

2023/0677

Ms Jocelyn Preece

116 Manchester Road, Thurlstone, Sheffield, S36 9QW

Proposed single storey detached wooden games room to the rear/side of the dwelling.

Site Description

116 Manchester Road is a two-storey semi-detached dwelling located in Thurlstone and within an area that is a mix of residential and commercial and industrial uses within the Thurlstone Conservation Area.

Manchester Road has a variable street scene comprising a mix of dwelling types of varying scale and appearance, including detached, semi-detached, and terraced houses alongside a small number of local commercial properties and places of worship which are principally stone built.

The application property is stone-built featuring an apex roof that utilises grey concrete roof tiles. To the rear is an existing white UPVC framed conservatory with a stonework under build that forms a basement level and provides access to the rear garden which is enclosed by stone built retaining walls and timber fencing of varying height. Due to the topography of the area, which descends north-to-south, the rear garden is set both below and above neighbouring properties and their respective curtilage.



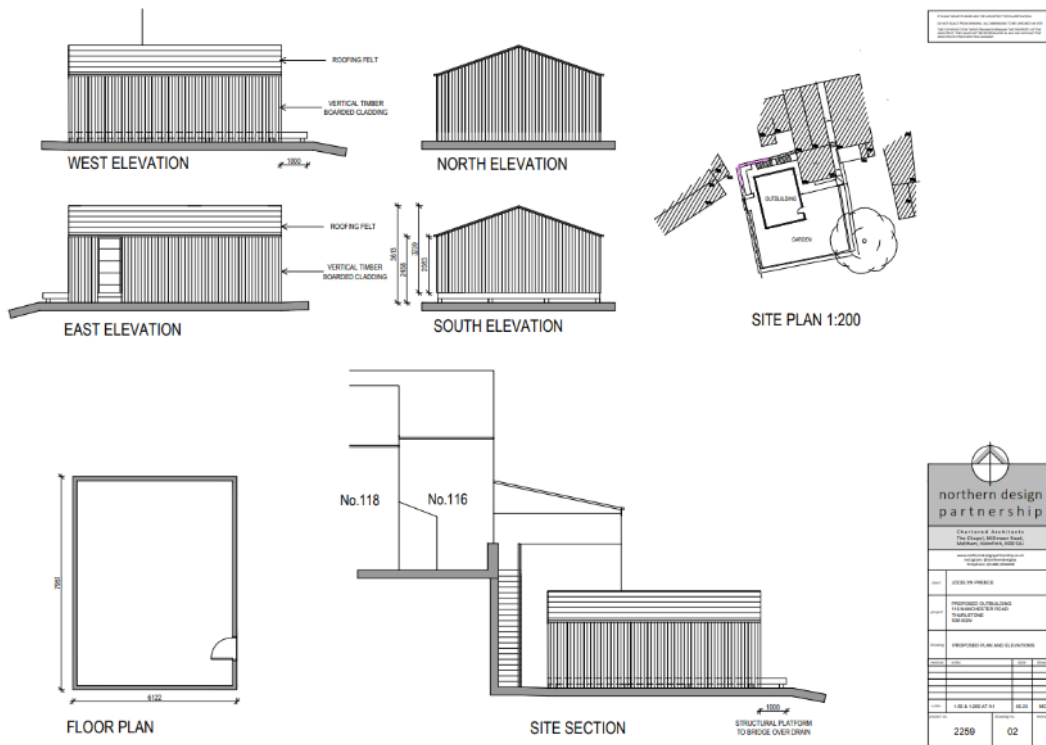
Planning History

There are no previous planning applications associated with the application site.

Proposed Development

The applicant is seeking approval for the erection of a single storey detached outbuilding to be used as a games room.

The proposed outbuilding would be approximately 6.1 metres by 8 metres creating approximately 44.5 sqm of internal floor space and would feature an apex roof with an approximate eaves and ridge height of 2.5 metres and 3.6 metres respectively. The proposed outbuilding would be constructed of a pressure treated C24 Redwood frame and clad externally with vertical timber boards of pressure treated Redwood.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 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.

Local Plan Allocation – Urban Fabric/ Thurlstone Conservation Area

The site is allocated as Urban Fabric within the adopted Local Plan, which has no specific land allocation. However, the site is within the Thurlstone Conservation Area, and therefore, the following policies are relevant:

- ***Policy HE1: The Historic Environment.***
- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy D1: High Quality Design and Place Making.***
- ***Policy T4: New Development and Transport Safety.***

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- ***Section 12: Achieving well designed places.***
- ***Section 16: Conserving and enhancing the historic environment.***

Penistone Neighbourhood Plan

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. Any new development should be located and designed in such a way as to cause the least disruption to the place as it currently exists

Consultations

The Conservation Officer was consulted on the proposals with concerns raised regarding the potentially overbearing nature of the structure, although acknowledged this was more of an amenity aspect rather than an issues with regards to the impact on the conservation area

Representations

Neighbour notification letters were sent to surrounding properties and were publicised by a site and press notice, expiring 15/08/2023 and 18/08/2023 respectively. No representations were received.

Assessment

Principle of Development

The site falls within an area identified as urban fabric and therefore has no specific land allocation; however, the site and surrounding area is made up principally of housing; proposals will be supported where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity, and highway safety, and would conserve and enhance the significance and setting of the borough's heritage assets, in this case the Conservatio Area.

Residential Amenity

Proposals for detached outbuildings are considered acceptable where they do not adversely affect the amenity of neighbouring properties.

The SPD states that '*detached outbuildings should be single storey structures and the eaves height should not normally exceed 2.5m from ground level and that in most cases it is not considered appropriate for detached garages to include dormer windows as a way of accommodating rooms in the roof space*'.

