
2024/1029

Applicant: Mr R Oldfield

Address: 22 Turnesc Grove, Thurnscoe, Rotherham S63 0TY

Description: 2 storey side extension to 2 storey semi-detached dwelling

Site & Location Description:

Located at the southern edge of the village of Thurnscoe, the dwelling is a rendered, semi-detached house with side gable roof, located on residential street of predominantly similar dwellings. The dwelling features an existing porch style extension and is set with a wide front garden. Due to the design layout of the street and position of the dwellings, as the front garden merges into the side garden, it also narrows significantly as it progresses towards the rear garden. Parking provision is provided, and would remain within the front garden following construction of the proposed side extension.



Planning History: None

Proposed:

The proposal is for a two-storey side extension. Due to the restricted garden space adjacent to the side elevation, the extension is wedge shaped. To comply with local policy requirements, there is a set back of the extension in comparison to the front elevation, and the roof is set down. Following a request, the width of the extension was reduced to comply with the requirement of a side extension not exceeding two-thirds of the width of the original house. Proposed materials would match this of the original dwelling.

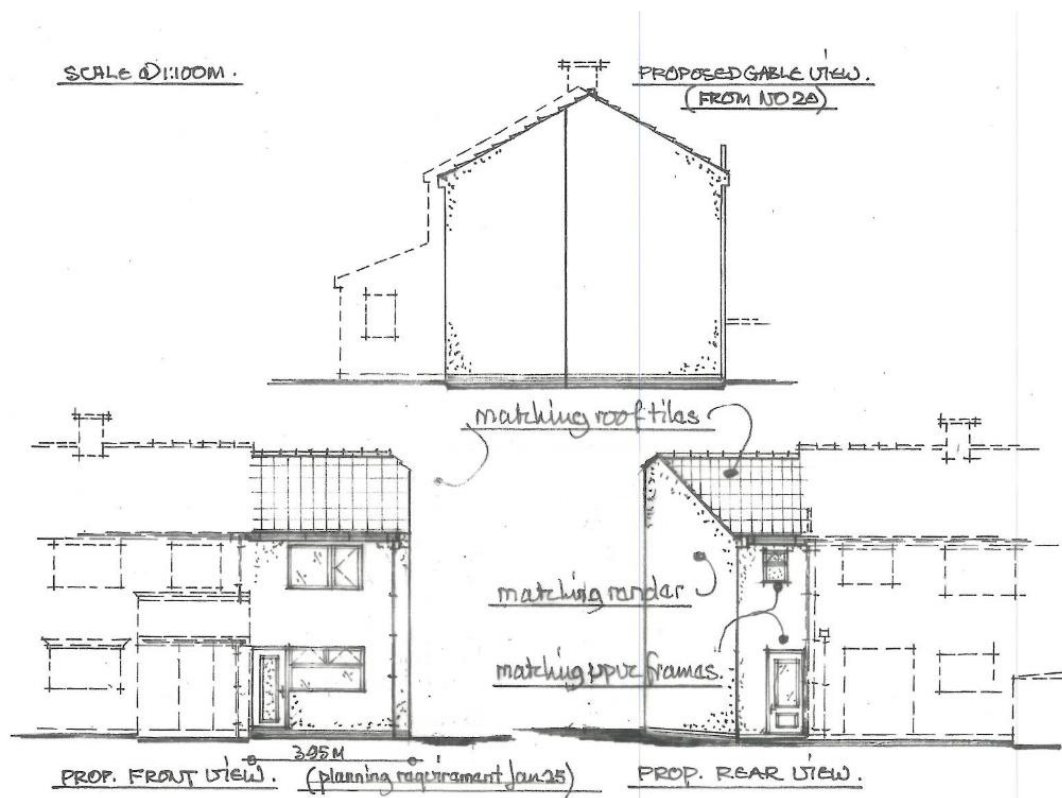
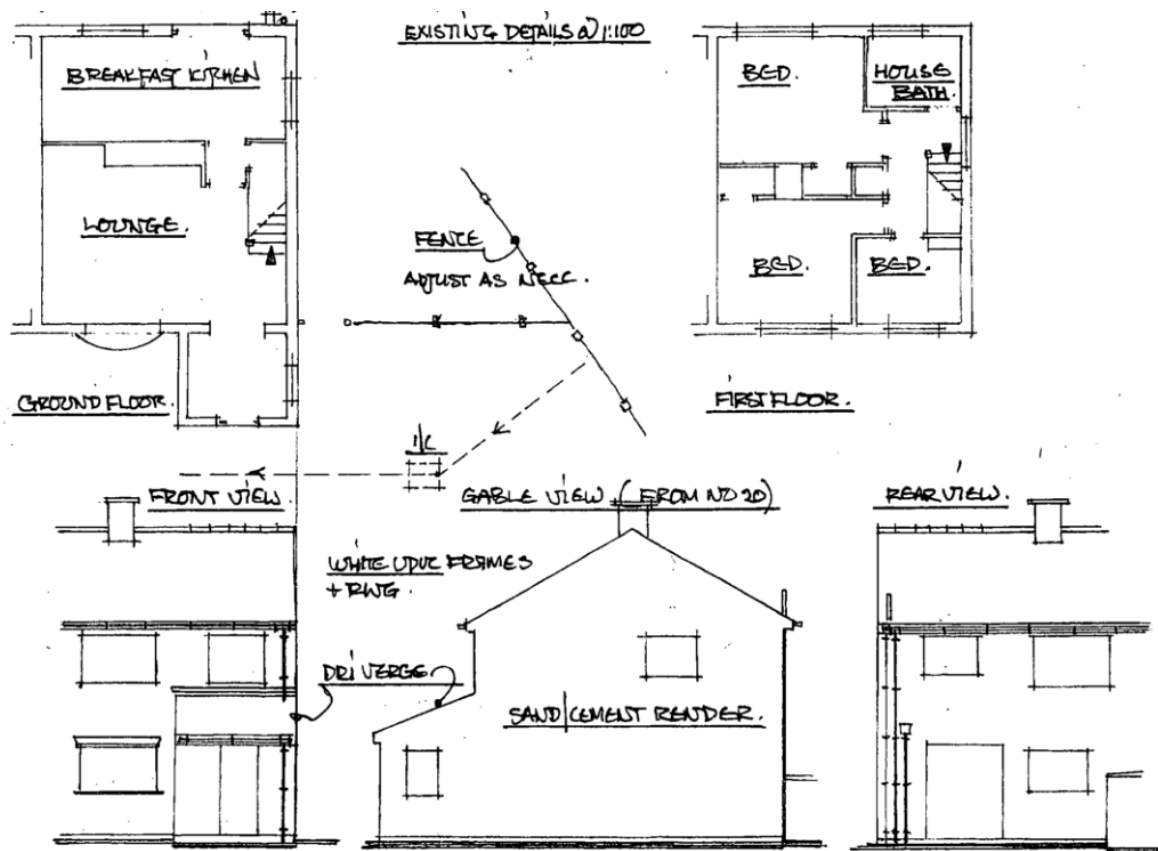
Approximate Measurements:

