
2024/1002

Applicant: Mr R Walker

Address: 14 Wordsworth Avenue, Penistone, Sheffield, S36 6EX

Description: Alterations to existing single storey side conservatory to provide sitting room, utility room and WC, to 2 storey detached dwelling

Site & Location Description:

Located in a residential area of Penistone, leading off the Chapel Street at the junction with Green Road; the extended dwelling occupies a large but unconventional corner plot in a street of various style and sized dwellings. Wordsworth Avenue has a significant gradient, also noticeable within the dwellings curtilage. The dwelling itself is a red brick detached house, which features a two-story side extension, with an attached single-story garage on the right, and a ground floor conservatory on the left side of the dwelling, a large set of steps lead from the wide, open plan block paved driveway in front of the house whilst a large hedge followings the corner of the street up and around the left side of the dwelling's conservatory.

There is an outstanding approved planning consent for a two-story extension in replacement of the existing conservatory. The new proposal, if constructed would be built within the confines of the approved footprint of the two-story extension.



Planning History:

- **2024/0465** – Demolition of side conservatory and erection of two storey side extension and single storey rear extension - Approved with Conditions 2024 21st August 2024
- **2010/0757** – Erection of first floor side extension to dwelling - Approved with Conditions 8th August 2010
- **B/04/1553/PU** – Erection of front porch extension to dwelling - Approved with Conditions 14th September 2004
- **B/02/0453/PU** – Erection of attached garage and conservatory extensions to dwelling and formation of driveway - Approved with Conditions 22nd May 2002

- **B/86/0347/PU** – Extension to Dwelling - Approved with Conditions 11th July 1986
- **B/83/1495/PU** – Dormer Extension to Dwelling - Approved with Conditions 16th October 1983
- **B/80/2115/PU** – Extension to Dwelling - Approved with Conditions 18th December 1980

Proposed: The proposal is for the alterations to the existing conservatory, and for a small increase in size of the extension. Other works shown on the plans but not necessarily requiring planning consent include the replacement of a rear elevation door and window with glazed doors, the bricking up of a small window on the rear elevation and the removal of a chimney stack.

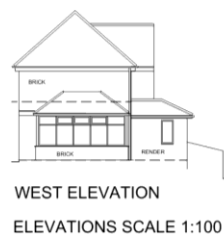
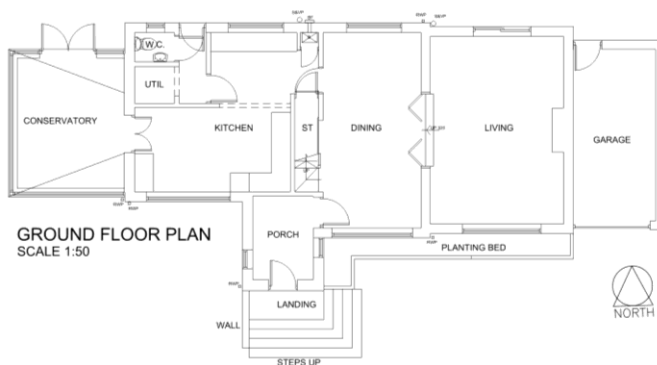
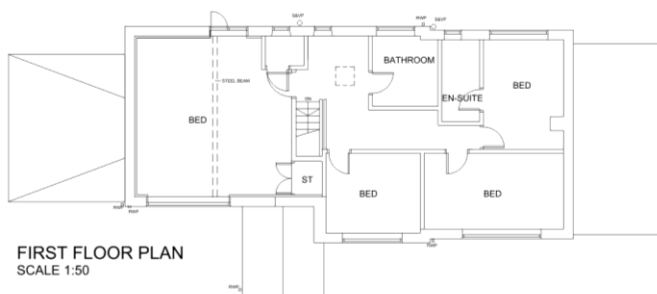
Approximate Measurements:

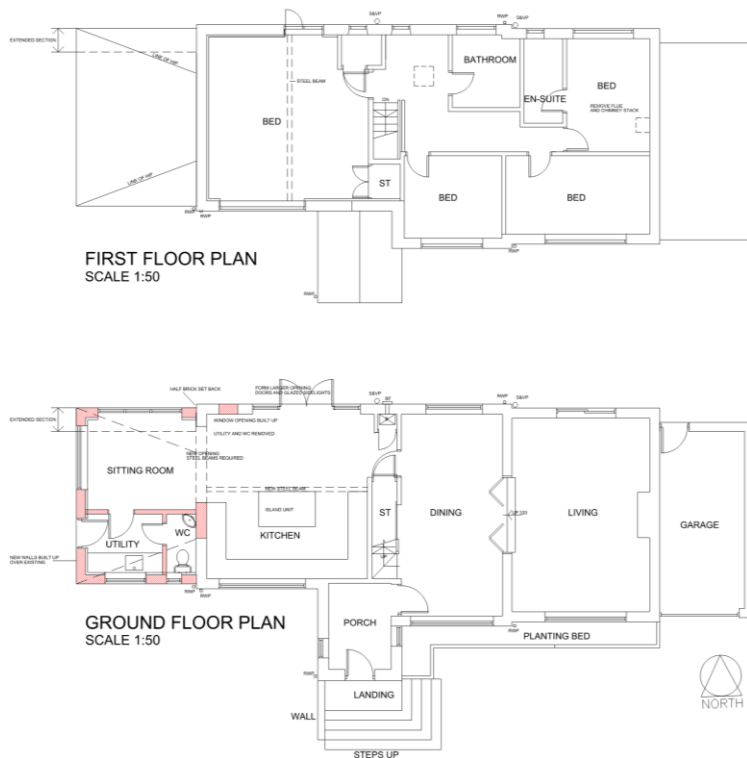
All existing roof and eaves heights have been checked on the existing plans and remain unaltered on the proposed plans.

Conservatory (existing)

- **Side Projection: 3.7m** (3.7m)
- **Length: 5.42m** (4.69m)
- **Maximum Eaves Height: 2.45m** (2.45m)
- **Maximum Roof height: 3.6m** (3.6m)

Existing and Proposed Floor Plans and Elevations





Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; No comments were received.

Consultees:

Penistone Town Council – No comments or objections were received.

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 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.

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.

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

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.

Residential Amenity

The insignificant size increase of the extension would have no negative effect on the amenity of neighbouring dwellings, due to the pre-existing size of the structure and its location. Equally, the proposed changes to the windows and doors would have no negative effect, but possibly a positive effect due to a reduction in the amount of glazing.

As a result of the comments above, residential amenity would be maintained, in accordance with Local Plan Policy GD1.

Visual Amenity

There would be no significant harm caused by the proposed extension but as to whether the proposal would be an improvement would be debatable. Usually brick built conservatories are considered superior to predominately glazed ones, especially in such a prominent side location. However, as part of the proposed conservatory upgrade, it would be partially rendered. Whilst render would be acceptable as render is present within the main dwelling, the question as to whether it would be an improvement or have a neutral effect would be inconclusive.

However, overall visual amenity would be maintained and the development would accord with Local Plan policy D1.

Highway Safety

There are no proposed changes to access or parking arrangements, which consequently means there is no impact upon Highway Safety.

Summary

Overall, the proposal would have less impact than the already approved two-story extension which would utilise the same ground floor footprint. If the extension was not located between the side

elevation of the dwelling and the highway, then it would have been eligible for permitted development. The proposed extension also replaces a similar sized conservatory extension. As such, the proposed development accords with the relevant policies and guidelines and, therefore, is recommended for approval, subject to conditions.

Recommendation: Approve with conditions