
Application: 2023/1063

Applicant: Mrs J Birchfield

Address: 177 Manchester Road, Thurlstone, Sheffield, S36 9QS

Description: Erection of 2 storey side extension to replace existing single storey attached garage to 2 storey dwelling.

One objection received.

Site & Location Description:

Located on a slightly elevated and set back position from the A628 Manchester Road in the Village of Thurlstone in the west of the borough; the dwelling is a weathered yellow stone end-terrace cottage with gable roof and an attached garage. The rear garden is stepped as it rises up a steep hill. A sign states indicates the cottage was constructed in 1835, the cottage is not a listed building but is located within the Thurlstone Conservation Area.



Planning History: None

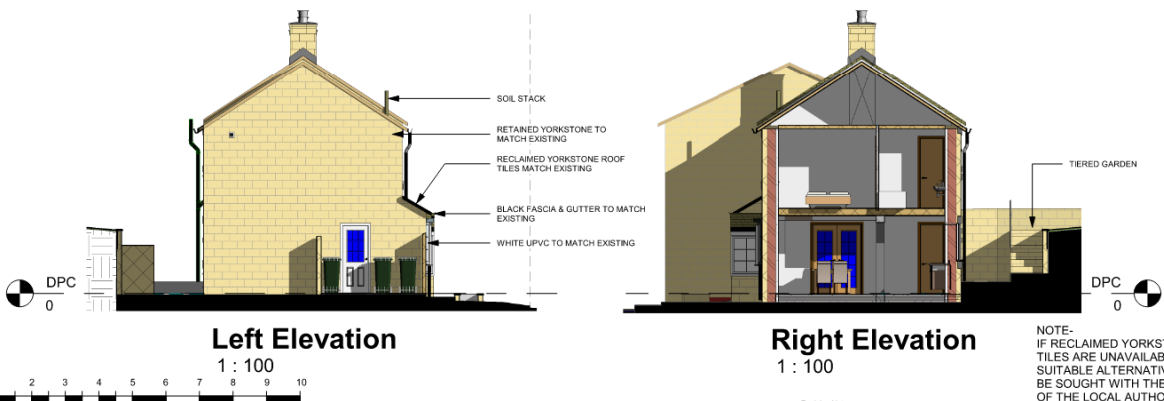
Proposed:

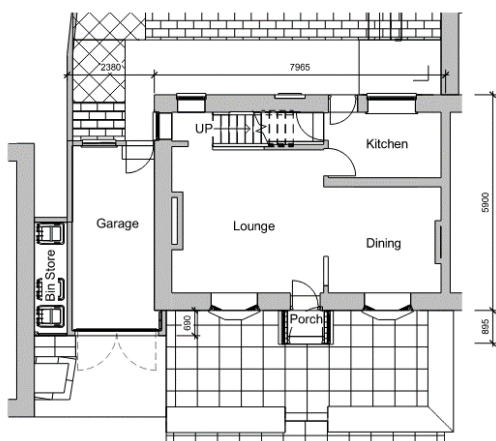
The proposal is for a two-story side extension in replacement of the existing garage. As with the existing garage, the ground floor of the side extension would protrude slightly forward of the front elevation. The proposal aims to use reclaimed matching materials where possible and have received the approval of the conservation officer subject to specific conditions. The bin storage, which is already established in the gap between No.177 and No.179, is to remain.

Measurements (existing garage/house)

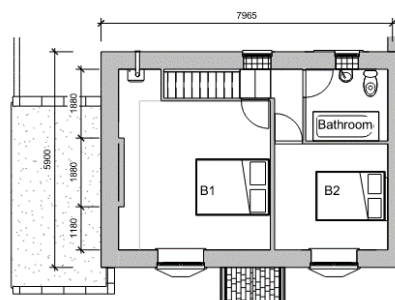
- **Front Projection (beyond front elevation) 0.69m (0.69m)**
- **Side Projection: 2.61m (2.71m) / Inc Bin Store 3.25m (3.25m)**
- **Length: 6.59m (5.33m)**
- **Eaves Height (beyond front elevation): 2.5m (2.65m) / Two-story eaves height 4.95m (5.15m)**
- **Roof height: 6.88m (2.87m/7.08m)**

