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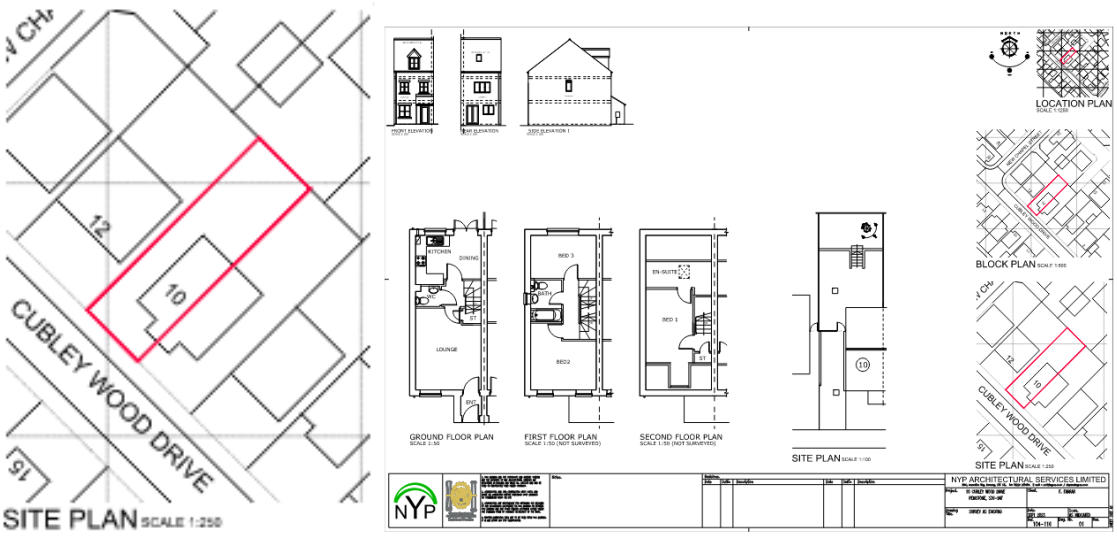
Applicant: Frankie Farrar

