
2021/1028

Mr Mathew Crisp

Erection of detached summer house

Redminster House, Towngate, Thurlstone, Sheffield S36 9RH

The application is before Members as the applicant is a Ward Member.

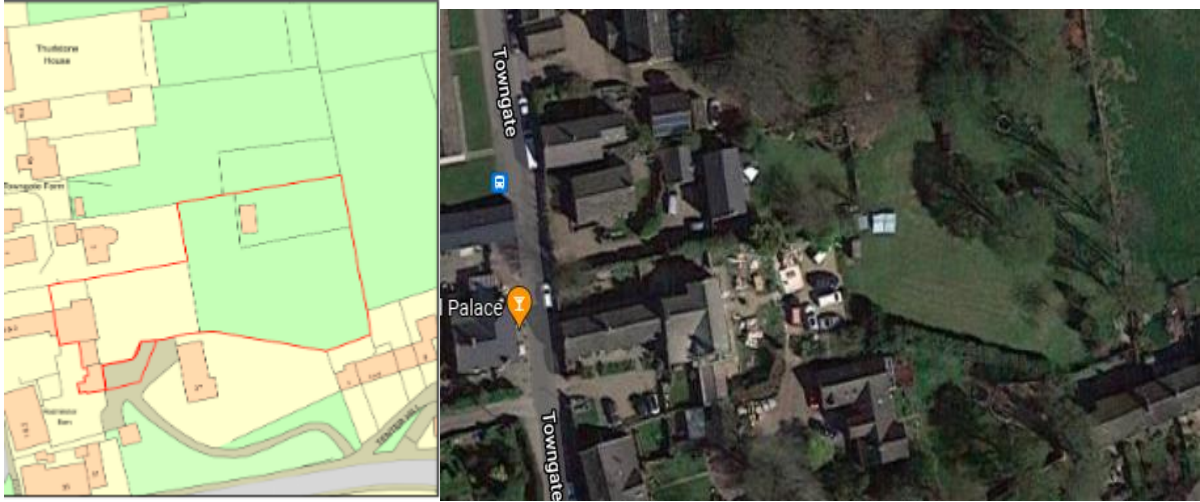
Site Description

Redminster House is a historic Grade II Listed dwelling. The dwelling is a late 18th Century 3 storey building constructed from squared sandstone with a stone slate roof and ashlar gable stacks. The property has a large rear garden area which extends to the east and adjacent to the garden of number 3 Towngate.

The property is located within the Thurlstone Conservation Area. Towngate is predominantly residential in nature, has a mix of historical and modern dwellings. Although the property is an important presence within the street scene, the frontage to Towngate is the rear of the property with the main elevation facing east. The west elevation facing Towngate forms the eastern boundary of a courtyard which is surrounded by other stone built properties.

Access to the property is taken from Manchester Road which serves the application property and the neighbouring dwelling 27 Manchester Road.