Existing and Proposed Elevations & Floor Plans

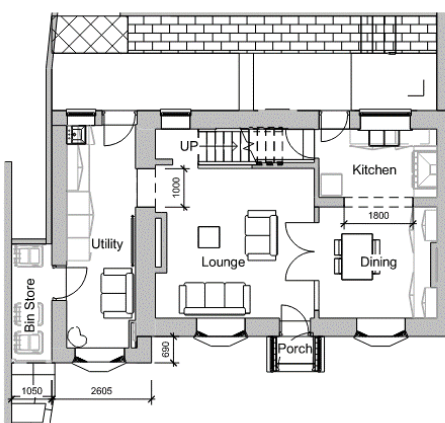




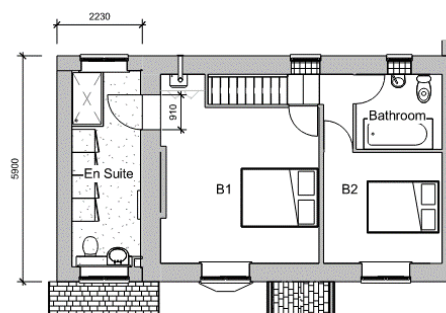
Ground Floor Plan
1 : 100



1st Floor Plan
1 : 100



Ground Floor Plan Proposed
1 : 100



1st Floor Plan Proposed
1 : 100

Local Plan Designation: Urban Fabric

Conservation Area: Yes

Neighbour Representations:

Letters were sent to nearby addresses; one objection was received which contained many concerns as summarised below:

- The accuracy of the plans
- The boundary and retaining walls.
- Loss of light
- Privacy issues
- Flooding

Publicity:

A site notice was posted near to the site address and a notice was published in the Barnsley Chronicle newspaper – No comments were received.

Consultees:

Parish Council: No comments or objections received.

Historic England: They deemed no response from them was required in relation to this application.

Highways DC:

They confirmed that although the garage would be lost, the size of the garage is already too small to be considered or used as a parking space and the status quo of no off-street parking within the curtilage of the dwelling would be maintained.

Conservation Officer:

The conservation officer provided a full assessment of the dwelling, noting how originally the dwelling appeared to be constructed as a detached cottage, with the attached dwellings to create a terrace added later in the 19th Century. It is noted that the garage was also a later, probably early 20th Century addition. Although the dwelling is not historically listed, the conservation officer considers the dwelling as an important historical building within the area. Overall though the proposals were considered acceptable and not detrimental to the dwelling or the area, subject to certain conditions being met in relation to the materials used in construction.

Policy Context

Planning decisions should be made in accordance with the development 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 Local Plan was adopted in January 2019 and is also 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 and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 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.

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 and beautiful places –

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Within section 12, paragraph 139 is the most relevant which indicates: -

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

D1 - High Quality Design and Place Making: Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

GD1 - General Development: Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

SD1 - Presumption in favour of Sustainable Development: When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

T4 – New Development & Highway Safety: 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.

HE1 – The Historic Environment: We will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment

HE3 - Developments affecting Historic Buildings: Proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance. In such circumstances proposals will be expected to: Respect historic precedents of scale, form, massing, architectural detail and the use of appropriate materials that contribute to the special interest of a building. Capitalise on opportunities to better reveal the significance of a building where elements exist that detract from its special interest.

Assessment

Principle of development

The dwelling is located within land designated as Urban Fabric, development may be permitted where it does not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety. However, as the site is also located within a conservation area additional scrutiny of the plans is required to preserve or enhance the conservation area.

Residential Amenity

Although there has been a substantial complaint from a neighbouring dwelling, after assessing the complaint against what was seen on a site visit, against local and national planning policy and legislation, there is very little substance to what can be considered as a material planning consideration in relation to residential or visual amenity.

The first concern was the accuracy of the plans, particularly in relation to the boundary wall, which the commentor refer to as the party wall. Whilst it was not practical to physically measure the wall, on my site visit, I immediately noticed that the wall in question appears as is shown on the plans, this was later confirmed when viewing the wall from the rear garden. Any further dispute over the boundary would be considered a civil matter between the affected parties.

