
2021/0341

Mr and Mrs Gilbert

Erection of two storey and single storey rear extension to dwelling

49-51 High Street, Penistone, Sheffield, S36 6BR

Site Location & Description

The property was a former retail store selling motor vehicle parts. The retail use has now ceased and the premises have changed to a residential dwelling as approved under the application outlined below.

The end terraced property is located within a predominantly residential area on the periphery of Penistone Town Centre.

The property has a large feature arched window to the frontage and set back from High Street with off road parking to the front. The property also has a further vehicular access to the rear with a garden area. The property benefits from a single storey flat roof rear extension with a staircase which provided access to the first floor flat.



Site History

2017/1239 - Change of use of retail unit (Class A1) to residential dwelling (Class C3) including two storey and single storey rear extensions and alterations to front elevation – Approved November 2017

Proposed Development

The applicant seeks permission for the erection of a single storey and two storey rear extension to the dwelling.

The single storey element is to project 4.5m from the rear elevation of the dwelling and extend the full width of the property. The ground floor element also includes a small sideways projection which projects 1.8m from the rear elevation and 3.1m from the side elevation.

The two storey element is to project 3.5m from the rear elevation, the extension incorporates an angled section to the two storey element, which projects slightly beyond the 3.5m of the main element of the extension.

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 there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole.

Paragraph 197 states that in determining applications, local planning authorities should take account of; the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation (and the more important the asset, the greater the weight should be).

Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.

Paragraph 206 states the local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Penistone Neighbourhood Plan

"In 2033 Penistone will be a rural market town surrounded by high quality upland countryside, small villages and isolated farmsteads. The town will act as a hub for these communities, and others further afield, and as a gateway for Barnsley residents to access the high Pennines and Peak National Park.

Penistone will offer a range of housing that provides for all sectors of the community, as well as attracting new residents to the area's unique blend of town and country.

Our well conserved town will be a vibrant centre, with shops, businesses and services such as the Penistone Paramount cinema flourishing and meeting the needs of the local population. Our countryside will be easily accessed by off-road routes and be a magnet to visitors, particularly

those using the Trans-Pennine Trail. Our villages will be safe and peaceful places that will have their own well-maintained identity and traditions”

With one objective being:

Objective 3: To conserve the town’s heritage, architecture, designated and non-designated historic features and to help design new development so that it ‘fits’ with the existing vernacular and built form

Policy BE2 Protection and Enhancement of Local Heritage Assets

New developments must respect the rural setting of the community by protecting valuable conservation and heritage sites. The parish is notable as having significant heritage assets, partly protected by Conservation Areas, although these currently have no formal management plans. It is a key concern that protection of the built environment has been neglected and consequently character of the towns and villages has been eroded.

Consultations

Conservation Officer – No objections
Highways – No comments received
Penistone Town Council – No objections

Representations

Neighbour notification letters were sent to surrounding properties; one letter of objection was received initially in relation to the location of the boundary and that the proposed extension would result in overshadowing.

Following amendments to the scheme and the red line boundary, the neighbours were reconsulted with one letter of objection being received from the same person in relation to overshadowing.

Assessment

Principle of development

The site falls within urban fabric which has no specific land allocation, however 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

Supplementary Planning Document House Extensions and Other Domestic Alterations states that two storey rear extensions to terraced properties should be designed with a rearwards projection of 2.5m, however given that the extension is to be located adjacent to the 3.5m extension associated with the neighbouring attached property (53 High Street), that the proposal is to the north east of this property and that an extension of the same projection could be erected under the existing approval it is considered that the proposal would not lead to an increase in overshadowing to a detrimental level.

Comments have been made in relation to overshadowing and the blocking of light from a narrow window located on the rear elevation of the neighbouring adjoining property, however this window serves as a landing area and not a habitable room, and therefore is not afforded the same level of protection as a habitable room window.

It is acknowledged that the extension would be located to the south of 47 High Street, however this property is set forward of the application site and any overshadowing would occur over the garden area associated with the application site; and again, a similar scaled extension has been previously approved which could be implemented with the same level of impact.

The single storey side extension would be located on the side elevation of the dwelling, but adjacent to the rear boundary of 47 High Street.

The extension would replace an existing concrete shed sited in the same location; the extension would have a shorter projection along this boundary, 3.1m rather than the existing 5m and whilst the overall height of the extension would be approximately 1m higher than the existing shed, it is considered that the low eaves level of 2.4m and that the roof slopes away from the boundary would lessen the impact and would not reduce levels the levels of outlook the property currently benefits.

In light of the above, it is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1

Visual Amenity

Whilst the dwelling is not listed, it is located within the Penistone Conservation area and by virtue of its age, appearance, design and construction materials contributes positively to it.

The building currently, has a small flat roofed extension and galvanised access stair to the rear which contributes nothing to the conservation area and looks somewhat out of keeping with the residential area.

The external appearance of the building would remain unchanged from the front elevation; the rear extensions are considered to be an overall improvement to the existing flat roof extension and metal staircase, with the extensions being constructed of matching stonework, with stone heads and cills to the windows.

Part of the rear elevation is slightly angled towards Victoria Street, and whilst somewhat unconventional, it is considered that it would not be out of keeping, harmful, or pose a dominant feature within the Victoria Street, street scene

The extension is to be constructed from materials which match the original dwelling and it is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan Policies HE1 The Historic Environment and D1: High Quality Design and Place Making.

Highway safety

The proposal does not result in the loss of off street parking or the requirement for additional provision and as such is considered acceptable in terms of its impact on highway safety

Recommendation

Approve with conditions