
2024/0232

Address: 103 High Street, Penistone, Barnsley, S36 6BR

Description: Removal of existing flat roofed side extension, and erection of 3 storey side extension including integral garage

One neighbour objection

Site & Location Description:

Situated in a prominent position at the junction of High Street and Green Road, close to the town centre of Penistone, the stone built three-story dwelling with a tiled cross gable roof occupies a generous plot with a side elevation on High Street, but its principal elevation accessed from Green Road, with views more visible from Green Road and Mortimer Road. The dwelling's curtilage features a stone wall, rising in height as it progresses around from the High Street and down Green Lane. Although not a historically listed dwelling, it is sited within, but at the edge of the Penistone Conservation Area, and is close to a pair of Grade II listed cottages on the opposite side of High Street.



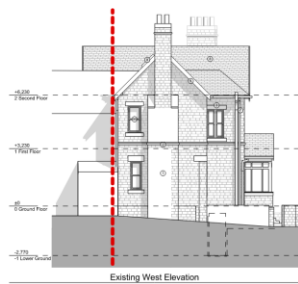
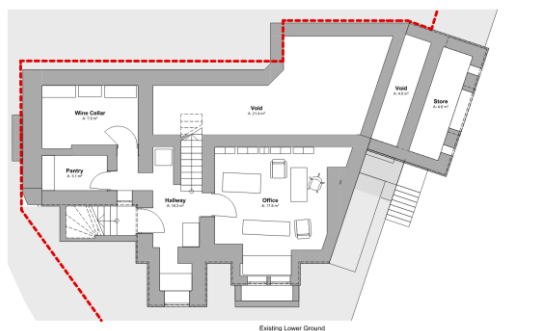
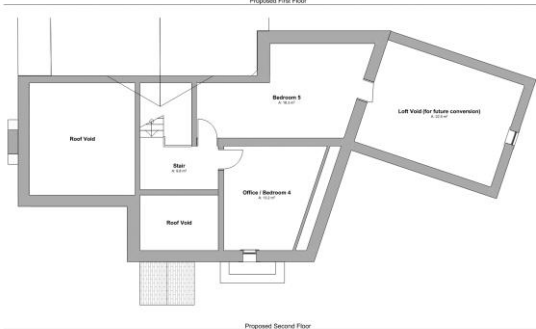
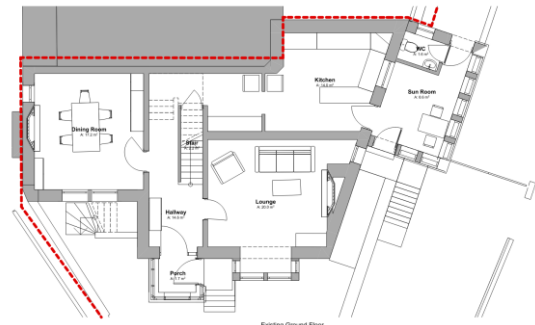
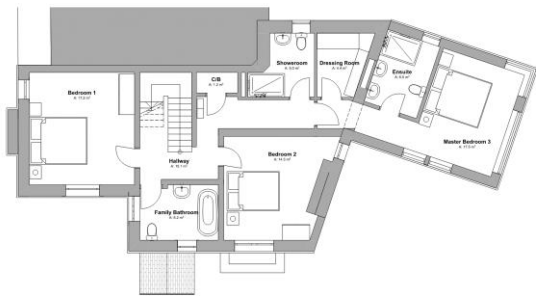
Planning History:

- **B/93/0880/PU** – Erection of extension to dwelling – Approved with conditions 22 July 1993 [Listed as Oak Bank, Green Lane but Oak Bank is seemingly the alternative name for the address, with the dwelling being sold as Oak Bank in 2007]

Proposed:

The proposal is for the renovation of the existing two-story, flat roofed, side extension into a three-storey side extension including integrated garage at the lower ground floor level, and a new pitched roof. Additional works include a new ensuite bathroom window in the existing rear elevation of the dwelling; part renovation of the new extension's roof space, including a small window; two new conservation style roof lights and multiple windows and doors within the extension. The extension would have an approximate side projection of 5.9m, and length of 7.25m, this being an increase of approximately 3.45m and 5.75m respectively. The proposed roof would be integrated into the existing main dwelling's roof, so eaves and ridge height would be in line but not exceed the existing main dwelling.

