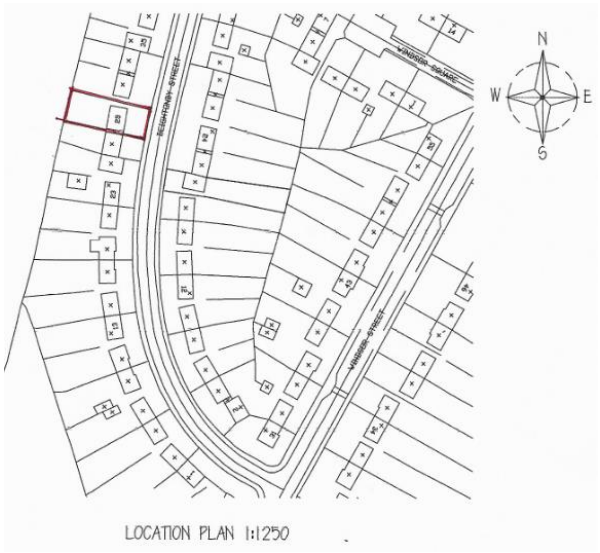
2024/0408
Applicant: Mr S Stearn
Address: 29 Deightonby Street, Thurnscoe, Rotherham, S63 0JB
Description: Erection of front porch and single storey rear extension to 2 storey terraced dwelling

Site & Location Description:

Located on a residential street within an early to mid-twentieth century housing estate in the village of Thurnscoe; the dwelling is an end terrace, constructed of red brick and a featured tiled hipped roof. Unlike the adjacent dwelling, which feature modest sized porch style extension, this application dwelling currently just features two canopies above the two ground floor windows. The rear garden of the dwelling features a couple of small outbuildings, and borders land designated as Green Space, which also features a Public Right of Way.



Planning History:

- **2007/0062** - Erection of replacement boundary walls [Estate wide development] - Deemed Planning permission Granted 9th March 20007

Proposed:

The proposal is for a small front extension, with a dual pitched roof, and rear extension with a flat roof, to be used as a ground floor bedroom. Accompanying works in the form of access ramps to the front and rear extensions are proposed, to allow accessible access to the dwelling and proposed extensions. Preparation works are under way for the proposal but actual construction work has not started.

