
2021/1593

Mr and Mrs Connolly

Insertion of new windows at first floor to facilitate internal alterations
3 Tolson Court, Huddersfield Road, Penistone, Sheffield, S36 7BU

Planning History

2006/0594 – Erection of two storey side extension to dwelling – Approved with conditions

2014/0971 - Lawful Development Certificate for existing use as domestic garden curtilage (C3) – Withdrawn

2016/0780 - Application for lawful development certificate - Use of land as domestic curtilage – Withdrawn

2019/1003- Lawful Development Certificate for existing use of land as domestic garden curtilage for more than 10 years – Refused

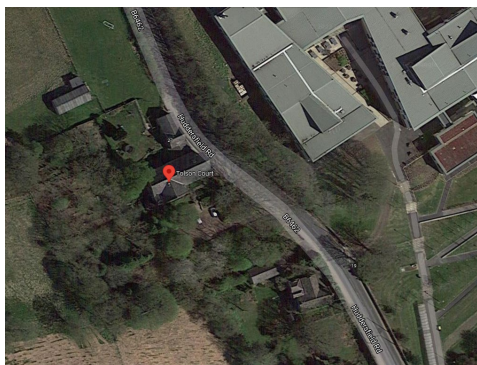
2021/0455 - Fell trees T1 Beech, T3 Ash, T4 Beech, T5 Sycamore and T6 Sycamore within TPO 5/1986.- Withdrawn

2021/1112 - Lift non-structural drooping branches to 4.5m over driveway retaining all significant limbs for Beech tree T1 and raise to 2.5m over the footpath. Ash (T2) - section fell due to dieback. Sycamore (T3) - Remove lower three limbs to lift the canopy by 4m. – Approved with conditions

Site Description

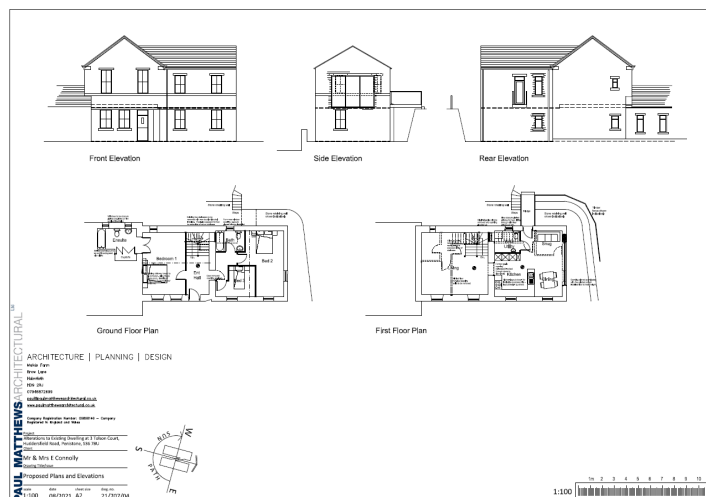
Tolson Court is a stone building which has been converted into residential properties. 3 Tolson Court is a two storey dwelling, which has been extended to the side. The property is visible from Huddersfield Road. To the north of the site is agricultural land and beyond this sport facilities for Penistone Grammar School. To the west, to the rear of the property is a graveyard. The site is within Green Belt and has few residential neighbours.





Proposed Development

The proposal is for the insertion of new windows at first floor to facilitate internal alterations. The internal alterations comprise relocating the bedrooms and bathrooms to ground floor level and the kitchen and living space moving to first floor.



Policy Context

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 Government attaches great importance to the design of the built environment. 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.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Local Plan

The site is allocated as Green Belt within the adopted Local Plan.

The Local Plan was adopted at the full Council meeting held 3th January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011). In reference to this application, the following policies are relevant:

Policy SD1 Presumption in favour of Sustainable Development

Policy GD1 General Development

Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt

Neighbours

Neighbour notification letters were sent to surrounding properties. No comments were received from neighbours.

Consultations

Penistone Town Council – No objections.

Assessment

Principle of development

As the property is set within the Green Belt policy GB2 of the Local Plan would apply.

Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt: Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt:

- Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building.

The Floorspace has not been calculated as the proposal does not include extensions, and the remodelling of the internal layout could be undertaken without the need for planning permission.

Residential amenity

It is proposed to insert two windows to the first floor. The first would be to the rear elevation and be obscurely glazed as it would be to a toilet. The second window is proposed to the side (northern) elevation. This elevation of the property overlooks agricultural land. It is proposed to insert floor to head height glazing to maximise the views from the property. The property is well screened by mature vegetation and does not overlook residential properties. Therefore, it is not considered that the proposal would result in the loss of residential amenity.

Visual amenity

The proposal is considered acceptable in terms of visual amenity. It is proposed to use matching windows and doors to the existing. In terms of impact upon the openness of the Green Belt, the proposals are considered to be acceptable and would not harm the openness or visual amenity of the Green Belt in this location.

Recommendation

Approve with conditions