

2025/0072

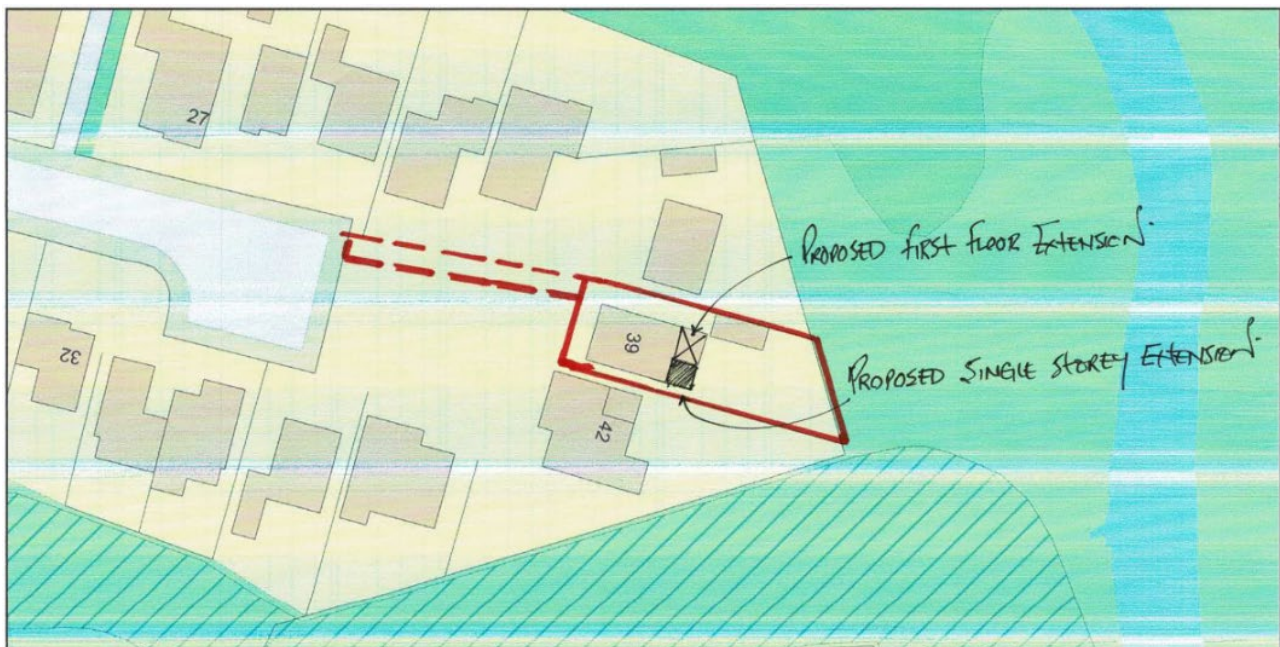
Mr & Mrs Fryszczyn

39 Tennyson Close, Penistone, Sheffield, S36 6GY

First floor and single storey rear extensions to 2 storey dwelling

Site Description

The application relates to a detached dwelling within the Penistone area. The dwelling is constructed from light brown brick with a gable tiled roof. A small garden is located to the front along with a modest garden to the rear. The site provides a detached garage to the northeast of the site. Surrounding properties are characterised by predominantly detached dwellings along with occasional semi-detached dwellings. Roof forms in the street scene vary between gable and pitched roofs. Predominantly, matching materials to the site are used in the street scene. Greenspace consisting of large trees is located to the rear of the site to the east.



Relevant Planning History

B/75/3787/PU - Residential development – Historic Decision

B/78/2859/PU - Substitution of house types on 16 plots - Historic Decision

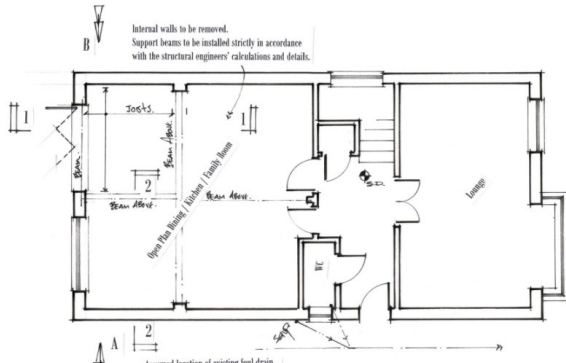
Proposed development

The applicant is seeking permission to erect a part single part two storey extension to replace existing single storey extension.

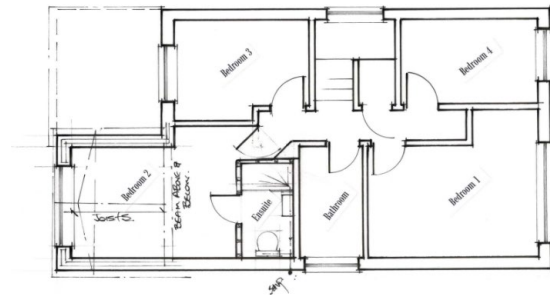
The proposed single storey extension would provide a rearward projection of approximately 2.5 metres in line with the existing rear extension and a width of approximately 3 metres. A lean-to roof form is proposed. An eaves height of approximately 2.3 metres is proposed along with an approximate total height of 3.5 metres. Bifold doors are proposed to the rear elevation spanning approximately 2 metres and facing the rear garden space to the east.

