
2020/1069

Mrs S Hardman

Erection of a split-level single storey and two storey side extension and two storey rear extension and balcony.

Red House, Thurlstone Road, Penistone, Sheffield, S36 9EF

Site Location & Description

The red brick detached dwelling is situated adjacent to Penistone Sports Centre on the periphery of the settlement, on the main arterial route linking the borough to Manchester. The dwelling is a split-level dwelling with single storey utilising the roof space to the front southern elevation facing the highway with standard two storey to the northern rear elevation. The site is set significantly lower than the highway resulting in only the southern roof plane being visible from the highway. The dwelling is located on the edge of the settlement envelope with open green belt to the north, west and east.

The River Don runs from the west along the northern boundary of the property and is lined with various species of trees along the river bank.

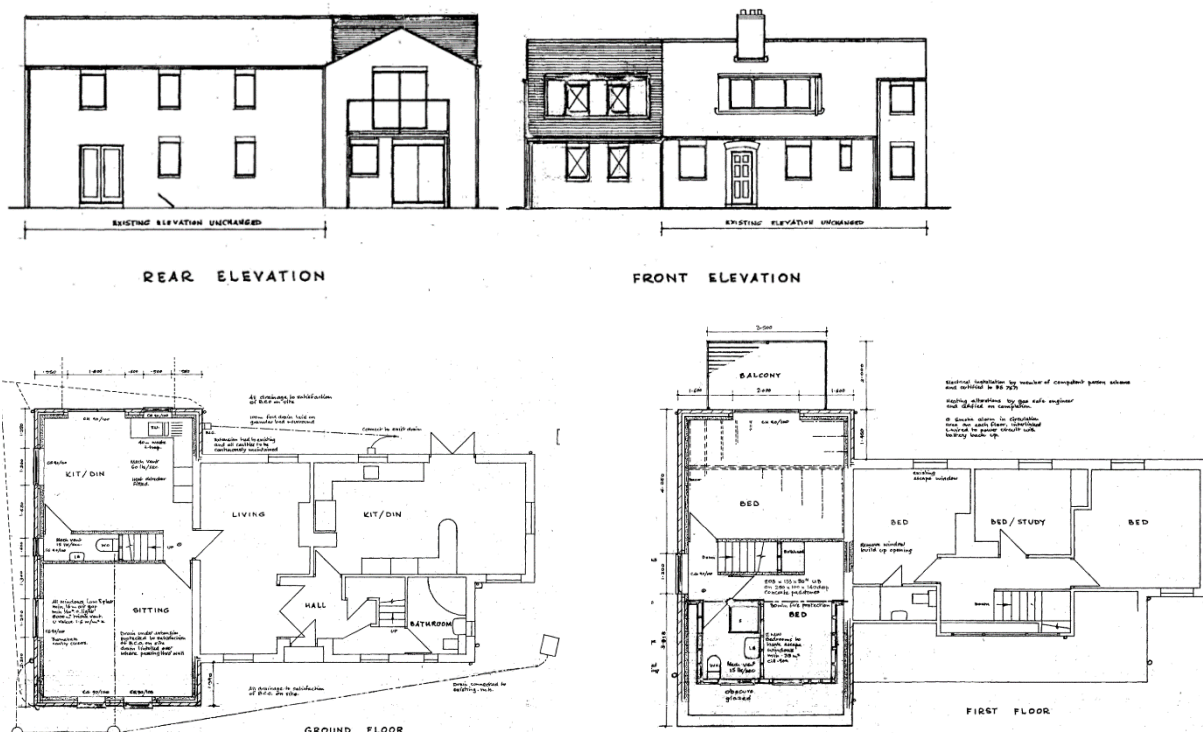


Proposed Development

The applicant seeks permission for the erection of a split-level single storey and two storey side extension and two storey rear extension and balcony.

The proposed extension is to be located on the western side elevation, projecting 5.3m from the side elevation of the existing dwelling and extending the full depth with a 1.3m projection from the southern elevation and a 1.4m projection from the northern elevation.

The extension is designed to mimic the original dwelling with single storey extension utilising the roof space with the inclusion of a dormer window at the southern elevation and a two storey extension and balcony to the northern elevation. The balcony would project 2m beyond the northern elevation.



The scheme has undergone amendments during the application process, which initially sought permission for a full two storey extension which was considered unacceptable in terms of its design.

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The new Local Plan 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.