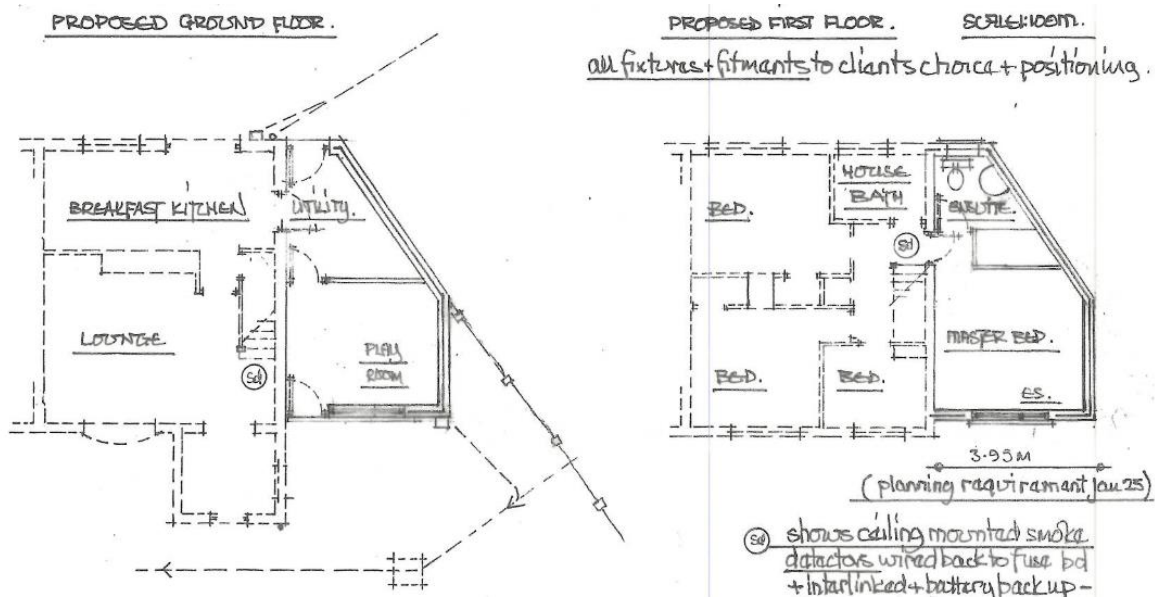
All existing roof and eaves heights have been checked on the existing plans and remain unaltered on the proposed plans.

Proposed Side Extension (Original House)

- **Maximum Side Projection: 3.95m** (width 5.93m)
- **Length: 6.85m** (excluding porch 7.15m)
- **Maximum Eaves Height (Side Elevation): 4.98m** (4.98m)
- **Maximum Roof height: 7.27m** (7.42m)

Existing and Proposed Floor Plans and Elevations





Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; No comments were received.

Consultees:

Forestry Officer: An unprotected tree of low arboricultural value, and arguably limited amenity to the area due to previous harsh pruning, located in a neighbouring garden, was initially regarded as a potential planning constraint for the proposed extension, even with the subsequent reduction in size of the extension. With no requirement for the tree to remain, it could, and subsequently was removed after receiving consent from the neighbour who owned the tree. With the tree now removed, the Forestry Officer withdrew any objection to the proposal.

Policy Context

Planning decisions should be made in accordance with the development 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 Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives.

This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances require it.

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 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 creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Within section 12, paragraph 139 is the most relevant which indicates:-

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. Conversely, significant weight should be given to:

- a) development which reflects 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; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

GD1 - General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

SD1 - Presumption in favour of Sustainable Development: When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

D1 - High Quality Design and Place Making: Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive,

local character and other features of Barnsley.

T4 - New Development & Highway Safety: New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Supplementary Planning Documents (SPD)

House Extensions and Other Domestic Extensions

Principle of development

The site is located within land designated as Urban Fabric. 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 potential for any overshadowing would be in relation to the unattached dwelling of No.20. Due to the extent of ivy covering the dwelling, it is difficult to determine the exact and current use of windows, hidden on the side elevation but based on similar dwellings on the street, there would be a ground floor kitchen window, first floor bathroom window, and first floor landing window. With the angle of the neighbouring dwellings, and the lack of habitable room windows on the first-floor side elevation, the proposal would not have a significant effect on the amenity of No.20. Equally, there would be no impact on other dwellings within the area.

Visual Amenity

With the reduced size of the proposed extension, its compliance with local policy requirements regarding extensions, the proposal would not have a significant detrimental effect on the character of the original dwelling or upon the broader street scene. The extension incorporates a set back from the original front elevation and has a lower ridge height, in accordance with the SPD. As such, the extension would be subordinate to the host dwelling and would not be a dominant feature, in accordance with Local Plan Policy D1.

Highway Safety

There are no proposed changes to access or parking arrangements, which consequently means there is no impact upon Highway Safety.

Recommendation: Approve with conditions