
2023/1079

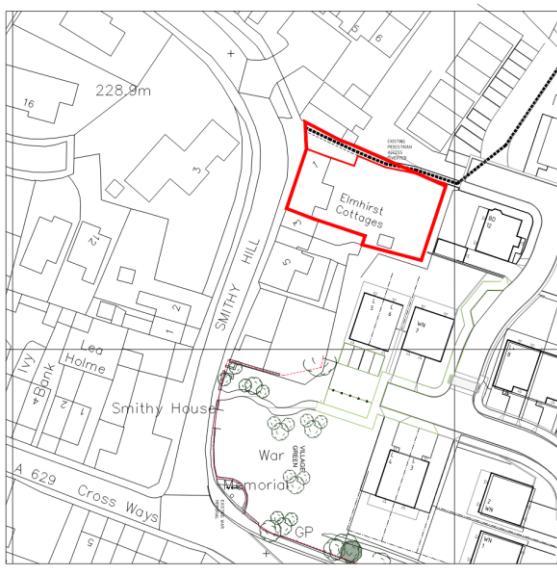
Applicant: Mr S Cherryholme

Address: 1 Elmhirst Cottages, Smithy Hill, Thurgoland, Sheffield, S35 7EB

Description: Single storey rear extension to 2 storey dwelling, and erection of permitted development detached outbuilding at rear of property

Site & Location Description:

Located on Smithy Hill, in the Village of Thurgoland, the end terraced dwelling of one of four stone built cottages which appears to have previously been a block of six cottages, as such compared to its neighbour the application dwelling is considerably larger. The front elevations of all the cottages lead directly on to the pavement of Smithy Hill, but the application dwelling features a large rear garden, and has vehicular access to the side of the dwelling.



Planning History:

- 2013/0294 - Erection of rear orangery extension to dwelling – Approved with conditions 9th May 2013
- 2010/0149 - Erection of single storey rear extension – Approved with conditions 7th April 2010
- B/79/1598 – Historic, no further details available

Proposed:

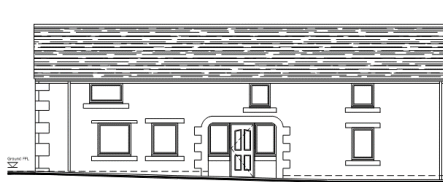
The amended proposal is for a ground-floor extension on the rear elevation of the dwelling, which would incorporate an existing rear extension. The proposals would use matching materials including render, stone and grey roof tiles. Proposed windows would be matching UPVC but the Bi-fold doors would be aluminium.

Originally a large dual-purpose detached outbuilding was also proposed, featuring a garage and sunroom. Following concern over the size of the proposed outbuilding, and it's impact on the amenity of neighbouring dwellings, the proposal was reduced in size and relocated to adhere to permitted development requirements.

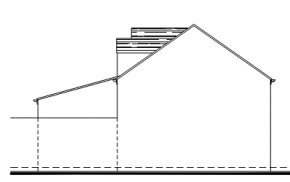
Approximate Rear Extension Measurements (As a whole incorporating existing extension)

- **Maximum Rear Projection: 3.6m**
- **Length: 13.66m**
- **Eaves Height: 2.5m**
- **Maximum Eaves Height: 2.56m** (for 2.19m width of extension)
- **Roof Height: 3.42m**
- **Maximum roof height: 3.64m** (for 2.19m width of extension)

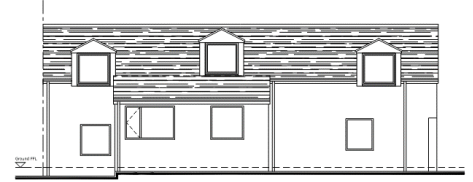
Existing and Proposed Floor Plans and Elevations



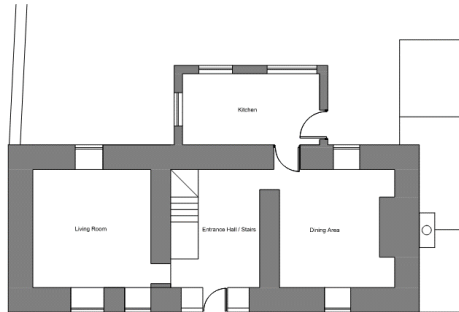
EXISTING FRONT ELEVATION
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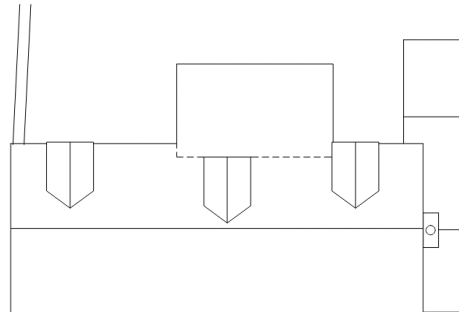
EXISTING GABLE ELEVATION
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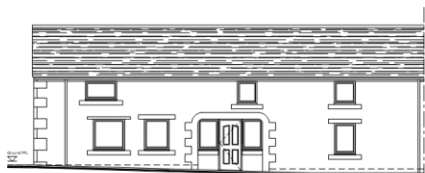
EXISTING REAR ELEVATION
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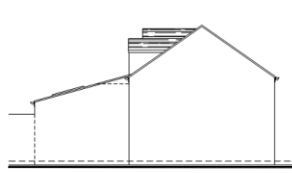
EXISTING GROUND FLOOR
1:100