Development: Erection of single storey side and rear extension to dwelling

Address: 10 Cubley Wood Drive, Penistone, S36 9AF

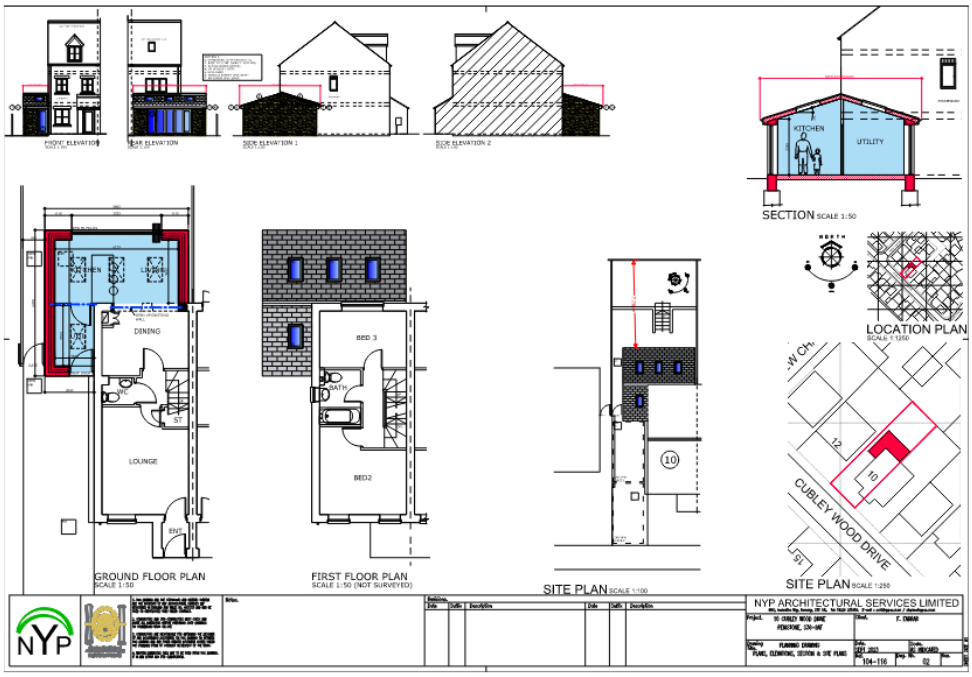
Site Location & Description

The site is located within a modern housing estate characterised by large semi-detached dwellings, detached dwellings and town houses. The site consists of a semi-detached stone-built dwelling with a pitched roof and dormer on the front elevation serving living accommodation on the third floor. The property is set back from the road with a small front garden area and a driveway located at the side of the property. The rear garden is tiered, with a patio adjacent to the property leading down some steps to a lawn at a lower level. The rear garden is bound by a wooden fence.



Proposed Development

The proposal is for the erection of a single storey rear/ side extension to the property. The extension has been designed in an L shape, providing a kitchen, living area and utility. Bi-folding doors will be located on the rear elevation into the garden, and a door to the utility will face forwards into the driveway. The proposal will be in matching stone and tile and will project to the rear by 3.04m, measure 5.95m in width, project to the side by 2.04m and is set back from the front by 6.09m. The eaves height will be 2.25m with the total height 3.51m.



Relevant History

None

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.

<u>NPPF</u>

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 significant 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 D1: High quality design and place making.

Policy T4: New Development and Highway Improvement

SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - House Extensions
Supplementary Planning Document – Parking

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

Penistone Town Council – No comments received.

Representations

1 Neighbour has concerns with regards to the potential damage to property whilst building is in place. This is not a material consideration and would be a private civil matter between the two parties.

Assessment

Principle of development

The site falls within a housing allocation area and 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 concerns from the neighbour are not a material consideration and therefore will not impact the outcome of this application.

SPD: House Extensions and Other Domestic Alterations states that single storey extensions to the rear of semi-detached dwellings should not project more than 4m, and the eaves height should not

exceed 2.5m where the extension would project beyond 3m. The proposal falls within these parameters.

In terms of potential overlooking from the rear extension, the garden is a reasonable size however it is tiered, dropping down to a lawned area close to the rear boundary. As a general guide, windows to habitable rooms on an extended property should not be less than 21m from any other properties with habitable room windows to ensure reasonable privacy in attained. The distance from the proposal to the rear boundary is approximately 7.3m, and the distance from the rear elevation of the neighbouring property is less than 21. A boundary fence may act as an effective screen to a single storey extension and could reduce overlooking. It is noted that the host property is built at a slightly higher level to the properties to the rear, and the boundary fence although acting as a screen is set at a slightly lower level.

It can be argued that the applicant could erect a rear extension to the property without the benefit of planning permission. It can also also be argued that the existing patio will have the same view as the proposed. Although the proposal is reducing the separation distance between the host property and the neighbour to the rear, the existing fence along the shared boundary is acting as an adequate visual barrier. Taking all the above into consideration the proposal Is not expected to cause any signiifcant additional overlooking to the surrounding neighbours.

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

Visual Amenity

The host property is located on Cubley Wood Drive which is characterised by modern stone-built dwelling of similar appearance. The proposal is for a side/ rear extension which although set back will be visible within the street scene. Side extensions should not project more than two-thirds of the original dwelling width. The proposal projects 2.043m to the side which within the parameters set within SPD policy. Usual practice with side extensions is to request a set back from the front to avoid the matching of old and new materials. This proposal will see a large setback of 6.09m from the front ensuring the extension appears subordinate. The materials are proposed to match the host property in stone and tile, and the roof will be pitched to match the existing.

The proposal is therefore not expected to be visually 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 proposed extension will not result in the loss of a parking space. There is sufficient space to retain adequate parking arrangements at the side of the dwelling. The proposal is therefore considered acceptable in terms of highway safety and in compliance with adopted local plan policy.

Recommendation

Approve with conditions.