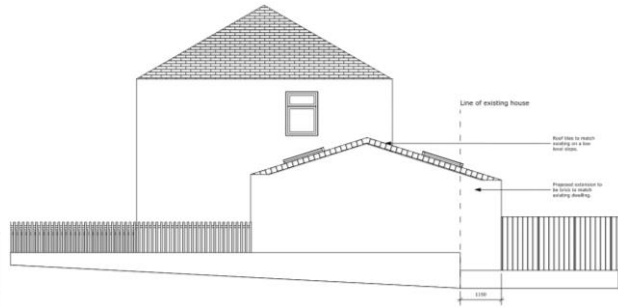
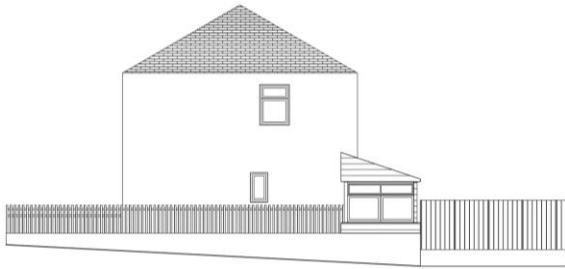
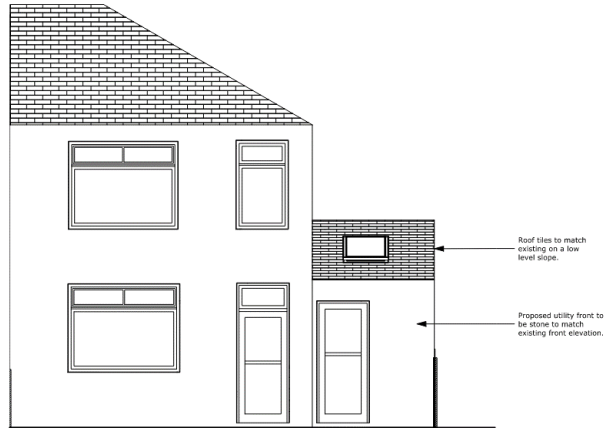
Proposed:

The proposal is for the demolition and replacement of an existing, small wraparound extension with a larger wraparound extension. The new extension would be constructed of similar materials to the existing dwelling, include a stone façade and pitched roof. In line with the existing extension, the extension would be built up to both side boundaries. Internally the proposal would include an extension to the kitchen/dining room, a new study, utility room and WC. No side windows are proposed but new patio style doors would replace the existing single exterior door and two new windows, all on the rear elevation of the proposed extension. There are also three new rooflights proposed, one on the front elevation of the side extension and two at the rear elevation of the extension.

Measurements

	Highest Roof Height	Highest Eaves Height	Width	Projection
Existing House (Unchanged)	7.27m	5.21m	5.2m	n/a
Existing Extension Rear Aspect	2.83m	2.24	7.27m	1.81m from rear elevation 2.22m in total (inc. side)
Proposed Extension Rear Aspect	3.45m	2.57	7.23m	3.06m from rear elevation
Existing Extension Side Aspect	2.8m	2.24m	0.4m (2.2m total)	2.08 (side projection)
Proposed Extension Side Aspect	3.2m	2.19m	3.95m (7m Total)	2.05m (side projection)





Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses. One comment was received but this was an enquiry about the application and when contacted, the person did not wish to lodge a formal comment.

Consultees:

Town Council: No comments or objections received.

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 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 on 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.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Section 12: Achieving well-designed places - The Government attaches significant importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces, and wider area development schemes.

Within section 12, paragraph 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

GD1 - General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

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.

D1 - High Quality Design and Place Making: Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

T4 – New Development & Highway Safety: 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.

Supplementary Planning Documents (SPD)

House Extensions and Other Domestic Extensions

Assessment

Principle of development

The site is located within land designated as Urban Fabric. 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 replacement extension has a larger footprint than the existing extension but the design features such as a low sloped roof support limit its impact with the area, particularly in relation to the attached dwelling at No.4. The House Extensions and Other Domestic Extensions suggests that rear extensions over 3m in projection, from the rear elevation should have a maximum eaves height of 2.5m. As the proposed eaves height is 2.57m on a proposed extension measured of 3.06m, the potential impact of this discrepancy on the residential amenity of the neighbour would be negligible. Additionally, the extension does not appear to intersect a 45-degree angle measured from the approximate location of the neighbour's ground floor kitchen window on the rear

elevation. With a supermarket storage area being adjacent to the opposite border, and a large screening fence between the dwelling and Tesco and the Market Hall; the proposal would not have a negative impact on the residential amenity of the adjacent neighbour or broader area.

Visual Amenity

The existing side and rear extension are reasonably small with the largest rear section hidden from public view. The proposal is in contrast the opposite, it is a considerably larger extension, especially on the side elevation where it would be more prominent, but equally, except for the roof light would be a visual improvement on the existing extension, especially with a matching stone facade. Whilst the roof light may not be the most visually attractive aspect of the extension, it does not have a significant impact on visual amenity and has a genuine practical use, as any proposal for side windows would have probably been requested to be removed from the proposal. With the large screening fence to the rear of the dwelling's garden, the proposal would remain unseen from the Tesco car park and Market Barn.

Highway Safety

There are no changes proposed in relation to parking provision or access and consequently there would be no impact on highway safety.

Summary

Consideration has been given to the impact of the proposal and on balance the proposal does not affect the residential amenity of the neighbouring dwelling or wider area, only has a minor impact on visual amenity and has no impact on highway safety. The proposal complies with local policies GD1, SD1, D1 and T4, and broadly meeting the requirements set out in the SPD House Extensions and Other Domestic Alterations. As such the application is recommended for approval.

Recommendation: Approve with conditions