

2024/0432

Applicant: Mrs Heather Ward

Site: 24 Pengeston Road, Penistone, Sheffield, S36 6GW

Proposal: Removal of rear conservatory, and erection of single storey front and side wrap-around extension, single storey rear extension and extension of drop kerb

Site Description

The dwelling is a semi-detached dwellinghouse located within Penistone on Pengeston Road. The surrounding area is predominantly residential in character with dwellinghouses ranging from detached, semi-detached and terraced. The site is also in close proximity to St John's the Baptist primary school. The dwelling also has a garage to the side of the property and a pathway which leads from the public footpath to the side elevation of the property.

Proposed Development

The applicant is seeking approval for the Removal of rear conservatory, and erection of single storey front and side wrap-around extension, single storey rear extension and extension of drop kerb. The rear extension would replace the existing conservatory and would project 3m from the rear elevation. The applicant has also proposed a front and side wrap around extension this would project 2.6m away from the original dwellinghouse. The rear extension will feature a gable roof with the ridge height of 3.3m and an eaves height of 2.4m. Whilst the wrap round extension would also have a gable roof with the ridge height of 3.3m and an eaves height of 2.3m. The materials used would match the existing.

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.

Local Plan Allocation – Urban Fabric

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

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

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy 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. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy 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.

Supplementary Planning Document: House extensions and Other Domestic Alterations

This document establishes the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations. The general principles are that proposals should;

- Be of a scale and design which harmonises with the existing building;
- Not adversely affect the amenity of neighbouring properties;
- Maintain the character of the street scene; and
- Not interfere with highway safety

The above principles are to reflect the revised principles in the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

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 – 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 inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 139 states that *“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”*.

Provisions under the ‘Town and Country Planning (General Permitted Development) (England) Order 2015’

The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) states that a single-storey extension, extending beyond the rear of the original house by no more than 4 metres (if a detached house) or 3 meters in any other case, that are no more than 4 meters in height and built using matching materials, can be erected without a planning application.

This is an important consideration with this application as it represents a potential fallback position, whereby a single storey rear extension can be erected without planning permission, because the Government considers the impact of such development to be modest.

Consultations

Penistone Town Council – No comments.

Highway safety – No objections, subject to the following conditions:

- Prior to the development being brought into use, the proposed driveway shall be hard surfaced and drained in such a manner to avoid the discharge of surface water from the site on to the highway.

Representations

Neighbour notification letters were sent to surrounding properties, no comments were received.

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation; however, 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 highway safety.

Visual Amenity

The SPD states that '*materials should normally be of the same type, colour and texture to the existing house or as close a match as possible*'. In this case, the applicant has stated that the materials would match the existing dwellinghouse.

The rear extension utilises pitched roof whilst the wrap around extension would have a hipped style roof, which both are akin the dwellings pitched roof and therefore is acceptable.

The proposed extension conforms to the SPD in terms of its external materials and roof type, therefore it will have little impact upon the character of the street scene due to the harmony with the existing dwelling and being set to the rear of the property.

The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Residential Amenity

The SPD states that for semi-detached dwellings a rear extension should not project more than 4 metres and the eaves height should not exceed 2.5 metres where the extension would project beyond 3 metres.

The proposed extensions will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing and the scheme would comply with the 45-degree code. There would be no detrimental impact on neighbouring properties in regards to overlooking and as such is acceptable.

The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Highway Safety

The applicant is seeking to increase the living space in the current dwelling house and introduce a dropped curb. The property would retain the current off-street parking; however the applicant is seeking to increase the driveway space to the side of the dwelling to allow for at least two vehicles to park. The Council's Highway Officer has assessed the scheme and has concluded that there would be no detrimental impact upon highway safety, but has requested that the following condition be attached if approved:

- Prior to the development being brought into use, the proposed driveway shall be hard surfaced and drained in such a manner to avoid the discharge of surface water from the site on to the highway.

Recommendation

Approve with conditions