Existing and Proposed Floor Plans and Elevations



Scale 1:50





Local Plan Designation: Urban Fabric

Conservation Area: Yes

Neighbour Representations:

Letters were sent to nearby addresses; One objection was received from a resident within the contemporary block of flats located nearby to the dwelling on the opposite side of Green Road.

Publicity: Due to the dwelling being located within a Conservation Area, a site notice was posted close to the address and a notice was published in the local newspaper.

Consultees:

English Heritage: Confirmed notification was not required in this instance.

Parish Council: No comments or objections were received.

Highways DC: No concerns as whilst there is an increase in size of the dwelling, the existing parking and access arrangements remain unaffected.

Conservation: Following advice given in a pre-application enquiry, for a design which was too contemporary and unsympathetic to the existing dwelling, the current proposal has addressed these

issues and is supported by the conservation officer. Conditions to ensure the use of matching materials was suggested, along with the use of conservation roof lights, which have now been included on amended plans.

Forestry: Overall, the forestry officer is content with the arboricultural reports and that the tree, given its age and the location of existing hard standing, would not be significantly impacted, or that the tree should impact upon the proposed development in the future. Pre commencement conditions have been requested, which included an arboricultural method statement to be provided, and that onsite trees are protected during construction.

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.

Section 16. Conserving and enhancing the historic environment

Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁶⁶. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Within section 16, updated (December 2023) paragraphs 205 and 206, previously 199 & 200 are the most relevant which indicates: -

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional

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.

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.

HE1 - The Historic Environment: Positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk.

HE2 – Heritage Statements and General Application Procedures: Proposals that are likely to affect known heritage assets or sites where it comes to light there is potential for the discovery of unrecorded heritage assets will be expected to include a description of the heritage significance of the site and its setting.

HE3 – Developments affecting Historic Buildings: Proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance.

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. In addition to its designation within Urban Fabric, it is also located within Penistone's conservation area, which requires consultation with the Conservation Officer and consideration of local policies HE1 and HE3, which ensures the proposals would not harm the character of the dwelling or that of the conservation area.

Historical/Conservation Area Impact

The conservation officer has assessed the impact and has commented as follows:

"In terms of the overall principle of the extension I feel it suits the existing building and the location well. Whilst the extension results in quite a large elevation that fronts onto Green Road, I feel it provides balance and a degree of symmetry that completes the appearance of the building when viewed from the south. On each opposing corner of the junction there are similarly large buildings (the redeveloped sawmill site and Rotherwood), so the visual massing and scale is not unacceptable for the locality. This and the sympathetic details and materials means I support the proposal and raise no objections."

As such the Conservation Officer supports the proposals and does not feel it would be of detriment to the character of the property or the wider conservation area in accordance with local plan policies HE1 and HE3.

Residential Amenity

There is a comment from a neighbouring dwelling within a contemporary block of flats, located to the south, and the opposite side of Green Road, to the application dwelling. Whilst there may be a minimal impact on their residential amenity, it would certainly not be significant. There would be approximately 29m distance, measure diagonally between the dwellings, and neither the application dwelling nor its proposed extension would directly overlook the objectors address, or other windows

of addresses within the contemporary Sawmill development of houses and apartments. Additional mitigation would be the substantial boundaries, large tree and double detached garage at the application dwelling.

With no significant impact to the amenity of any residents of The Sawmill development, there would equally be limited or no impact to the adjacent neighbours on High Street or other residential dwellings further along Green Road. There is a derelict commercial premises located adjacent to the application dwelling in Green Road, the proposal would not have any detrimental effect upon this site in its current condition and would be unlikely to have a significant effect, above that of the existing dwelling on any potential future development of the site.

Visual Amenity

In contrast to the original proposals included as part of a pre-application enquiry at the application address, for a similar style extension, the current proposals present a revised and sympathetic proposal to the character of the existing dwelling. With conditions to ensure matching materials, the proposal would maintain the character of the dwelling whilst at the same time not having an adverse effect upon the broader street scene of Green Road, and barely any impact upon the street scene of the High Street. Although there is no set back or set down of the roof, the dwelling is of a unique design with various existing projecting elements and the proposals, especially in relation to the replacement of the existing extension, enhance the character of the dwelling and would not affect the varied street scene.

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