

2022/0030

Miss Charlotte Hellewell

2 Regent Gardens, Back Lane, Penistone, Barnsley, S36 6DS

Single storey rear extension

Site Description

2 Regent Gardens is part of a small terrace of three to the west of Regent Court. The front of the dwellings faces west onto the Tesco car park and are visible from much of this public area. The conversion (see planning history) has resulted in three modest but well repaired cottages that owing to the materials and approaches used now contribute positively to the wider conservation area. The buildings are at least 170 years old and are visible on the first edition 1850 map of Penistone.

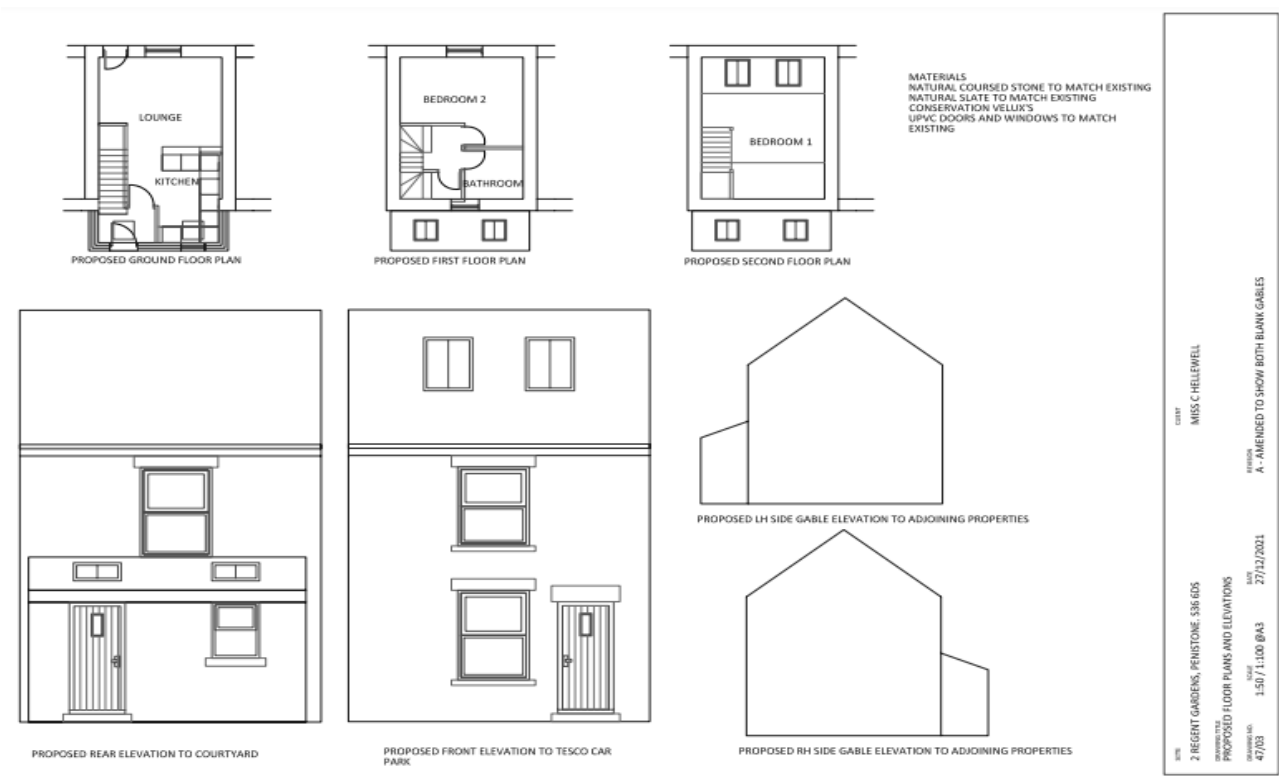
Planning History

2009/0925 - Alterations to existing two cottages to allow conversion to form three cottages, internal alterations and three car parking spaces (Approve with Conditions)

2009/0968 - Alterations to existing two cottages to allow conversion to form three cottages, internal alterations and three car parking spaces (Conservation Area Consent) (Approve with Conditions)

Proposed Development

The applicant is seeking approval for the erection of a single storey rear extension. The extension will project 1.5 meters from the rear elevation of the dwelling. The extension has a width of 4.42 meters. The extension will feature a mono-pitched roof with a ridge height of 3.1 meters and an eaves height of 2.25 meters. The materials used will be matching brickwork and roof tiles.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise. The recently revised National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

Local Plan Allocation – Penistone Conservation Area

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019. In addition, the Local Authority (LPA) has adopted a series of Supplementary Planning Documents (SPD), and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

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.

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; and
- 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. 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 134 states that *"development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes"*.

Consultations

The LPA's Conservation Officer was consulted and raised no objections subject to conditions.

Penistone Town Council were consulted and raised no objections

Representations

Neighbour notification letters were sent to surrounding properties and the application was advertised via a site notice and press notice, no comments were received.

Assessment

Impact upon Conservation Area

The proposal is located on the rear elevation and this elevation contributes less to the conservation area due to its reduced visibility. Consequently, there will be a minor impact owing to the loss of the ground floor rear openings and fabric however, the rear elevation has been altered over time and contributes less to the conservation area.

It is noted that the proposal may well set a precedent in terms of the adjoining properties but, the proposal is modest, not untypical of historic single storey rear extensions and utilises materials that are in keeping with the conservation area. As a result, the proposal is acceptable and will not harm the character and appearance of the conservation area.

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 brickwork and roof tiles being used. The extension utilises a mono-pitched roof which is akin to the existing dwelling's pitched roof and therefore acceptable.

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

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

Residential Amenity

The SPD states that “*single storey extensions to the rear of terraced houses should not exceed 3.5 metres in projection and where they exceed 3m in length the eaves height should not exceed 2.5m*”. The proposed extension is compliant with the recommended projection set by the SPD as it is to project a modest 1.5 meters from the rear elevation of the dwelling.

Due to this the proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. In terms of overlooking there are no windows proposed on any side elevation and features of the existing rear elevation are carried forward with the loss of a window and the addition of rooflights which are not impactful.

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