
2023/0874

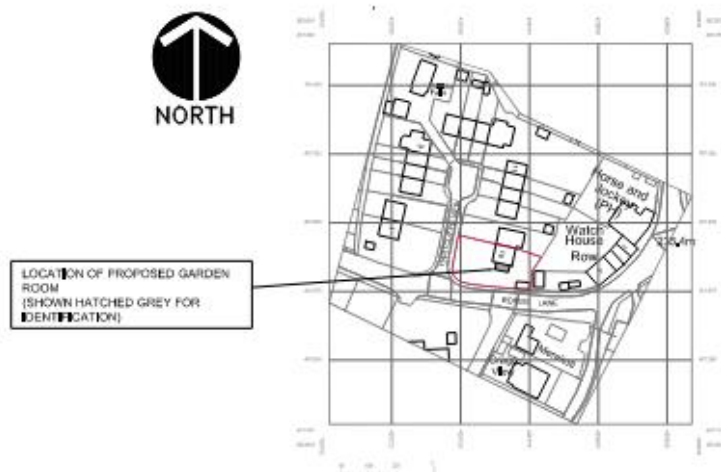
Applicant: Mr Kennedy

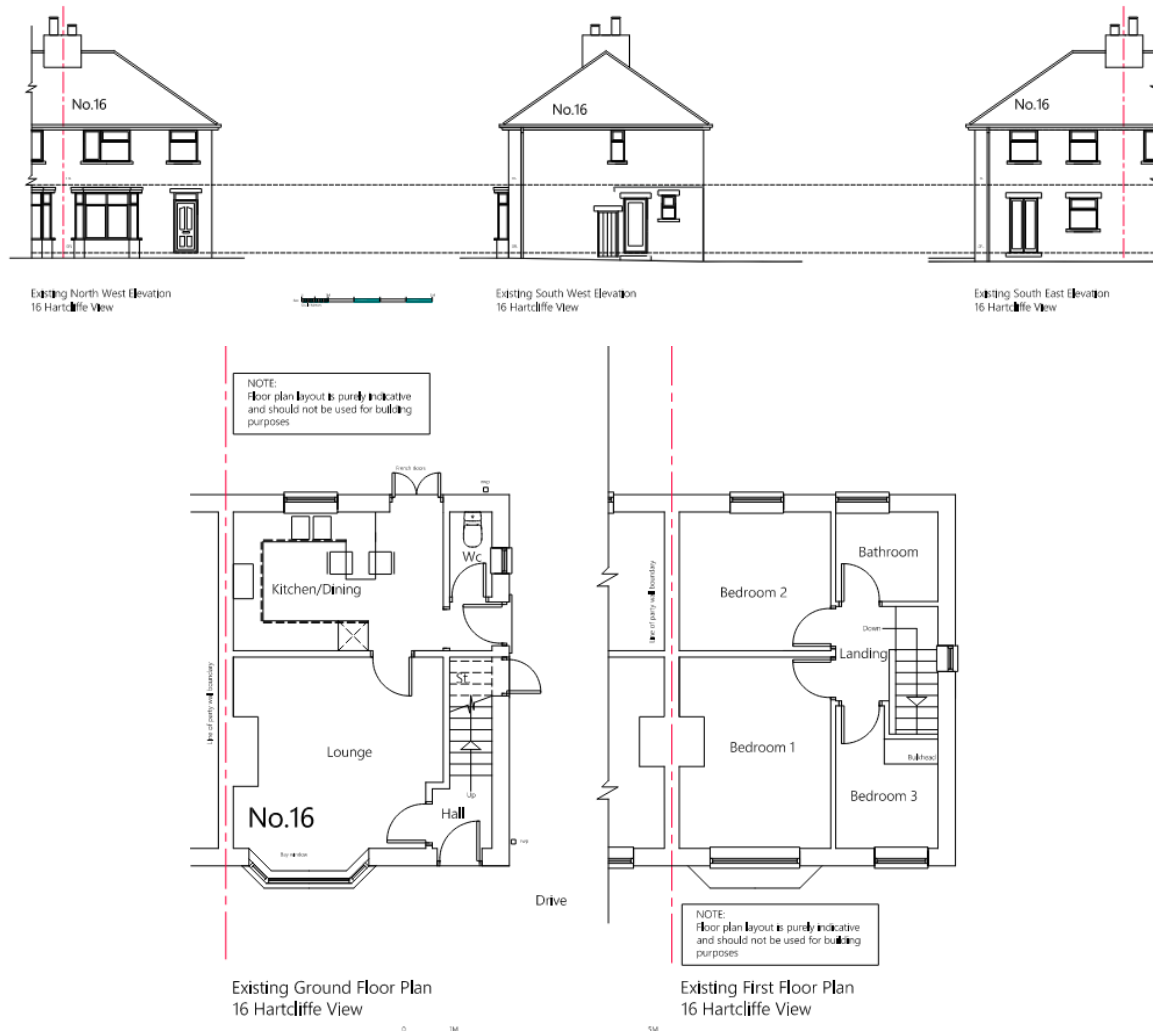
Development: Single storey side extension (garden room) to two storey dwelling.