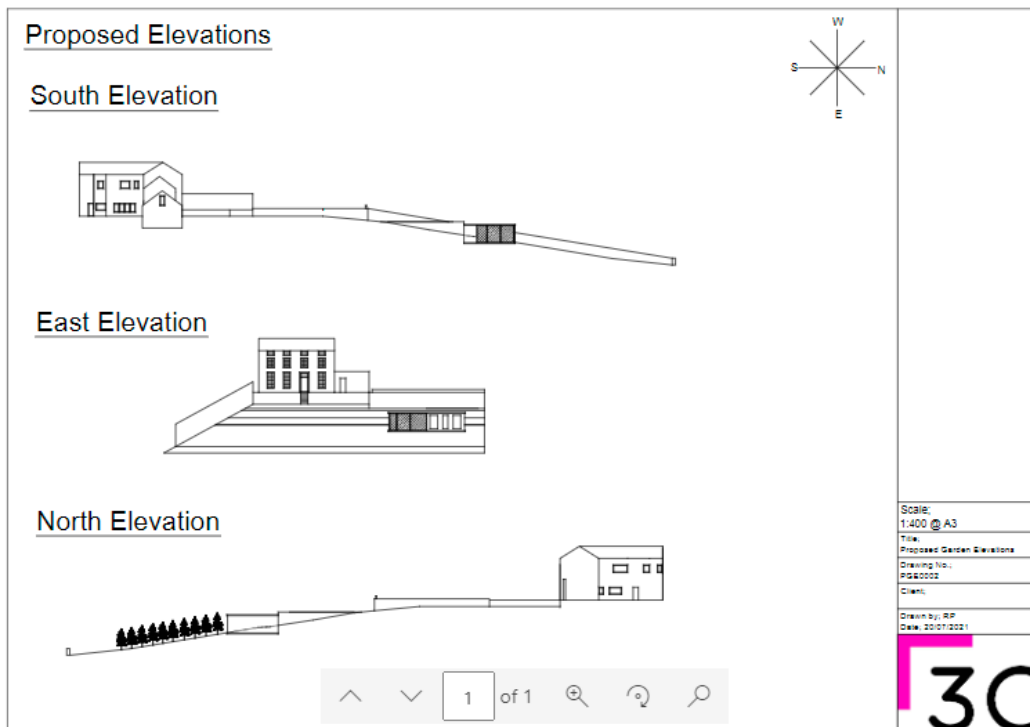




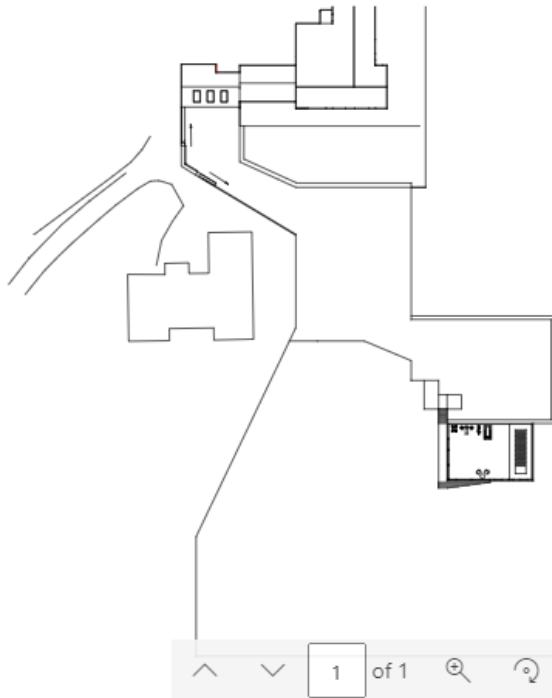
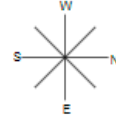
Proposed Development

The proposal involves the erection of detached summer house within the rear garden of Redminster House, which will have a swimming lane and gym facilities. The building has been designed so that is built into the land and will feature a green roof with solar panels which are set flat onto the roof.

The building is of a simple design with stone walling (to match Redminster House) to the north elevation and areas of aluminium framed glazing to the south and east elevations. From the west elevation facing Redminster House and Towngate, the building will not be visible. A parking area is to be formed adjacent to the building.



Proposed layout

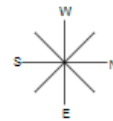


Scale:
1:400 @ A3
Title:
Proposed Garden Layout
Drawing No.:
PSL0002
Client:

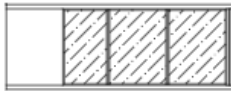
Drawn by: RP
Date: 20/07/2021

3C

Proposed Elevations



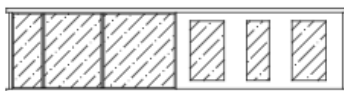
South Elevation



North Elevation



East Elevation



West Elevation

No visible facade when looking from the west. It is submerged into the garden.

Scale:
1:100 @ A3
Title:
Proposed Summer House Elevation
Drawing No.:
PSHE0002
Client:

Drawn by: RP
Date: 20/07/2021

3C



Planning History

2020/1282, 2020/1208 (Planning and Listed Building Consent) - Erection of a 1.5 storey side extension and the erection of boundary wall and electric gates – Approved with conditions

2021/0710 - Erection of three car garage with habitable room over. Construction of submerged summer house with leisure facilities and removal of TPO tree – Withdrawn due to concerns with regard to the scale and siting of the proposed garage and concerns with regard to the proposed access and removal of TPO tree.

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 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. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

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

Policy HE1 The Historic Environment
Policy HE2 Heritage Statements and general application procedures
Policy HE3 Developments affecting Historic Buildings
Policy GD1 General Development
Policy T4 New Development and Transport Safety
Policy D1 High Quality Design and Place Making
Policy Poll1 Pollution Control and Protection

SPDs/SPGs

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 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.

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.

In respect of this application section 16 – Conserving and enhancing the historical environment is of relevance.

Consultations

Conservation Officer – No objections
Penistone Town Council – No objections
Highways DC – No objections
Drainage – No objections, details to be checked by Building Control

Yorkshire Water – On the Statutory Sewer Map, there is a 150 mm diameter public combined sewer recorded to cross the site. In this instance, it would appear that the public sewer is unlikely to be affected by building over proposals.