Local Plan

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy GD1 General Development
Policy D1 High Quality Design and Place Making
Policy BIO1 Biodiversity and Geodiversity
Policy SD1 Presumption in favour of Sustainable Development

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

Consultations

Tree Officer – Object to the removal of a tree to facilitate development which is located outside of the applicants ownership – verbal comments

Drainage – No objections

Representations

Neighbour notification letters were sent to surrounding properties; no comments have been 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 on highway safety

Trees

The site is surrounded by trees which, whilst are not protected by tree preservation orders, they are also not within the ownership of the applicant.

A tree survey has been submitted as part of the application which indicates that there would be no impact on trees T1 and T2 and that the proposed extension would encroach a little into the root protection area of T3 and significantly into the canopy spread of T3.

Sycamore Tree, T3, has been identified within the tree survey as a well-formed and healthy tree, category B tree with no appreciable defects.

The tree survey indicates that the proposed extension would extend into approximately 10-15% of the root protection area of tree T3 with the tree surviving this level of encroachment. However, it goes on to indicate that the extension would significantly encroach within the crown spread of this tree and to retain the tree would require a significant amount of pruning works, hence the recommendation of the report for removal of the tree.

The location and constraints of the tree should assist with site design and layout, to enable the retention of trees; not removal of trees to facilitate development, which is to only benefit the applicant. No consideration has been given to the design of the extension to allow the tree to remain.

It is acknowledged that that tree is located within a tree lined river bank and it is "only" proposed to remove one tree, however there is an extremely limited outlook from the windows on the northern elevation due to the proximity of the remaining trees, it is inevitable that as the trees grow additional requests will be forthcoming for further pruning and felling works to improve levels of daylight and outlook on an already constrained elevation.

In addition to the above, the tree is not located within the applicant's ownership and will likely provide for a range of species including bats for migrating along the Don, which is one of the boroughs strategic green infrastructure corridors.

Whilst each application is determined on its own merits the approval of such a scheme which fails to take regard of off-site constraints would make similar such applications harder to resist in the future.

Residential Amenity

As mentioned previously the dwelling is located in on the periphery of Penistone, on the main arterial route linking the borough to Manchester.

The dwelling is located on the edge of the Urban Fabric with the green belt and green space located beyond the northern boundary.

The dwelling is not located within an estate or a row of properties and is situated to the west of Penistone Sports Centre in a solitary position.

Due to the dwellings location, it is not considered that the proposed extension or balcony would result in the loss of outlook or result in an increase in overshadowing or overlooking of neighbouring dwellings and as such is acceptable in terms of its impact on residential amenity and in compliance with Local Plan Policy GD1

Visual Amenity

The Supplementary Planning Document for House Extensions states that 'the design of a two storey side extension should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection, i.e. more than 2/3

the width of the original dwelling'. In this instance the proposed extension projects 5.2m from the side elevation and therefore complies with the guidance set out in the supplementary planning document.

The document also states that a two storey side extensions should have a set back from the front elevation by at least 500mm, to allow for a vertical break in the roof plane, a lowering of the ridge line and to reduce the terracing effect; the set back also lessens the unsightly bonding of old and new materials.

The extension is not designed with a set back due to the design of the dwelling and the utilisation of the roof space on the southern elevation.

Given the dwelling is a detached dwelling not located within a row of other properties it is considered that the lack of set back would not result in a terracing effect and whilst there would be some visibility of the bond of old and new materials, it would only be the southern roof slope where this would be visible. However, due to the dwelling being set lower than the highway and the inclusion of the dormer window and the screening by vegetation it is not considered that it would have a detrimental impact on the street scene.

The proposal includes the provision of a dormer window, whilst it is of a flat roof design, it does mirror that located within the same roof plane of the original dwelling and the inclusion of a pitched roof dormer would appear out of character with the dwelling and form an incongruous feature within the street scene. It is set centrally within the roof plane and follows similar dimensions to the existing.

The extension is to be constructed from materials which match the original dwelling and it is therefore considered that the proposed extension is acceptable in terms of visual amenity.

Highway safety

The proposal does not result in the loss of off street parking or the requirement for additional provision and as such is considered acceptable in terms of its impact on highway safety

Conclusion

Whilst the proposed side extension is considered acceptable in terms of its impact on residential and visual amenity and highway safety, does not warrant the approval of a scheme which requires the removal of a significant amenity tree which has not been taken into consideration during the design and layout of the proposed extension and as such fails to comply with Local Plan Policy D1 in that it fails to respect the green infrastructure assets, woodlands and other natural features of the area.

Recommendation

Refuse