Address: 16 Hartcliffe View, Thurgoland, S35 7BD

Site Location & Description

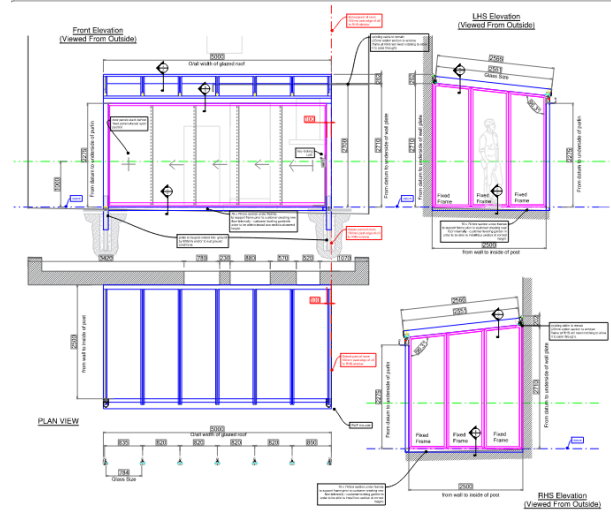
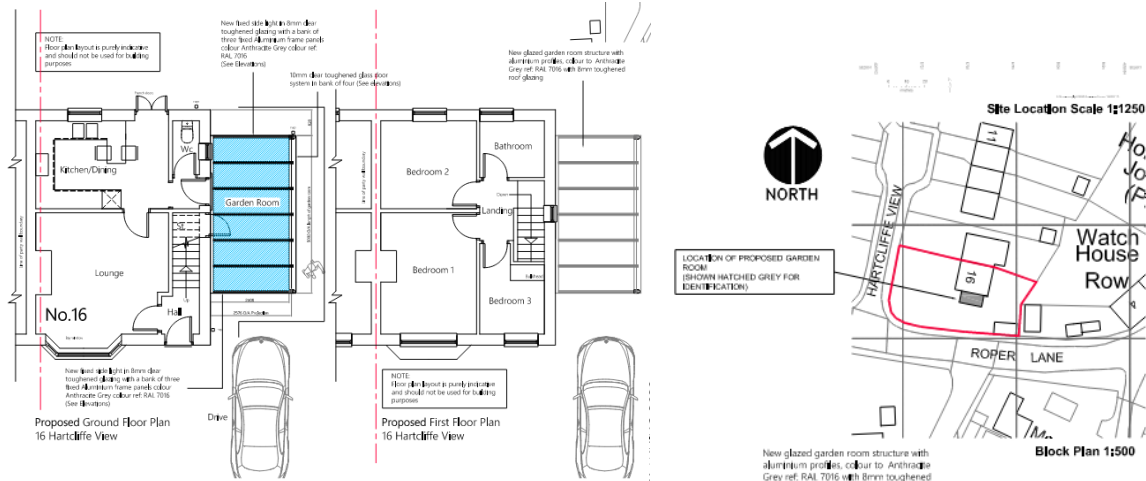
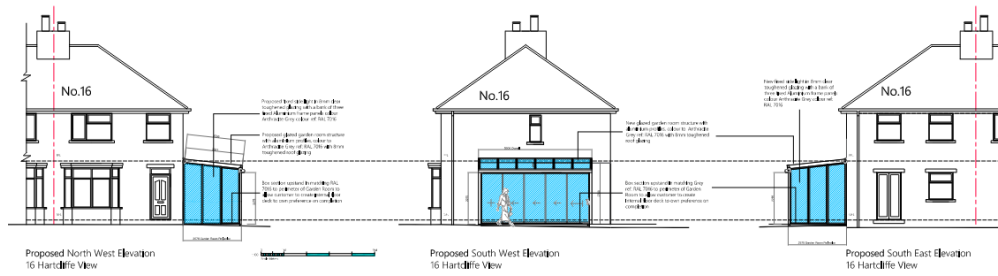
The site is located on the corner of Hartcliffe View and Roper Lane. 16 Hartcliffe View is a semi-detached dwelling, stone built with a hipped roof. The property is located amongst similarly designed properties within the cul-de-sac of Hartcliffe View. The property is set back from the road with a large front, side and rear garden area. The side and rear gardens are bound by a mix of dry-stone wall, hedges and fences. The front of the property is bound by a lower hedge and wide wooden gate.





