

2022/1286

Mr Eric Lidster

Rebuilding of existing gable wall, two storey rear extension and associated works

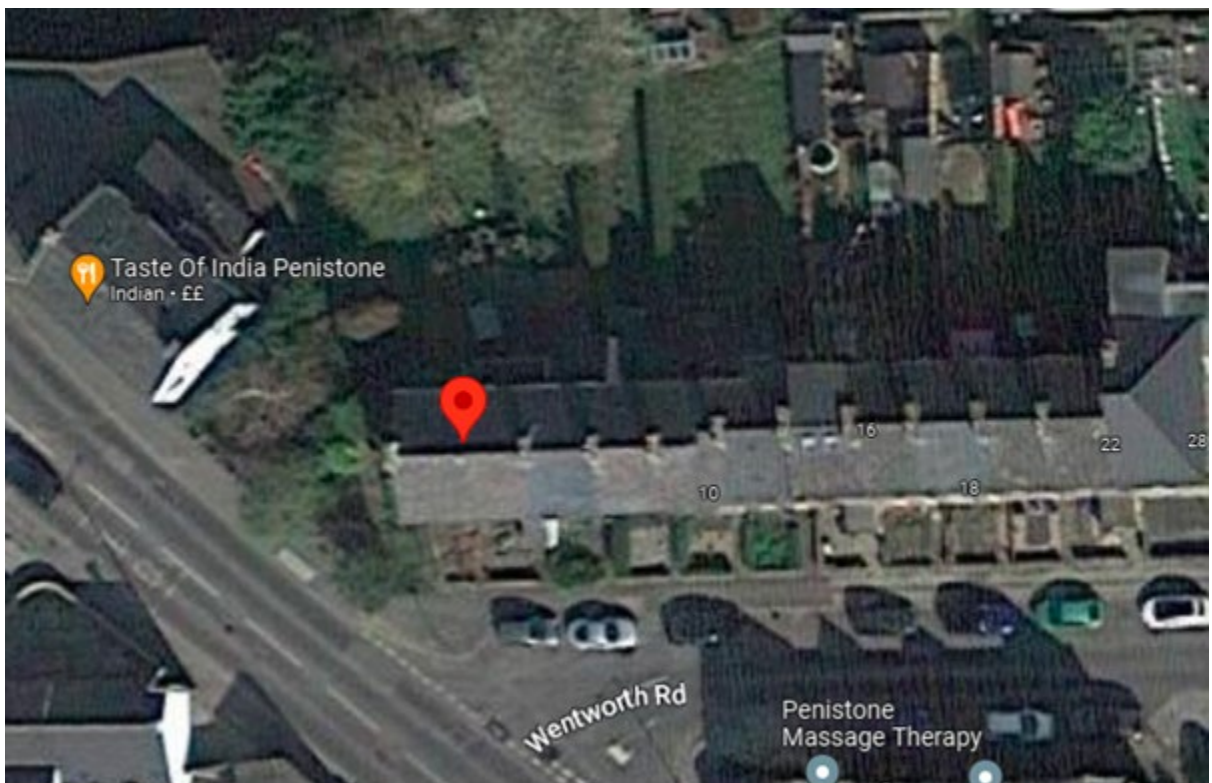
2 Wentworth Road, Penistone, Sheffield, S36 6ET

Site Description

The dwelling is a two-storey end terraced dwelling located on Wentworth Road, Penistone. The property is situated on a no through road with no parking restrictions. To the east of the site is an Indian restaurant and across Bridge Street is the New Inn and a fish and chip shop, however Wentworth Road mainly consists of residential properties.

The property has a small rear porch extension and a rear garden which extends to the River Don to the north.