<u>Measurements:</u>

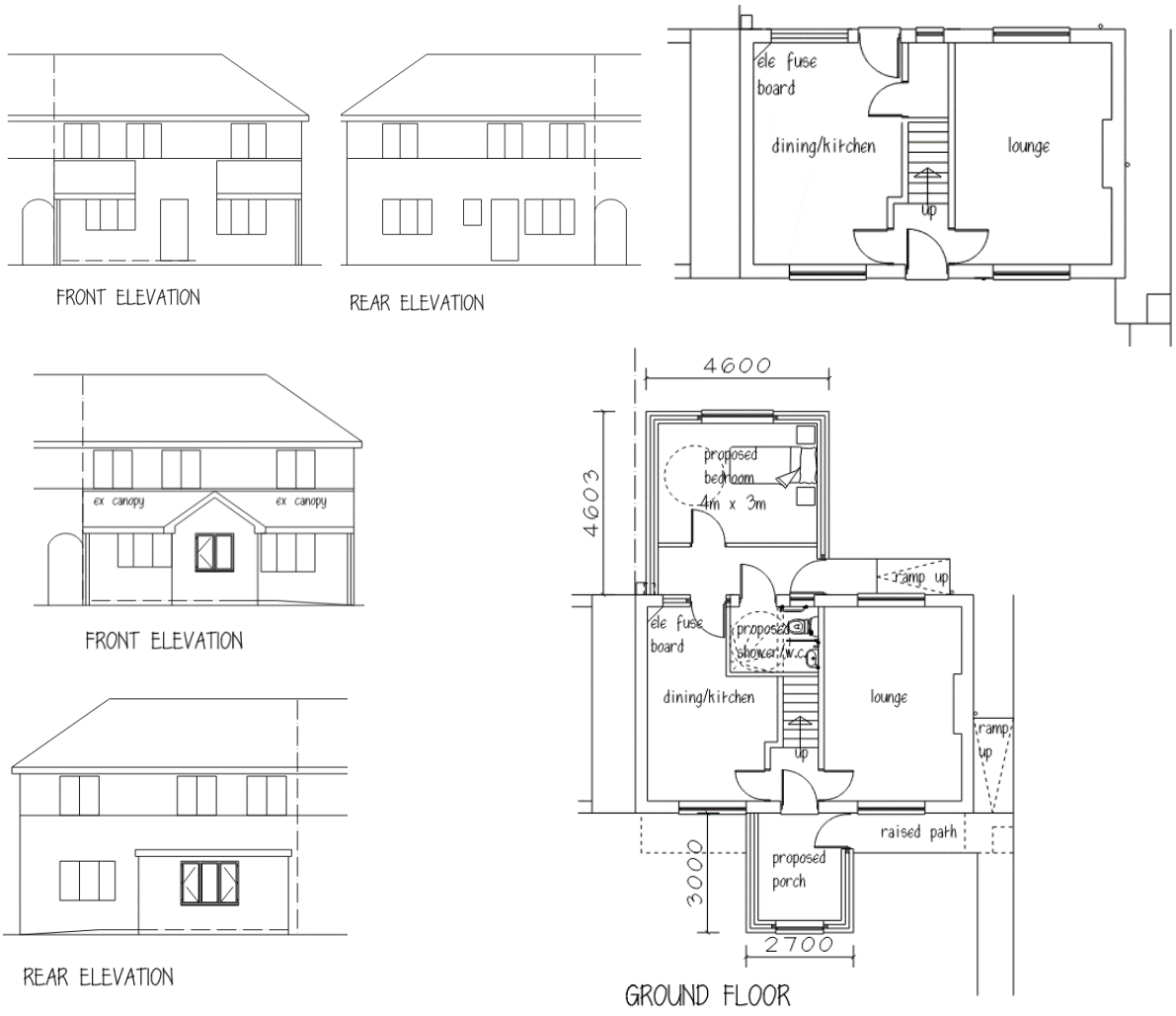
Front Extension

- **Front Projection: 3m**
- **Width:.2.7 m**
- **Maximum Eaves Height: 2.44m**
- **Maximum Roof Height: 3.57 m**

Rear Extension

- **Rear Projection: 4.6m**
- **Width: 4.6m**
- **Maximum Eaves Height: 2.6m**
- **Maximum Roof Height: 2.4m**

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:

Highways DC: Highways have confirmed that the proposed porch does not affect the existing single off-street parking space, located within the front curtilage of the dwelling.

Public Rights of Way (PROOW): It was confirmed that the PROW team does not believe that the proposal would affect the public right of way, but that the public right of way should always remain unblocked and accessible. An informative was requested to be added to the decision notice.

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 and beautiful 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.

GS2 - Green Ways and Public Rights of Way: We will protect Green Ways and Public Rights of Way from development that may affect their character or function. Where development affects an existing Green Way or Public Right of Way it must: Protect the existing route within the development; or include an equally convenient and attractive alternative route.

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

Assessment

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 proposal for the front extension would be very unlikely to cause any detriment to the amenity of the neighbouring dwelling, who have their own front extension.

The rear extension is larger than what is allowed through permitted development rights, but overall remains a moderate size and would have limited impact on the amenity of neighbouring dwellings. In mitigation of the larger projection is the reduced height of the extension, which features a flat roof with a proposed maximum height of 2.6m, which is 60cm more than a structural boundary treatment such as a wall or fence would be allowed through permitted development; and only 10cm higher than an outbuilding of a similar or larger footprint would be would equally be allowed through permitted development, when located within 2m of a boundary treatment. Additional mitigation is obtained through no side windows, and only a rear window directly looking over the applicant's garden.

Visual Amenity

Front extensions and other additions which usually require planning consent appear frequently at dwellings along the street, so the proposed front extension would not be significantly out of character with the application dwelling which currently features window canopies, or the wider, and varied street scene. The proposed ramps to allow accessible access to the front and rear dwellings appear to be of a modest size and although not expected to have a negative effect upon visual amenity, any unforeseen effect would be outweighed by the improvement to sustainability (through accessibility) to the dwelling.

Regarding the rear extension, although it features a flat rather than pitched roof, this is allowable in the SPD, and as mentioned above reduces the impact on residential amenity of the adjacent neighboring dwelling. Although proposed to be constructed of matching materials, the large vegetation at the rear of the dwelling, along the adjacent green space, would hide the proposal from general public vantage points

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