

2021/0837

Mr & Mrs B Clarke

291 Barnsley Road, Hoylandswaine, Sheffield, S36 7JA

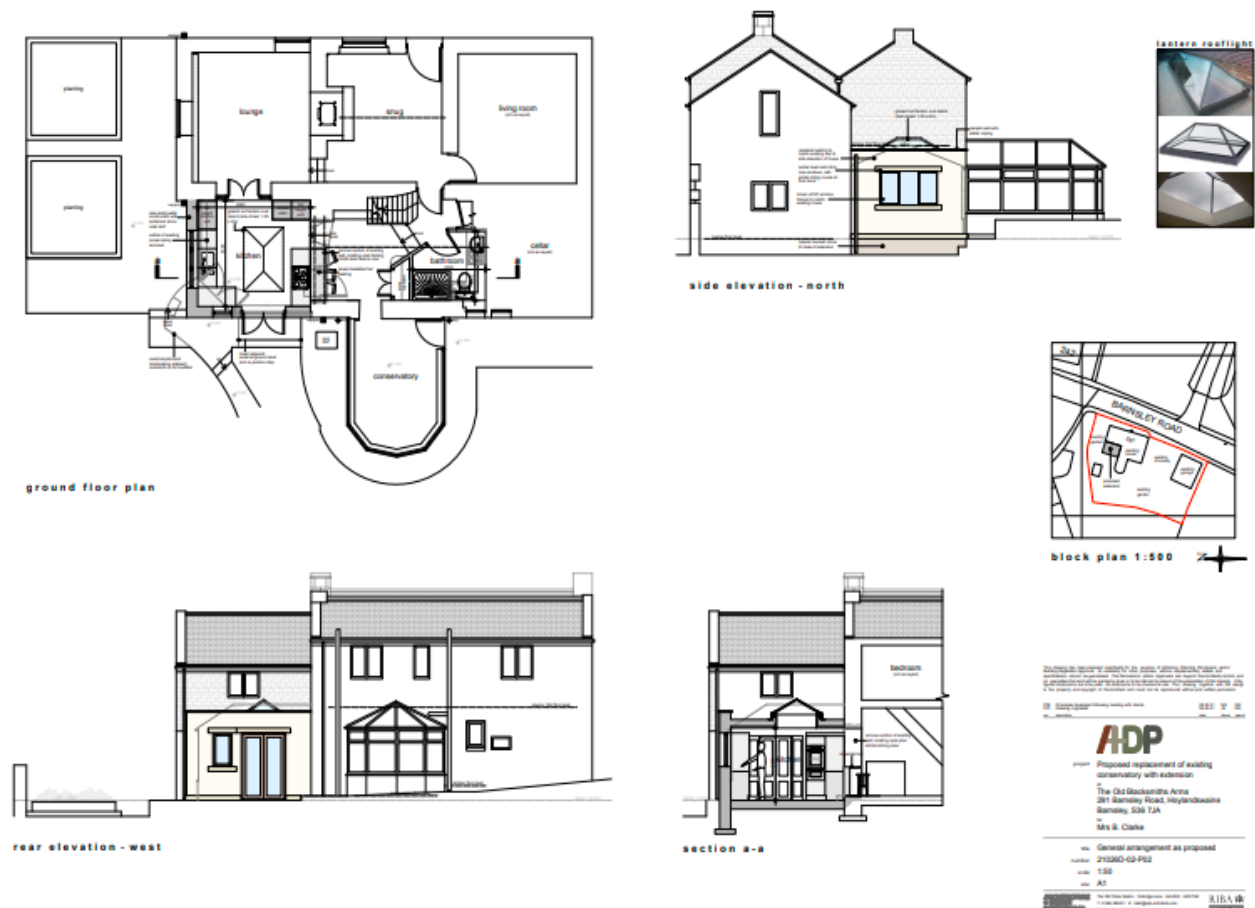
Demolition of existing conservatory and erection of single storey extension

Site Description

The dwelling is a two-storey detached dwelling located in the Hoylandswaine Conservation Area and is a typical type of the Pennine fringe. Thus, being constructed of course gritstone with a side (north) elevation constructed of a slightly lighter sandstone. The roof is covered with welsh slate and gable coping which likely replaced an earlier stone roof. The dwelling has previously been extended (historically) by additions to the rear of the house body (with a valley between that and the original). Also, with a gabled and rendered extension to the side (north) elevation and latterly the addition of the double garage.

