

2021/1154

Mr E Grosvenor

15 Ashfield Close, Penistone, Barnsley, S36 6EY

Erection of rear single storey extension projecting out 6m from original dwelling, with an eaves height of 2.42m and overall height of 2.74m (Prior Notification Householder)

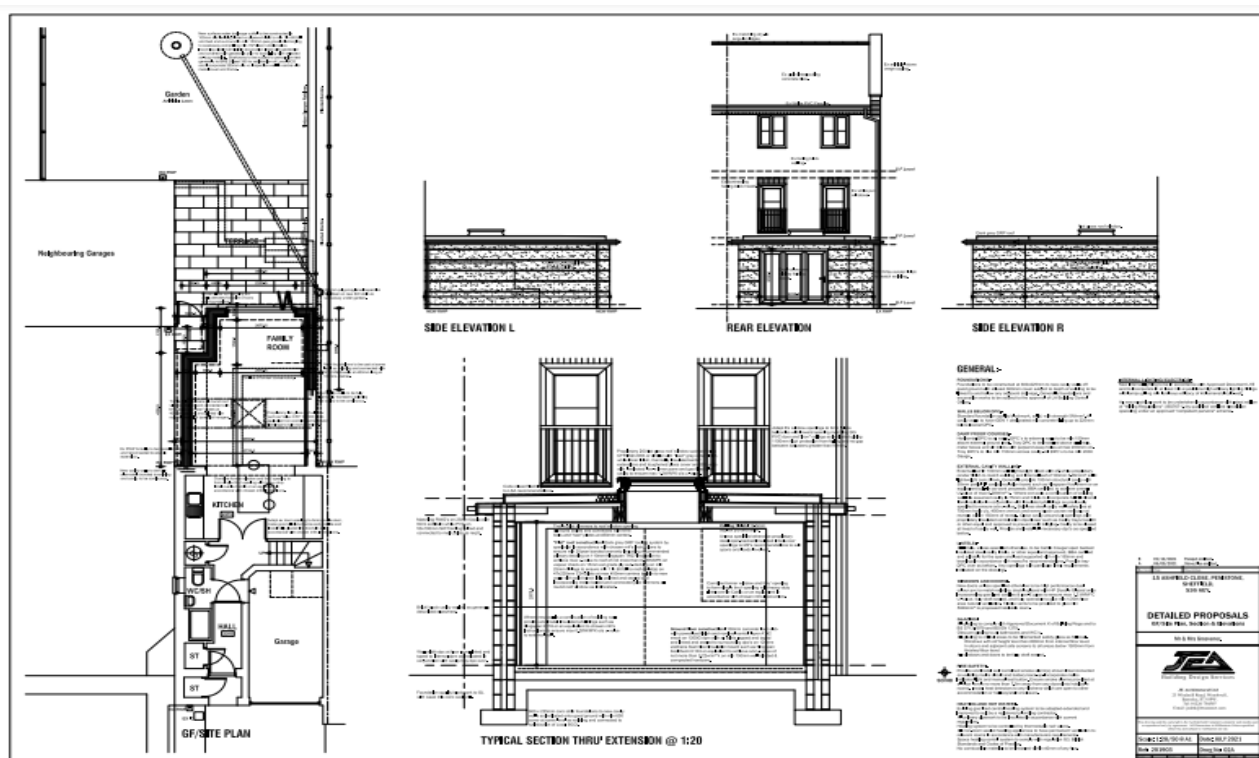
Site Description

The dwelling is a three-storey terraced dwelling located in Penistone. Ashfield Close has a consistent street scene mostly consisting of other terraced dwellings with some minor variations in materials. The dwelling has a modest rear garden with a patio area and existing rear extension. To the front of the dwelling is a small driveway and a partially rendered front elevation containing an integral garage.

Proposed Development

The applicant is seeking approval for the erection of a single storey rear extension. The extension will project 6 meters from the rear elevation of the dwelling. The extension has a width of 4.36 meters. The extension will feature a flat roof with an eaves and overall height of 3 meters. The materials used will be off white render.

N.B.: On 11/10/2021, the proposal was amended. The roof parapet has been removed reducing the height of the extension to an overall height of 2.74 meters and an eaves height of 2.42 meters.



