
2023/0244

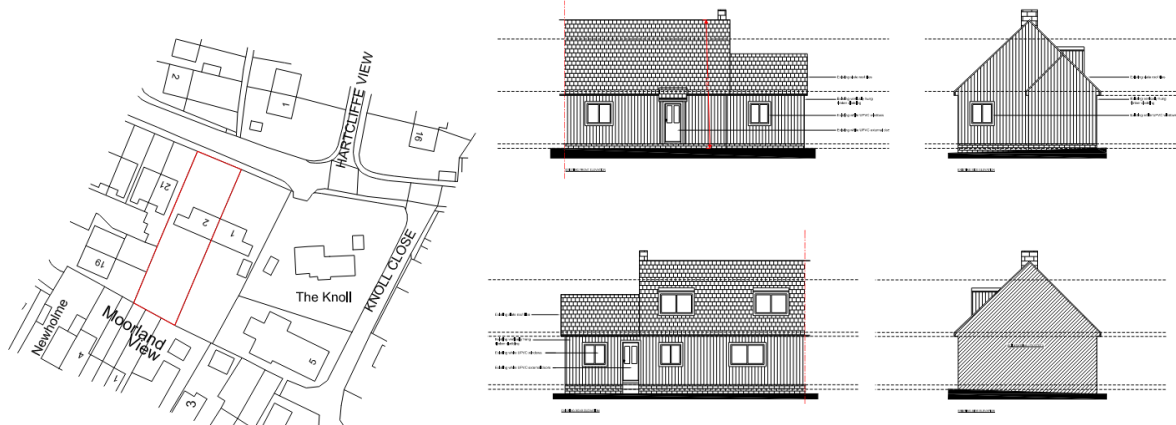
Applicant: John Dowle Berneslai Homes

Development: Alterations to property including external wall insulation and introduction of solar panels

Address: 2 Roper Lane, Thurgoland, S35 7AA

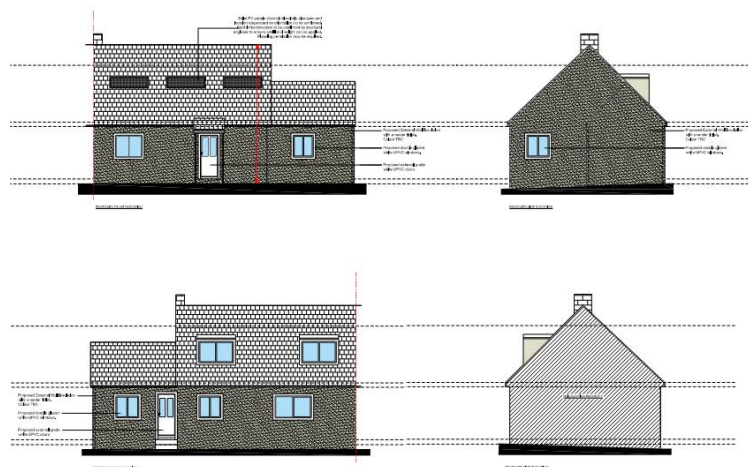
Site Location & Description

The site is located on Roper Lane in Thurgoland. The site comprises a semi-detached dormer bungalow with an existing single storey side extension. The property has two dormer windows on the rear elevation and is clad with dark vertically hung timber. The property is attached to 1 Roper lane which mirrors this property in style, size and materials. The properties are set back from the road bound by a stone wall along Roper Lane. The properties benefit with off-street parking and a large garden area at the front.



Proposed Development

The application proposes to alter the external elevations by replacing the vertical timber cladding with external wall insulation (render) which is proposed to be cream in colour. The application also proposes to install three small solar panels on the front elevation.



Planning history

There have been no previous planning applications at this property but the adjoining property has submitted an application for similar works, by the same applicant, under planning reference 2023/0243.

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 Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the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

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 T4: New Development and Highway Improvement

Policy RE1: Low Carbon and Renewable Energy

Policy CC1: Climate Change

Policy D1: High quality design and place making

SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - House Extensions and Other Domestic Alterations

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

Thurgoland Town Council – No comments

Representations

None

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

Residential amenity is not expected to be compromised with the installation of the external wall insulation and the solar panels. Both the host property and the adjoining property will be identical, therefore in terms of residential amenity the proposals are in compliance with Local Plan Policy GD1 and House Extensions SPD and are considered acceptable in terms of residential amenity.

Visual Amenity

Materials within semi-detached dwellings should normally be the same colour and texture as each other or as close a match as possible. The proposal will see the removal and replacement of the existing exterior materials, from wood to render. The materials will mirror those proposed within the adjoining property (application 2023/0243).

It should be noted that the pair of semis stand alone in design and materials within the immediate surroundings.. Nevertheless, Roper Lane itself is characterised by a diverse palette of materials including, red brick, stone and render, therefore the introduction of render on these properties will not result in an unfamiliar feature within the street scene. The properties are single storey and set back from the road which will further reduce the potential impact.

The Local Plan sets out policies to promote and support the delivery of renewable and low carbon energy. The application proposes to adapt the property by way of providing energy efficiency with the introduction of three small solar panels. The solar panels will be located on the front elevation of the property, however, are small in size and are not expected to detract from the visual amenity of the main dwelling.

For the reasons stated the proposals are therefore not expected to be detrimental within the surroundings and is therefore in compliance with Local Plan Policy D1, RE1, CC1 and SPD: House Extensions and other Domestic Alterations.

Highway Safety

The proposed change of materials and installation of solar panels will not detrimentally impact on the parking provisions of the host property.

Recommendation

Approve with conditions