
2022/0851

First floor rear extension and single storey side extension

11 Tennyson Close, Penistone, S36 6GY

Site Location & Description

The site is located within a Housing Estate built circa 1975 off Wentworth Road in Penistone. The site consists of a 2-storey detached dwelling designed with a pitched roof, buff bricks, and a canopy over the front door. The property has an existing attached single storey garage with a pitched roof at the side of the property and a single storey rear extension with a lean too roof to the rear. The property is set back from the road with an open plan front garden area and driveway providing off street parking in front of the garage. The site is flanked on both sides by domestic properties, to the South a 2-storey detached dwelling with a 2-storey rear extension and to the North a detached bungalow. The rear garden is bound by hedges and beyond the rear boundary is Watermeadows Park (Greenspace).



Proposed Development

The proposal is for a single storey side extension to the rear of the existing garage projecting a further 2.79m to the rear providing a W/C. The garage roof will be replaced with a lean-to design incorporating the new extension. The application also proposes the erection of a second storey rear extension above the existing. The extension will project 2.79m to the rear and measure 8.07m in width providing additional bedroom accommodation and an en-suite. The rear extension will have a pitched roof and be built in matching materials.

Policy Context

Planning decision should be made in accordance with the local 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 Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

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 Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be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 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 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

The Local Plan was adopted at the full Council meeting held 3rd January 2019.

Policy SD1: Presumption in favour of Sustainable Development – sets out principles when considering development proposals.

Policy GD1: General Development – sets out appropriate proposals for development.

Policy D1: High quality design and place making – sets overarching design principles for the borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

Policy T4: New Development and Highway Improvement - 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.

SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - House Extensions sets out 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 for should:

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.

These policies are considered to reflect the Principles in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

Highways – No objections

Parish Council – No Comments received

Representations

1 letter of concern has been received from the neighbour to the South. They have concerns with regards to the side facing window.

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.

Residential Amenity

The neighbour to the South had concerns regarding the side facing window. As this will be a bathroom window it will be obscurely glazed. This has been shown on the amended plan, and therefore alleviates the neighbour's concerns. The proposed rear and side extensions are modest in size and due to the orientation of the properties are not expected to cause any detrimental overshadowing nor overlooking.

The amended proposal is not expected to cause any significant loss of residential amenity when assessed against Planning Policy. The proposal is therefore in compliance with Local Plan Policy GD1 and House Extensions SPD and is considered acceptable in terms of residential amenity.

Visual Amenity

Materials should normally be of the same size, colour and texture as the existing house or as close a match as possible. Windows and doors should generally repeat the proportion and style of the existing dwelling, lining through with existing openings and using matching design details. The roof, style pitch and detailing should match those of the existing dwelling, particularly where the extension will be prominent within the street scene. The materials have been identified as brick and tile. A condition will be attached to the decision notice ensuring matching materials are used.

The side/rear extension has been designed with a lean to roof and will be built in matching brick and tile. The lean-to roof design will harmonise with the existing property ensuring minimal impact to the surrounding area. The original proposal for the second storey rear extension proposed a flat roof. This is not a common feature within the locality, and although located at the rear will still be viewable from the street scene therefore amended plans were requested. The proposal was amended with a pitched roof design which is more in keeping with the area and corresponds well with the host property in line with Planning Policy. The amended proposal is therefore not expected to be detrimental within the surroundings and is therefore in compliance with Local Plan Policy D1 and SPD: House Extensions and other Domestic Alterations.

Highway Safety

The application proposes to extend the dwelling to provide additional residential accommodation and 4 bedrooms which is unlikely to increase the number of vehicle movements generated by the development. Access to the site will remain as existing. The Barnsley Supplementary Planning Document (SPD) Parking (2019) Table 1 requires that 2 parking spaces are provided for a 3+ bedroom dwelling. The existing parking layout will not

be encroached upon by the proposed development and there will be no additional parking need generated by the development. The proposed extensions to the dwelling will be unlikely to impact upon highway safety or the local highway network in line with Local Plan Policy.

Recommendation

Approve with conditions