

2021/0870

Mr Ross & Catrina Brook

Raise roof to give additional accommodation and pitched roof to existing garage

10 Wordsworth Avenue, Penistone

Background

2019/0903 - First floor extension over existing garage and part conversion of garage with new pitched roof – Approved with conditions



Approved Plans 2019/0903

Description

The property is a detached dormer bungalow with a side attached garage. The property is set within a rectangular shaped plot and has a side attached flat roof garage which is set back from the front elevation and projects to the rear.

Wordsworth Avenue has a varied street scene with large two storey dwellings and detached dormer bungalows set in large plots. The properties are of varying designs, some of which have rendered elements and cladding with various shades of brick seen within the street scene.

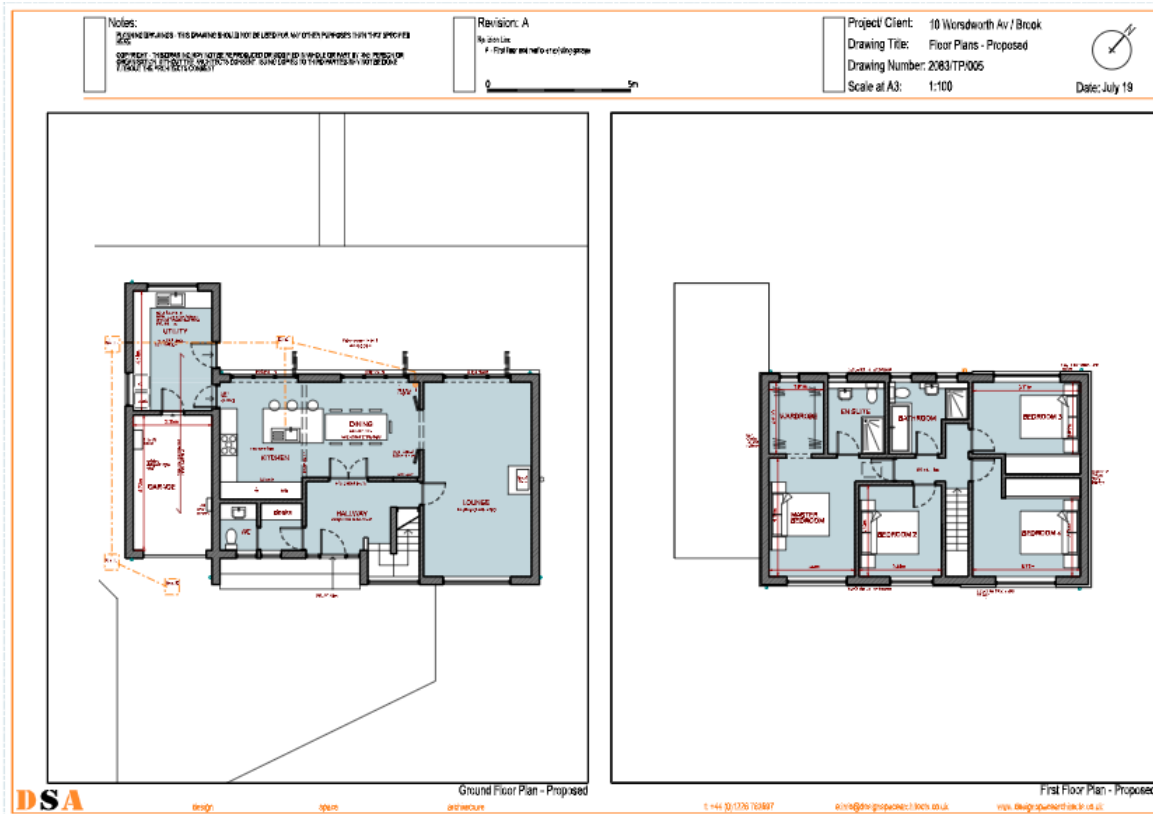
The property is set between two storey dwellings. The rear of the dwelling faces the rear of properties on Clarel Street, numbers 35, 37 and 39.



Proposed Development

The proposal involves the raising of the roof of the dwelling to give additional accommodation and pitched roof to existing garage. The extension would allow for 4 bedrooms at first floor. The proposed conversion of part of the attached garage to a utility room is Permitted Development.

The existing dwelling has a height of approximately 6.3m and the proposed roof would be 7.1m, an increase of approximately 0.8m. The materials proposed include cedar cladding to the first floor and render. The front elevation includes a feature gable element.



Policy Context

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

Policy GD1 General Development
Policy D1 High Quality Design and Place Making

SPD's

Supplementary Planning Document (SPD) – 'House Extensions and other domestic alterations' sets out 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 for should:

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

These policies are considered to reflect policies set out in the revised NPPF, which requires development to be of high-quality design and provide a good standard of amenity for all existing and future occupants of land and buildings.

Consultations

Penistone Town Council – No comments received

Highways – No comments received

Representations

2 Objections have been received

- Overbearing impact
- Overlooking of rear of property and loss of privacy
- The property will appear imposing and will not be a comparable height to neighbouring properties
- The property is set on the highest part of the land at the head of the cul-de-sac
- Loss of light and overshadowing impact
- No objections to previous planning permission

Assessment

Principle of Development

The site is allocated as Urban Fabric within the Local Plan, as such, extensions and alterations 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 property and are not detrimental to the amenity afforded to adjacent properties.

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

As this is a detached dwelling there are no limits in terms of the size of extensions, however any proposal must be respectful to the amenity of the neighbouring dwellings and visual amenity. The proposal includes the raising of the height of the bungalow in order to result in a two storey property. The difference in height proposed is approximately a 0.8m increase from 6.3m in 7.1m in height. The proposal includes windows to the front and rear elevation at first floor level. There are no windows proposed at first floor level to the side elevations. The

separation distances between the proposed windows at first floor and the properties to the rear along Clarel Street is approximately 27m which is in excess of the 21m required by the SPD in terms of separation distances between habitable room windows. In addition, there is approximately 12m between the habitable room windows at first floor and the rear garden boundary, which is in excess of the 10m required, therefore there should not be any significant increased overlooking or overbearing impact from the proposed raising of the height of the roof of the dwelling. The proposal meets the separation distances required by the SPD, as such privacy levels would be acceptable, in accordance with policy GD1.

In terms of overshadowing or a loss of light, the dwelling is set a significant distance away from the properties on Clarel Street and should not reduce the light to these properties or their gardens. The property is not being extended to the rear/side and will be raised from the existing footprint. The additional 0.8m in height should not cause any significant increased overshadowing or a loss of light to the properties either side on Wordsworth Avenue. The proposal is therefore considered acceptable in terms of residential amenity and is in compliance with the SPD Guidance.

Visual Amenity

Wordsworth Avenue has a varied street scene with large two storey dwellings and detached dormer bungalows set in large plots. The properties are of varying designs, some of which have rendered elements and cladding with various shades of brick seen within the street scene.

The property is a flat roof dormer bungalow set between two storey dwellings, therefore the design of the dwelling as a two storey property would be in keeping with these properties and the increase in height by 0.8m would appear minimal as the current roof height of the property is set slightly lower than its neighbours. The design put forward is acceptable and includes a gable element which is a feature of some of the properties on the street, and the proposed materials with the use of off white render, grey tiles and cedar cladding is acceptable as there are a variety of materials within the street scene. On balance the proposal is acceptable and there should be no significant impact to visual amenity in accordance with the SPD and policy D1 of the Local Plan.



Recommendation

Approve with conditions