Proposed Development

The applicant is seeking approval for the erection of a replacement single storey extension. The extension will project 3.65 meters and have a width of 3.93 meters. The extension will feature a flat roof which features a single glazed rectangular lantern, with a maximum height of 3.65 meters and a height to the eaves of 3.25 meters. The materials used will be matching render to the existing side (north) elevation and ashlar for the parapet wall and window dressing.



Planning History

B/84/0147/PU – Conversion of store to part of dwelling, regrading of garden and formation of access

2009/0731 – Erection of detached double garage and log store

Policy Context

Planning decisions should be made in accordance with the Local Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) does not change the statutory status of the Local Plan as the starting point for decision making. The Local Authority (LPA) has also adopted a series of Supplementary Planning Documents (SPD) and Supplementary Planning Guidance Notes, which are other material considerations.

Local Plan Allocation – Urban Fabric / Hoylandswaine Conservation Area

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise and the recently revised NPPF does not change the statutory status of the development plan as the starting point for decision making. The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for the decision-making process as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in 2000) and the Core Strategy (adopted in 2011). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy D1: High quality design and place making – Supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. Policy D1 States that 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.

Policy HE1: The Historic Environment – Positively encourage developments that help in the management, conservation and understanding of the historic environment.

Policy HE3: Developments affecting Historic Buildings – Proposals involving historic buildings should conserve and where appropriate enhance, respect historic precedents, and capitalise on opportunities to reveal significance.

Supplementary Planning Document: House extensions and Other Domestic Alterations

This document establishes 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 should;

- ***Be of a scale and design which harmonises with the existing building***
- ***Not adversely affect the amenity of neighbouring properties***
- ***Maintain the character of the street scene***
- ***Not interfere with highway safety***

The above principles are to reflect the revised principles in the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. Where a Local Plan is absent 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. This is assessed against the policies in the NPPF as a whole; or where specific policies in the NPPF indicate development should be restricted or material considerations indicate otherwise.

In respect of this application, relevant policies include;

Section 12: Achieving well designed places - The Government attaches great 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 inclusion of high-quality design for all developments, 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 enhance the opportunities available for improving the character and quality of an area and its functionality.

Consultations

Penistone Town Council were consulted and raised no objections.

The LPA's Conservation Officer was consulted and raised no objections as the proposal is restrained in design terms and will have minimal impact in terms of views from Hall Farm Grove, Barnsley Road or the adjacent properties. Also, the existing conservatory (to be replaced) contributes nothing to the historic significance of the dwelling or the wider conservation area.

Representations

Neighbour notification letters were sent to surrounding properties, a site notice placed in the vicinity of the site and the application advertised in a press notice. No comments were received.

Assessment

Principle of development

The site falls within urban fabric as such, extensions 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 dwelling and are not detrimental to the amenity afforded to neighbours.

Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety.

Visual Amenity

The SPD states that *'materials should normally be of the same type, colour and texture to the existing house or as close a match as possible'*. In this case, the proposed materials will match the existing dwelling with matching render to the existing side (north) elevation being used.

The extension utilises a flat roof which although it is not supported by the SPD as an acceptable roof type due to flat roofs being an inferior form of construction, is acceptable in this circumstance as the roof is on the rear elevation and would not be highly visible from public vantage points. Furthermore, the proposal will be low slung, and the small roof lantern will be unobtrusive.

The proposed extension partially conforms to the SPD in terms of its external materials and roof type and is considered a minor development set to the rear of the property, therefore it will have little impact upon the character of the street scene due to the harmony with the existing dwelling.

The site is within the conservation area but its effect on the conservation area has been assessed as follows:

The proposal is restrained in design terms and will have minimal impact in terms of views from Hall Farm Grove, Barnsley Road or the adjacent properties. Also, the existing conservatory (to be replaced) contributes nothing to the historic significance of the dwelling or the wider conservation area. As such it is not considered that there would be any detriment to the character of the conservation area

The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making or HE1 and is considered acceptable in terms of visual amenity.

Residential Amenity

The SPD states that *"extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected"*. The design of the extension is in keeping with the existing dwelling and not harmful to the Hoylandswaine Conservation Area.

The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. The proposed extension will not be highly visible from any neighbouring property and is replacing an existing extension that was also not impactful. The extension is not of an excessive size or scale and it is not considered overbearing due to its restrained size. The potential for overlooking from the proposed extension is limited.

The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Highway Safety

There will be no impact upon highway safety.

Recommendation

Approve with conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out strictly in accordance with the plans (21026D-02-P02) and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.