In this instance, the proposed outbuilding would be of a single storey and would feature an apex roof with an approximate eaves and ridge height of 2.5 metres and 3.6 metres respectively with no provisions to include dormer windows, therefore, meeting the guidance of the SPD.

As the proposed outbuilding would be located within the Thurlstone Conservation Area, it is acknowledged that the proposals could have some impact to its setting and character; as such, the Conservation Officer was consulted on the application and concerns were raised regarding the potentially overbearing nature of the outbuilding and the likely impacts that could occur, particularly affecting neighbouring property 8 Mill Lane.

It is acknowledged that the proposed outbuilding would adopt a relatively large footprint and be located within a modest rear garden space that is surrounded by neighbouring properties that could be impacted by the proposed scheme. This is also acknowledged by the applicant who provided a statement outlining the detail and reasoning behind their choice of location for and the scale of the proposed outbuilding. It is stated that whilst other locations are available, they each would have had their own implications, including associated overshadowing and impacts to a nearby mature tree specimen within the curtilage of a neighbouring garden. As such, the proposed location of the outbuilding to the north-west corner of the rear garden of the application site is considered, by the applicant, to be the least intrusive and most suitable option for the proposals.

The proposed outbuilding would be located to the south of neighbouring property 118 Manchester Road. Generally, development that is located to the south, south-east or south-west of a neighbouring property is considered to have a greater impact regarding overshadowing due to the movement of the sun path. In this instance, however, the proposed outbuilding would be sited considerably lower than 118 Manchester Road due to topography differences and would, therefore, be unlikely to result in unduly harmful impacts.

The proposed outbuilding would be located to the west of neighbouring property 114 Manchester Road, to the east of neighbouring properties 8 and 10 Mill Lane, and to the north of an adjacent industrial unit. Impacts regarding overshadowing are generally considered to be less harmful in these locations due to the movement of the sun path. Whilst it is acknowledged that topography differences could further contribute to some overshadowing occurring, especially to 8 Mill Lane where the rear garden is set down and located directly adjacent to the western boundary line of the application site and in proximity of the proposed location of the outbuilding, impacts are expected to be limited to early morning and not at peak times for activity in a rear garden.

Additionally, approximately a third of the proposed outbuilding would be screened to the north by an existing stone-built boundary wall that is likely to contribute to existing overshadowing levels but could also act as mitigation to avoid further impacts to the rear-facing habitable room windows of 8 Mill Lane. Whilst existing timber fencing forming the western boundary treatment is unlikely to offer any further meaningful mitigation, the proposed outbuilding would be set in by approximately 2 metres from the boundary line and would adopt a restrained roof height. It is also acknowledged that the height of the fencing along the western boundary could be raised to a maximum of two metres without the need for planning permission which would likely result in similar overshadowing impacts.

Regarding overlooking, loss of privacy and reduced outlook, the proposed outbuilding would be sufficiently distanced from the application dwelling and neighbouring properties as not to obstruct outlook from habitable room windows and no new windows would be inserted on any elevation of the proposed outbuilding. A small, raised platform approximately 0.4 metres high would project from the southern elevation of the outbuilding, however, it is unlikely to result in increased overlooking and loss of privacy due to topography differences and sufficiently maintained distances from boundary lines, especially as the fencing along the western boundary line could be increased to 2 metres without the need for planning permission, if required.

Therefore, on balance, the proposals are not considered to be overbearing resulting in increased overshadowing, overlooking or reduced levels of outlook that would significantly increase beyond existing levels of impact that are likely to be experienced and tolerated.

The proposals, therefore, would be considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Visual Amenity and Conservation Area Impact

The SPD states that '*detached outbuildings should relate sympathetically to the main dwelling in style, proportions, and external finishes*' adding that '*materials should normally be of the same size, colour and texture as to the existing house or as close a match as possible.*'

In this instance, the proposed outbuilding would adopt a relatively large footprint that has been purposefully designed for its intended use. The outbuilding would feature an apex roof that would sympathetically reflect the style of the roof of the main dwelling and would be constructed using a pressure treated C24 Redwood frame that would be clad externally with vertical timber boards of pressure treated Redwood. Though the proposed materials would not directly reflect the external materials used in the construction of the original dwelling, they are considered to have a neutral appearance that would be unlikely to detract from the significance of the main dwelling and surrounding properties that contribute to the Conservation Area group value.

As the proposed outbuilding would be located within the Thurlstone Conservation Area, it is acknowledged that the proposals could have some impact to its setting and character; as such, the Conservation Officer was consulted on the application. Concerns were raised regarding the potentially overbearing nature of the structure as discussed under residential amenity, however, regarding the general design, form, and materials of the proposed outbuilding, it was considered that the outbuilding would likely have a neutral presence and would appear recessive, especially once the timber cladding weathers.

As such, the proposals would likely conserve the significance and setting of the Thurlstone Conservation Area and are not considered to detrimentally affect or alter the character of the street scene. It is considered that the proposals would, therefore, conserve or enhance the character or appearance of the Conservation Area in accordance with Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as such, they would also be considered acceptable and in compliance with *Local Plan Policy HE1: The Historic Environment* and *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

The application site does not currently benefit from any off-street parking spaces resulting in on-street parking to the front of the property and along Manchester Road being commonplace.

The proposals would not create an additional requirement to provide off-street parking spaces and would be unlikely to result in increased vehicular movements to and from the application site, including increased on-street parking, that would significantly increase beyond existing levels of impact. As such, highway safety is expected to be maintained to a reasonable degree.

The proposals would, therefore, be considered acceptable and in compliance with *Local plan Policy T4: New Development and Transport Safety*.

Recommendation

Approve with Conditions