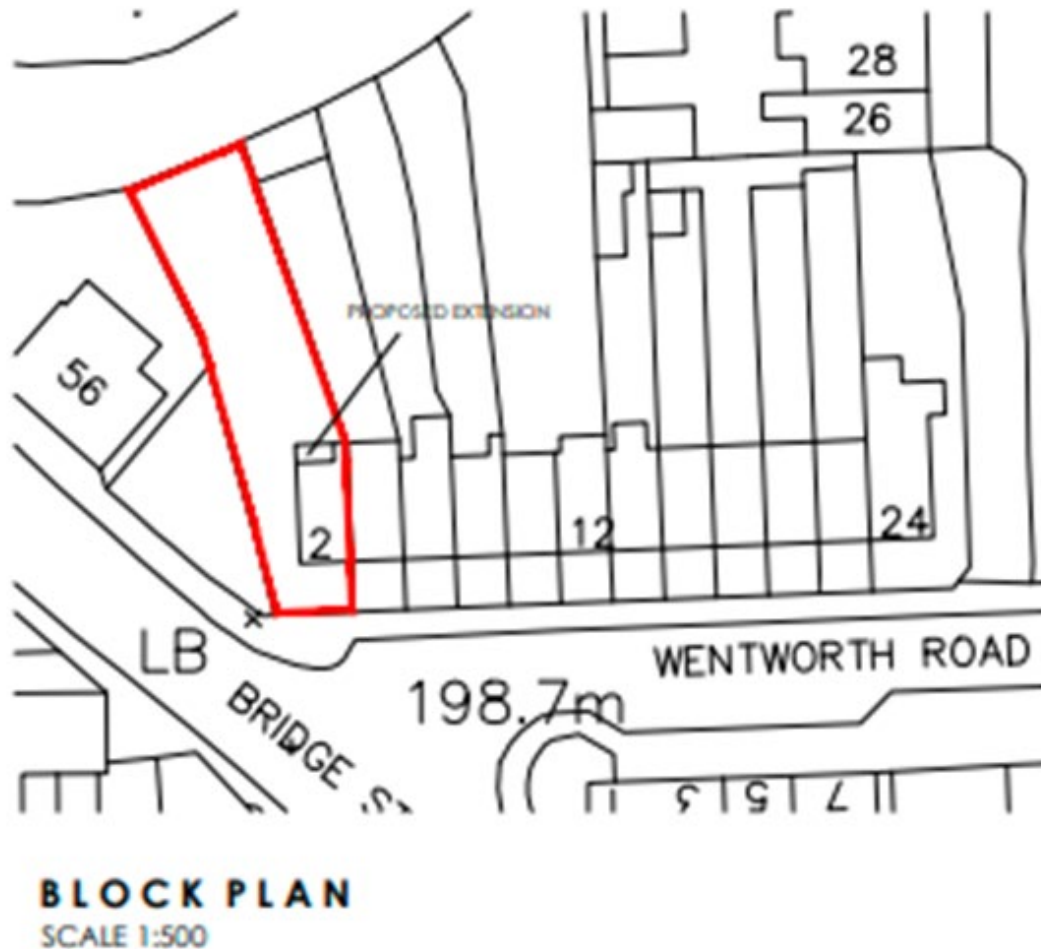
Proposed Development

The proposal involves the rebuilding of an existing gable wall, two storey rear extension and associated works. The proposal involves 3 additional windows to the gable end and a new door.

The proposed rear extension will project 1.75m meters from the rear elevation of the dwelling. The extension has a width of 4 meters. The extension will feature a pitched roof with matching roof tiles and a rendered exterior.

The extension includes a loft conversion which is permitted development and would result in an additional 2 bedrooms, with one within the roof space.





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 held 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

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise and the recently revised NPPF does not change the statutory status of the development plan as the starting point for decision making.

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd 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 the decision-making process as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in 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 – 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 – 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 D1: High quality design and place making – Supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. Policy D1 States that development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley.

Policy T4: New development and Transport 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 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*
- *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.

Supplementary Planning Document: Parking

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.

Where a Local Plan is absent 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. This is assessed against the policies in the NPPF as a whole; or where specific policies in the NPPF indicate development should be restricted or 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 134 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”*.

Consultations

Highways – Objects due to lack of off street parking being prejudicial to highway safety contrary to Local Plan Policy T4 New development and Transport Safety.

Penistone Town Council – No comments received

Representations

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

Assessment

Principle of Development

The site falls within urban fabric as such, extensions to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host dwelling and are not detrimental to the amenity afforded to neighbours. 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 proposal utilises render which can already be seen on the side elevation of the existing dwelling. The render will match the existing dwelling and the extension also utilises a pitched roof to match the existing dwelling.

The proposed extension and alterations are acceptable in terms of design and visual amenity, in compliance with Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Residential Amenity

The proposal involves the rebuilding of an existing gable wall, two storey rear extension and associated works. The proposal involves 3 additional windows to the gable end and a new door. The proposed new windows to the gable end would not overlook any residential properties.

In terms of the two storey rear extension, the SPD states that *“two-storey rear extensions will be considered on the basis of the extent of overshadowing, loss of privacy and outlook”* and that *“two-storey rear extensions to semi-detached houses should, therefore, generally be designed with a rear projection of less than 3.5 metres and for terraced houses 2.5 metres”*.

The main issue to consider, is whether or not the extension would be significantly overbearing on the neighbouring properties. The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. The extension is located on a north facing elevation, therefore any overshadowing impact would be limited. The projection of the extension is approximately 1.75m which is less than the recommendation for a terraced dwelling and is modest in scale. It is acknowledged that there are first-floor bedroom windows relatively close to both shared boundaries. However, the proposed two storey rear extension is limited in projection and should not cause any significant overbearing impact. There are no residential properties to the rear of the site and therefore there should not be any significant overlooking impact to adjacent dwellings.

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

Highways have been consulted as part of this planning application. The proposal would extend a one-bedroomed property to provide three bedrooms. No off-street parking is associated with the dwelling. The Parking SPD recommends that one off-street parking space is provided for a property of one or two bedrooms, with two spaces being required for a house with three bedrooms. On site observations showed that the on-street parking was in high demand on this section of Wentworth Road, particularly in front of the terrace of properties including numbers 2 to 28.

Whilst it is apparent that none of the properties on Wentworth Road comply with the modern standards, Highway have stated that they would not support a scheme that may exacerbate the requirement of further on-street parking in the area. The present design would require one additional off-street parking place with the intended change being from one to three bedrooms.

The proposals are therefore considered unacceptable from a highways perspective as there would be insufficient off-road parking provided, contrary to the Supplementary Planning Document Parking and would be prejudicial to highway safety contrary to Local Plan Policy T4 New development and Transport Safety.

Recommendation

Refuse