Policy Context

Notification of a proposed larger home extension – schedule 2, part 1 (class A) of the town and country planning (general Permitted Development) (England) Order 2015 (as amended).

Under the conditions set by permitted development legislation, householders are able to build larger single storey rear extensions in certain circumstances.

Generally, single-storey rear extensions must not extend beyond the rear wall of the original house by more than 4 meters if a detached house, or more than three metres for any other house.

However, where not on article 2(3) land or in a Site of Specific Scientific Interest, this limit is increased to:

- Eight metres if a detached house; or
- Six metres for any other house

Before development commences, the relevant local planning authority must be notified of the proposed work so that they can determine if their prior approval is required for the extension, based on consultation with neighbouring properties.

If any adjoining neighbour raises an objection, the Local Authority will take this into account and make a decision about whether the impact on the amenity of all adjoining properties is acceptable.

Class A.4 (1), (3) & (8) outline the terms under which the application can be refused, these are as follows:

(1) The following conditions apply to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).

(3) The local planning authority may refuse an application where, in the opinion of the authority—

- (a) the proposed development does not comply with, or
- (b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with,

the conditions, limitations or restrictions applicable to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).

(8) The local planning authority may require the developer to submit such further information regarding the proposed development as the authority may reasonably require in order to determine the application.

Consultations

No consultees were consulted for this application.

Representations

Neighbour notification letters were sent to surrounding properties, four objections were received and in summary raised the following points:

- The proposal would overshadow the adjacent garden
- The proposal will encroach on the enjoyment of the adjacent garden and its privacy

Other points were raised in relation to issues regarding the neighbouring garages, access, land ownership, drainage and boundaries however these are not material planning considerations and therefore cannot be taken into account in the determination of this Prior Notification application.

Assessment

Principle of Development

The site falls within urban fabric as such, extensions 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 dwelling and are not detrimental to the amenity afforded to neighbours.

Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety.

Visual Amenity

The proposed materials will be off white render. To this point, schedule 2, part 1 (class A) of the town and country planning (general Permitted Development) (England) Order 2015 (as amended) conditionally states *"the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse"*. Render is used to the front of the dwelling and even though this is a relatively small quantity it can still be classed as a material used in the construction of the exterior of the existing dwelling.

The extension utilises a flat roof and whilst this isn't normally a supported roof type due to flat roofs being an inferior form of construction, it is acceptable in this circumstance. This is because the roof would not be highly visible from public vantage points and this roof type allows for the height of the extension to be reduced. The height has been further reduced with the removal of the parapet.

The proposal will have little impact upon the character of the street scene due to the extension being set to the rear of the dwelling. Although it will be visible from the adjacent driveways that is not deemed detrimental to the visual amenities of Ashfield Close.

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 proposal has been submitted using a Prior Notification for larger homes application whereby a single storey rear extension can be erected without the need for a householder planning application, because the Government considers the impact of such development to be modest. Since objections to the scheme were received a decision is to be made about whether the impact on the amenity of all adjoining properties is acceptable.

There is only one adjoining property (17 Ashfield Close) and although the dwelling is a terraced dwelling it is an end terrace and therefore takes on the form of a semi-detached dwelling in terms of the impact upon neighbouring properties. The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing.

Although the proposed extension will project 6 meters the impact of this is negated by the restrained height. Using permitted development rights, a fence could be erected up to 2 meters in height and the proposed height of the extension is only a 0.74-meter increase from this. The proposed height reduces the impact of overshadowing along with the orientation of the dwelling.

Furthermore the 45-degree rule would be breached by an extension within the Permitted Development threshold, therefore any extension on the host dwelling would cause some loss of outlook to the ground floor window on the adjoining dwelling closest the host dwelling.

As a result of this grounds for refusal due to an impact that would still be present via Permitted Development is not viable. Under permitted development although the projection would be limited to 3 meters the height could be up to 4 meters which would be significantly taller than the proposal as seen with the existing rear extension.

The potential for overlooking will not be increased from the overlooking caused by the existing rear extension. There are no windows proposed on any side elevation. Any overlooking caused from the proposed patio doors on the extension will occur towards the end of the neighbouring garden and not the area closest the dwelling.

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