Ward Members – No comments received

Representations

The application was advertised by way of neighbour notification letters, a site notice and a press notice that was published in the Barnsley Chronicle. 5 representations have been received in relation to:

- Impact on Listed Building and Conservation Area
- Concerns regarding storage of pool chemicals
- Overlooking/Loss of privacy
- Concerns regarding rooftop parking and possible damage to walls during excavation
- Impact of proposal upon Tenter Hill
- Loss of view and a view of cars parked
- Lack of drainage details/Impact on drainage

Assessment

Principle of development

Redminster House is a Grade II listed building and is located within the Thurlstone Conservation area. The land is designated as Urban Fabric. The extension and alteration of a dwelling, along with the provision of ancillary structures, is acceptable in principle where satisfactory standards of design are achieved, where they protect or improve the character and/or appearance of the heritage asset, do not have a detrimental impact on the character of the buildings, the wider Conservation Area and the amenity of neighbouring residents and uses are maintained.

Visual Amenity and Impact on Conservation Area and Listed Buildings

Redminster House is a Grade II listed building and is located within the Thurlstone Conservation area. There are other listed buildings to the south east including 1-9 Tenter Hill.

The proposed summer house has been specifically designed for this site, so that it is semi-buried into the land, with a green roof in order to reduce its impact upon the listed building. In relation to this proposal, given the building is to be built into the garden, the direct line of site may not be wholly possible from Redminster House. However, while it may not be visible the setting of the listed building is still an important material consideration. Views from within the garden, which is directly in front of the principal elevation of the listed building, contribute to the setting and therefore the historic significance. Beyond pure line of site intervisibility, views of the principal elevation of the listed building and the proposal site are also readily available throughout the garden. Redminster House was designed with the main elevation of the listed building having views of the garden in mind. In relation to the summer house, the impact would be minimal due to the low-rise nature of the building and its correspondingly low level of visual intrusion. Clearly some views of the simple eastern glazed elevation with the house in the background will be possible, however, on balance the main areas of the existing garden will be largely unaffected. As a result, the proposal will not be overly intrusive and will not harm particularly sensitive parts of the setting. The building is of a simple design and will be built in natural stone with a green roof in order to blend in with its surroundings.

Concerns have been raised with regard to the impact of the proposal upon the properties at Tenter Hill which are also Grade II Listed. These properties are set over 40m from the proposed summer house, therefore should not be significantly impacted by the proposal and the Conservation Officer has not raised any concerns. There are no objections to the proposal from a visual amenity or historic environment perspective.

It is considered that the proposed summer house would not detract from the character of Redminster House or the wider Conservation Area. The proposals are acceptable and in compliance with Local Plan Policy HE1, HE3, D1 and GD1

No landscaping details have been provided with the application in terms of the planting for the proposed green roof and proposed surfacing for the car parking area, therefore this should be conditioned.

Residential Amenity

Concerns have been raised by neighbouring residents with regard to a loss of privacy and overlooking impact from the proposed summer house windows. The building is to be used as an occasional use for a gym with a swimming lane and is not a habitable room. Given the nature of the use and that it is an ancillary private residential use, there should not be any significant noise or disturbance created from the proposed summer house. Whilst the windows are not habitable, they would meet the separation distances required from habitable room windows to adjacent properties/garden boundaries. The proposed works would not increase levels of overlooking or overshadowing or reduce levels of outlook or have any significant overbearing impact to neighbouring properties to a detrimental level.

The proposal is therefore in compliance with Local Plan Policy GD1 and the SPD, House Extensions and Other Domestic Alterations.

Highways safety

The Highways Officer has considered the proposal and does not raise any objections. A parking area is to be formed adjacent to the building, however this would not impact highway safety and adequate parking/turning facilities are provided within the site. The proposals do not adversely impact upon the highway and are therefore considered acceptable from a highways point of view in accordance with policy T4 of the Local Plan.

Drainage

The summer house is proposed to include a swimming lane and gym. Yorkshire Water have confirmed that there is a 150 mm diameter public combined sewer recorded to cross the site but that it would appear that the public sewer is unlikely to be affected by building over proposals. The Councils Drainage Officer has raised no objections to the proposal and has asked for the details to be checked by Building Control. As a result, there are no concerns with regard to drainage issues from the proposed summer house.

Other Issues

Concerns have been raised with regard to potential damage to a boundary wall. Any damage caused during construction would be the responsibility of the applicant. Concerns have also been raised with regard to a loss of view and concerns regarding the potential storage of chemicals for the proposed swimming lane. Unfortunately, these are not material planning considerations and cannot be taken into account when assessing the planning application.

Recommendation

Approve with Conditions