Proposed Development

The proposal is for a single storey side extension. The side extension will be fully glazed within a grey aluminium frame and has been designed with a glazed lean to roof. The extension will be set back from the front by 1.65m, measure 2.46m to the eaves and 3m overall height. The extension will project to the side 2.5m and will measure 5m in length.



Relevant History

None

Policy Context

Planning decision should be made in accordance with the local 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 Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

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 significant 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 139 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

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

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 Highway Improvement

SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - House Extensions

Supplementary Planning Document – Parking

These policies are considered to reflect the Principles in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

Parish Council - No objections

Representations

None

Assessment

Principle of development

The site falls within a housing allocation area and the site and surrounding area is made up principally of housing. 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 is for a south facing side extension on the elevation facing away from neighbouring properties. The proposal will be located more than 21m away from any nearby dwellings ensuring privacy is retained. Due to the location of the extension the proposal is not expected to impact on residential amenity and is therefore acceptable in terms of residential impact.

Visual Amenity

The host property is located on Hartcliffe View which is characterised by semi-detached dwellings of similar appearance. The proposal is for a single storey side extension which although will be set back will be visible within the street scene. SPD: House Extensions states that it is important that any extension is designed to be in keeping with your property and the character of the neighbourhood. Unsympathetic additions can destroy the character of the house. Materials should normally be of the same size, colour and texture as to the existing house or as close a match as possible. It also states that window and doors should generally repeat the proportion and style of the existing dwelling, lining through with the existing openings and using matching design details.

The main issues are with the materials and design of the proposal. The side extension will be constructed with an aluminium frame and will be fully glazed on all sides. This conflicts with the requirements stated above within the SPD House Extensions. The proposal is not in keeping with the property nor the character of the neighbourhood. The materials, full height glazing and glazed roof bare no relevance to the host property. The location, at the side of the property within this corner plot is visually prominent. I acknowledge that there is existing boundary treatment around part of the site which will provide some screening, however the proposal will still be visible from the front elevation and will therefore have a detrimental impact on the street scene.

Taking into consideration the above, the proposed side extension does not harmonise with the host property and would impact on the character of the street scene and as a result the proposal conflicts with Local Plan Policy GD1 and House Extensions SPD.

Highway Safety

There will be no impact upon highway safety.

Recommendation

Refuse