

Application Ref: 2023/0555 **Address** Spring House, 19 Stottercliffe Road, Thurlstone, S36 9RF

Neighbour Representations: None

Site Description:

The dwelling is a large four-bedroom detached house situated within a large curtilage at the south-eastern edge of Thurlstone. The dwelling and its curtilage are not within the Green Belt but land adjacent to both the south and east of the dwelling is designated as Green Belt. The dwelling was constructed in circa 1999 using reclaimed materials to produce a dwelling which matches the character of the broader village. The dwelling is set within the centre of its curtilage, on a slope rising easterly and southerly. The dwelling is tucked away from the street scene by a long driveway leading of Stottercliffe Road which itself is a narrow lane leading from the A628 Thurlstone Road. Both structural and natural boundaries including trees and high hedges further conceal the dwelling from public view.

Between the driveway entrance and the northern elevation of the dwelling is a large, detached garage, constructed at the same time as the original dwelling. Separating the garage and a slightly raised amenity area outside of the northern elevation is a retaining wall constructed of yellow stone which turns 90 degrees towards the eastern boundary treatment as it meets the amenity area, appropriately 6.6m from the northern elevation. The retaining wall forms part of a raised area of planting which extends towards the eastern boundary treatment.

It is unknown if the orangery, on the southern elevation is an original feature of the dwelling or a later addition completed under permitted development. It is a black framed structure with glazed walls situated on the southern, side elevation.

Relevant History:

- B/04/2026/PU5 – Erection of 3.3 metre boundary fence. Approved with conditions 29th November 2004
- B/98/0146/PU5 - Erection of detached dwellinghouse and detached double garage with gym/games room above Approved with conditions 15th April 1998

Proposed:

The proposal is for a ground floor conservatory style side extension with a dual pitched, tiled roof, attached to the northern elevation of the existing dwelling. The proposed northern (side) elevation of the conservatory would feature a glazed wall consisting of both windows and doors, occupying approximately three quarters of the elevation. The western, elevation would equally feature a predominantly glass frontage but one less impactful than the northern elevation, featuring three glass windows, a single glazed door and two rooflights within the roof slope. As the eastern elevation faces towards the green belt, it would feature a blank elevation with only two roof lights within the roof slope.

The proposed extension would feature a side projection of 4.5m from the original dwelling's northern elevation whilst the depth would be 7.9m, this provides a setback of 0.3m on both the eastern and western elevations. The projection calculation was taken from the main wall of the extension and not the original side porch, which would also be removed as part of the proposal. A dual pitched, tiled roof with a maximum height of 4.61m and maximum eaves height 3.35m is proposed. The proposed use of the extension would be additional living space and the proposed materials would be of a similar appearance to those used within the existing house.

In addition to the extension, two areas of raised terrace are proposed. The first raised terrace would be a 24 sqm patio area, 0.4m above the existing patio level and would be mostly built within the existing amenity area. The second and higher raised terrace of 23.6sqm would be 0.30m above the existing ground level of the raised planting area between the retaining wall and the eastern boundary treatment. The existing retaining wall would be reconfigured to accommodate the new terraces whilst the terraces would be constructed of flagstones as indicated on the application form, and the agent has confirmed these would be of matching colours to that of the existing dwelling.

Existing and Proposed Plans



Existing and Proposed Elevations



North Elevation



North Elevation



East Elevation



East Elevation



West Elevation



West Elevation

Local Plan Designation: Urban Fabric

Conservation Area: No

Consultee: Penistone Town Council, no comment

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 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 130 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 Transport Safety

Policy GB1 Protection of Green Belt

Assessment

The proposed side has extension has been considerably designed to match the character of the existing dwelling whilst at the same time meeting the criteria for extensions as detailed within the House extensions and Other Domestic Extensions supplementary planning document (SPD) and meeting the guidance of Local Plan Policies SD1: Presumption in favour of Sustainable Development and Policy GD1: General Development.

The proposal is of a modest size, projecting 4.5m from the original side wall elevation and as such would be less than two thirds of the original width of the dwelling, as required by the SPD. Equally, the proposal would aid in rebalancing the overall design of the dwelling by providing a balancing effect to the orangery. With existing uneven land levels and the reconfiguration of the outdoor amenity area to create terraces, the proposed eave and roof heights would vary from a minimum of 2.8m and 4.06m respectively on the eastern elevation to 3.35m and 4.61m respectively on the western elevation. The proposals for the two-part raised terrace would not harm the character of the dwelling but instead would repurpose an existing raised planting area and outdoor amenity area to provide a more balanced outdoor amenity space over two distinct levels.

Due to the secluded nature of the dwelling, there would be no impact on the visual amenity of the street scene or broader area and would be in compliance with Policy D1 High Quality Design and Place Making. This is further enhanced by the existing garage which sits between the proposed extension, terraces, and the entrance to the dwelling on Stottercliffe Road.

The dwelling and its curtilage are located on land designated as urban fabric and policy GB1 Protection of the Green Belt may not be directly applicable. However, land immediately towards the east and west of the dwelling's curtilage is designated as Green Belt. With the existing boundary treatments of high hedges and trees, views of the proposed extension and terraces would not be visible from the Green Belt, nor would they impact upon the Green Belt.

The dwelling is a detached property and whilst not located within a traditional street scene, is located within a cluster of dwellings. Nevertheless, due to its large curtilage and high boundary treatments, the proposed extension and terraces would not have an impact on the residential amenity of neighbouring dwellings. For example, both the proposed terraces and extension would not overlook neighbouring dwellings and would as previously mentioned be further hidden from view of Stottercliffe Road by the large, detached garage. Additionally, any additional noise created from use of the proposed terrace should not significantly affect the residential amity of the neighbouring dwellings. After these considerations, the proposals are in accordance with Local Plan Policy GD1 and the SPD.

Local Plan Policy T4 outlines the requirements for new development and highway safety. In relation to this application, due to the large driveway, ample parking provision, and no changes to access, there would be no impact upon highway safety.

Recommendation: Approve with conditions