2023/0219

Applicant: Andrew Tansley

Development: 2 Storey side extension

Address: 12 St Michaels Close, Goldthorpe, S63 9BS

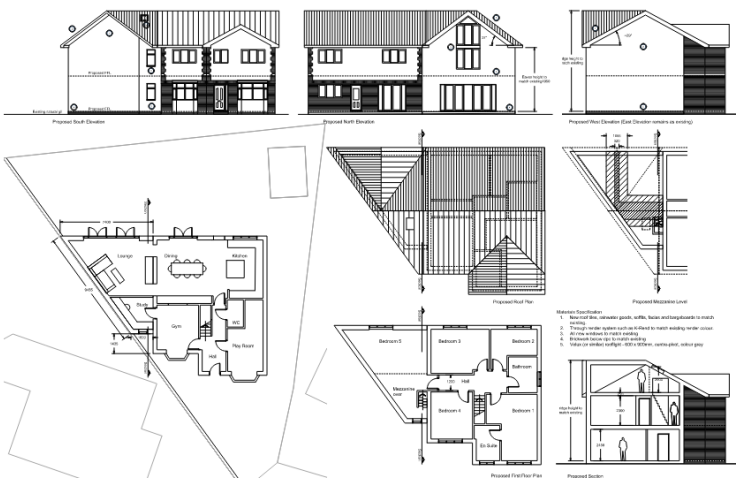
Site Location & Description

The site is located on the head of the cul-de-sac of St Michaels Close in Goldthorpe. The cul-de-sac is characterised with a mix of 2-storey dwellings and bungalows of differing materials and designs. The application site consists of a brick built detached 2-storey dwelling with rendered detailing on the front. The property has a pitched roof and has been designed with a 2-storey gable fronted projection and in integral garage. The property is set back from the road with a hard surfaced front garden used for off street parking. The site is triangular is shape with a front facing point and a large wide rear garden bound by fencing. There are no dwellings located to the rear of the property. To the rear are buildings used for the care of Greyhounds, and to the west are a number of trees allowing a visual break from the railway track. Goldthorpe Waste Recycling is located beyond the rail tracks. The property falls within the land allocation urban fabric.



Proposed Development

The proposal is unusual in its design creating a triangular shaped 2-storey side extension, tapered at the front and wide at the rear with a large rear dormer. The proposal will present a blank gable wall along the shared boundary with no. 15 St Michaels Close. The proposal will not extend beyond the rear wall but will have a large dormer on the rear built off the eaves giving the impression of a rear facing gable. The proposal will provide an open plan lounge at the rear, study to the front at ground floor level, and a bedroom and mezzanine floor at first floor level. On the rear elevation large floor to ceiling windows are proposed at first floor level and bi-folding doors on the ground floor. Small windows will be located on the front elevation. The materials proposed are render and tile to match the host property.



Relevant History

None

Policy Context

Planning decision 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.

<u>NPPF</u>

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:

Policy SD1: Presumption in favour of Sustainable Development
Policy GD1: General Development
Policy T4: New Development and Highway Improvement
Policy D1: High quality design and place making

SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - House Extensions
Supplementary Planning Document – Parking

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

Consultations

Highways – No objections

Representations

1 Neighbour has sent in comments however has not objected to the planning proposal itself. The neighbour has concerns regarding access to their property during development, and materials stored near/ on the boundary wall/ fence. These are not material planning objections relating to the development and therefore cannot be assessed as part of this proposal.

Assessment

Principle of development

The site falls within urban fabric and 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 proposal will be built up to the shared boundary with number 15 St Michaels Close. The surrounding properties are built quite close to the shared boundaries within this cul-de-sac therefore minimal distances are commonplace. The neighbouring property is built away from this shared boundary with the main garden area located at the rear. It is also noted that the host property is located north of the neighbour. Although I acknowledge that there will be an impact to this property as the application sees a 2-storey extension built up to the boundary, however, upon closer assessment, considering the separation distances of properties within the immediate area and the path of the sun, the proposal is not expected to cause severe impact to the enjoyment of the neighbouring amenity in line with planning policy.

The proposals are therefore not expected to detrimentally impact residential amenity and is in compliance with Local Plan Policy D1, GD1 and SPD: House Extensions and other Domestic Alterations.

Visual Amenity

The proposals are unusual in design in that the proposal is triangular in shape, tapering at the front with a large dormer built off the eaves at the rear. The proposals are not commonplace and the dormer design does not conform to the usual planning design. For this reason, the site and location need to be taken into account when assessing this application. SPD: House Extension and Other Domestic Alterations states that dormer windows should not dominate the existing roof and should be set within the roof plane. The proposed dormer is large and will be built off the eaves giving the impression of a full gable to the rear; however, the dormer will be located on the extension only leaving the original roof slope clear resulting in a less dominant feature. The side extension has been set back from the front but is not stepped down from the roof ridge. Due to the positions of the host property and neighbouring property the front elevation will be hidden from the view of the street scene, therefore will have an insignificant impact on the surrounding area. For this reason, the step down of the roof ridge is not required. The rear elevation will not be seen from any street viewpoints within the surrounding area due to the isolated nature of the uses behind. Furthermore, the materials will be in matching render, which will minimise the proposals impact.

The proposals are therefore not expected to be visually detrimental within the surroundings and is therefore in compliance with Local Plan Policy D1 and SPD: House Extensions and other Domestic Alterations.

Highway Safety

The proposed extension creates additional living space by way of an additional bedroom at first floor level. There is provision of 2 off street parking spaces accessed from St Michaels Close in line with recommendations within SPD: Parking. The proposal is therefore acceptable in terms of highway safety and in compliance with adopted local plan policy.

Recommendation

Approve with conditions