The second concern is in relation to a boundary garden wall which also currently forms part of the garage wall. On the plans, it is shown that the existing wall would be retained, or a replacement wall installed, with an extra wall being constructed inside the boundary of the application dwelling to support the two-story extension, subsequently reducing the internal space of the extension compared to the existing garage. Anything in relation to the boundary wall would be a civil matter, whilst building control would check the new wall forming the extension. Further concern was raised about the proximity of the wall to the boundary. If the wall is constructed within the confines of the application's dwelling curtilage, unless it poses harm to the residential amenity of the neighbouring dwelling, which in this instance it does not, then the wall would be permissible.

The third concern is in relation to a retaining wall, which the commentor deems necessary. From the plans provided, and from a planning perspective the plans appear acceptable with no significant

alteration beyond the rear elevation of the existing dwelling. Again, it would therefore be building control who would raise any concern about the proposal and if any retaining wall would be necessary.

The fourth concern is in relation to potential flooding, there is however no record of flooding in this location and the area is not located within a flood zone. Further checks may be carried out by building control to ensure there is adequate drainage and if appropriate, a damp course has been applied.

The final concern is potentially the most significant and valid concern of the objection from a planning perspective. The objection raises concerns about overshadowing and potential privacy issues. Firstly, there is a concern that the proposed extension would be at a higher level than their dwelling, due to the ground level and size of the dwelling's this is an accurate statement with the applicant's dwelling having a roof height of 7.08m, a proposed extension roof height of 6.88m and the commentor's roof height of approximately 5.9m high. The concern that the light levels within their dwelling and their solar panels may be affected. The front elevation of both dwellings are south facing, with the proposed two story extension of the western elevation. Whilst undoubtedly there would be some impact on light levels of the commentor's dwelling, utilising a basic sun calculator, light levels have the potential to be affected from early to mid-morning, with no effect from late morning onwards. In summer this potential light obstruction may start earlier but the length of no effect would be substantially longer. As such, the level of potential light loss would be minimal and should not significantly affect the overall light levels of the neighbouring dwelling.

In relation to privacy, the proposed front windows overlook Manchester Road and the valley beyond. The side door opens onto a blank wall elevation and the ground floor rear window and door are at a much lower level than the neighbouring dwelling and open onto a rear yard area which is enclosed by a retaining garden wall. The only potential for overlooking would be from the proposed ensuite window on the rear elevation. To eliminate this potential for overlooking, a condition would be added to the planning consent requiring that obscured glass shall be used within this specific window,

Apart from the objections raised by the neighbouring dwelling, the proposal would have a negligible effect on the residential amenity of other neighbouring dwellings or the broader area.

Visual Amenity

Consideration has been given to the impact of the proposal and it would not have a negative effect upon the dwelling itself or upon the visual amenity of the area. Other dwellings within the area have been extended. More significant scrutiny of the visual amenity of the proposal and its impact was conducted by the Conservation Officer, who commented as follows:

“The proposal seeks to remove the garage and add a pitched roof extension in the form of the main dwelling. This would extend the ridge beyond the verge coping but at a slightly lower level to differentiate the extension. Windows are designed to match the existing exactly with a small bay to match the existing bay window. A short span of single pitch roof accommodates the wider footprint of the existing garage that steps forward of the house front wall. Overall, I see no issues with the design and materials that are sympathetic to the historic building and the conservation area setting. Although two storeys, I feel the proposal is more harmonious than the existing flat roofed garage and is a better fit.”

The Conservation Officer has raised no objections subject to suitable conditions. Whilst the condition requiring an obscured glazed window in the rear window of the ensuite bathroom may not be in keeping with the style of the dwelling; its purpose to protect the privacy of the neighboring dwelling would be of more concern.

Highway Safety

As there is no change to the access of the site and with the garages already disregarded and disused for parking purposes, there would be no impact upon Highway safety.

Summary

Without representation from a neighbouring dwelling, the whole proposal would have probably met the criteria for approval with overall good design and use of sympathetic materials being proposed, and no significant concerns from Highways or the Conservation Officer. As representation was made, the concerns raised were assessed and all but two considered, not a material planning consideration, but possibly a building control or civil matter. The issue of loss of light was deemed minimal and not significant enough to warrant refusal or amendment of the proposal. The issue of loss of privacy is a material planning consideration, and a condition to rectify the potential for overlooking from the first floor an ensuite bathroom window has been addressed. With no other concerns, a recommendation for approval would be appropriate.

Recommendation: Approve with conditions