The second storey extension is proposed to be built upon the existing single storey rear extension. An identical rearward projection and width is therefore proposed. The extension would project approximately 2.5 metres to the rear with an approximate width of 3.2 metres. A gable roof form is proposed, providing an approximate eaves height of 4.9 metres and an approximate ridge height of 6.1 metres. A window is proposed to the rear elevation to service the extended bedroom.

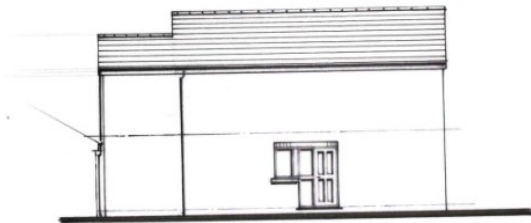
Matching materials are detailed throughout.



Proposed Ground Floor Plan
1 : 20 @ A3



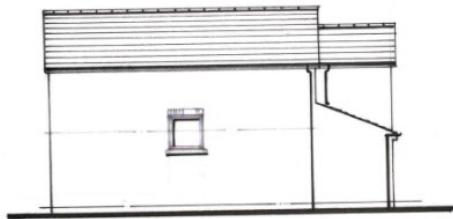
Proposed First Floor Plan
1 : 20 @ A3



Side Elevation on A



Rear Elevation



Side Elevation on B

Proposed Elevations
1 : 100 @ A3

Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which 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

The site is allocated as urban fabric in the adopted Local Plan which has no specific land allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy D1: High Quality Design and Place Making.***
- ***Policy GD1: General Development.***
- ***Policy T4: New Development and Transport Safety.***

Supplementary Planning Document(s)

- ***House Extensions and Other Domestic Alterations.***
- ***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. In respect of this application, relevant policies include:

- ***Section 12: Achieving well-designed places.***

Consultations

Penistone Town Council – No response

Representations

Neighbour notification letters were sent to surrounding properties. No representations were received.

Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

Extensions and alterations to a domestic property and the erection of detached outbuildings in a domestic curtilage are acceptable in principle if they would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety

Residential Amenity

Extensions and alterations to a domestic property are considered acceptable if the proposal would not adversely affect the amenity of neighbouring properties.

The proposed single storey extension would be erected to the north of 42 Tennyson Close. The proposal is not considered to be a dominant proposal and would provide a modest rearward projection at approximately 2.5 metres. Given the proposal is to the north, little to no impact will be made to neighbouring loss of daylight and sunlight. No side facing windows are proposed preventing any detrimental overlooking issues. The rear facing bifold doors face predominantly to the amenity space of the site however any possibility for overlooking towards 42 Tennyson Close's amenity space is reduced by boundary treatment. The proposed single storey extension will have no impact on neighbours to the north as the proposal is screened by the existing rear extension and detached garage.

The proposed extension at two storey level follows the same footprint as the existing rear extension which the proposal will be built above. The rearward projection is therefore considered appropriate and would not be overly dominant. No windows are detailed to the north elevation of the proposal which prevents any detrimental overlooking to neighbouring 37 Tennyson Close to the north. The layout of the properties allows the proposed extension to be set forward of the neighbouring dwelling which reduces the impact of the proposal's rear projection. A window is detailed to the rear elevation of the proposal at second storey level which allows for some overlooking to the rear of 37 Tennyson Close, however detrimental levels of overlooking are not considered to be caused by the proposal. Furthermore, no objection has been received by either neighbour to the proposal.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and would not have an overbearing impact. The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity. As such, this weights considerably in favour of the proposal.

Visual Amenity

Extensions and alterations to a domestic property are considered acceptable if they would not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling.

The House Extensions and Other Domestic Alterations SPD states that Extensions to the rear of detached houses will be considered on their design merits and where no adjacent properties are affected.

The single storey rear extension provides an appropriate rear projection in line with the existing rear extension projection. A lean-to roof form is proposed which is preferred to a flat roof. The proposed rear bifold doors are modestly sized at approximately 2 metres in width. The second storey extension has been proposed with a gable roof form which matches the roof form of the existing dwelling and is set down below the ridge of the dwelling by approximately 0.8 metres allowing the proposal to have a reduced dominance. The window proposed to the rear elevation matches the existing windows on the dwelling in terms of its size, sill details and lintel details. Matching materials are detailed throughout which is welcomed.

The proposal is therefore not considered to significantly alter or detract from the character of the street scene and is considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity. This therefore considerably weighs in favour of the proposal.

Highway Safety

The proposal does not result in an increase of bedroom accommodation or a loss of on-site parking facility. The proposal therefore has no impact on highway safety.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety. This weighs substantially in favour of the proposed development.

Planning Balance and Conclusion

In considering the above assessment, the proposed development is acceptable regarding residential and visual amenity and highway safety. The proposal poses no significant issues of concern and provides details which appropriately match the existing dwelling. On balance, this application is therefore recommended for approval.

Recommendation **Approve with Conditions**