EXISTING ROOF PLAN
1:100



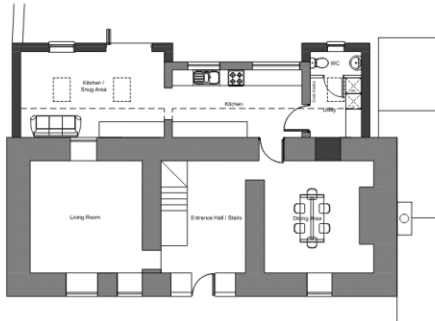
PROPOSED FRONT ELEVATION
1:100



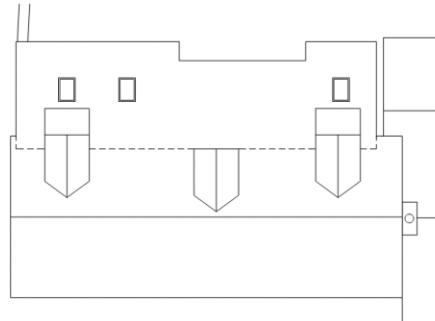
PROPOSED GABLE ELEVATION
1:100



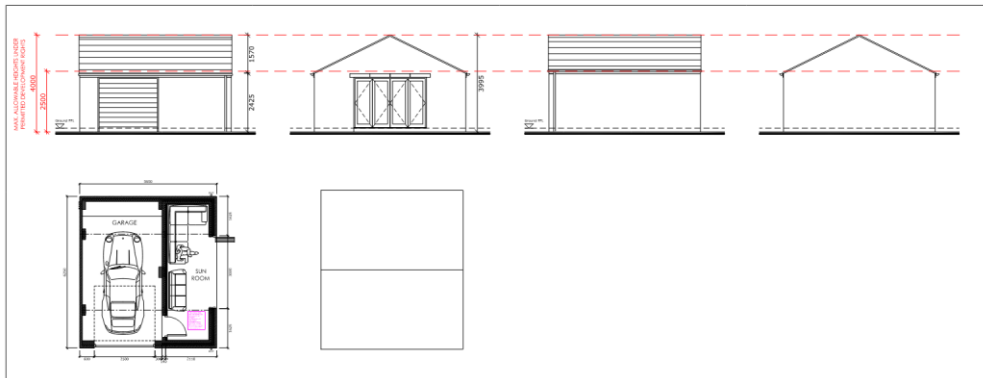
PROPOSED REAR ELEVATION
1:100



PROPOSED GROUND FLOOR
1:100



PROPOSED ROOF PLAN
1:100



The proposed and revised new outbuilding, featuring a garage and sunroom. The size, location and use (being of incidental use to the dwelling house) meet the requirements of permitted development.

Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; One neighbour objection was received. As this objection was principally in relation to the proposed garage aspect of the overall proposals, which has now been removed for the purposes of the planning application, the complaint is now not a material planning consideration in relation to the proposed extension. An additional concern was raised over the loss of a tree from the dwelling's curtilage. The proposed tree was not protected and planned to be removed prior to the application but may have taken place after. On a site visit, it was visible that the tree was diseased.

Consultees:

Public Rights of Way (PROW): As there was a separate application already submitted for amendments to the existing PROW which partially crossed the applicant's curtilage, the PROW team had no objections to the proposals.

Thurgoland Parish Council: Queries relating to the location of the PROW and the original garage were raised by the parish council. Confirmation of both issues were provided, including the proposed relocation of the PROW. No objections were made,

Publicity

A site notice was posted close to the application address and a press notice was published in the local newspaper.

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:

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.

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.

Policy GS2 - Green Ways and Public Rights of Way We will protect Green Ways and Public Rights of Way from development that may affect their character or function. Where development affects an existing Green Way or Public Right of Way it must:

- Protect the existing route within the development;
- or Include an equally convenient and attractive alternative route. Where new development is close

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.

Supplementary Planning Documents (SPD)

House Extensions and Other Domestic Extensions

The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO)

Class Schedule 2, Part 1, Class E

E. The provision within the curtilage of the dwellinghouse of—

(a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or

(b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

Assessment

Principle of development

The site is located within land designated as Urban Fabric. 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 original plans included a large outbuilding which had the potential to significantly impact upon the residential amenity of dwellings to the rear of the curtilage, which are located at a lower ground level. An objection about this specific issue was submitted. In amended plans, the outbuilding has been reduced in size, and relocated to meet the requirements of Permitted Development, as set out in Schedule 2, Part 1, Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO). As such with the exception of confirming the proposed plans, as submitted for the new outbuilding are in accordance with Class E of the GPDO, no further assessment of its impact on residential or visual amenity can be made.

The remaining aspect of the proposal is a ground floor rear extension which would incorporate an existing extension. There were no neighbour objections in relation to this aspect of the proposals. Except for the adjacent neighbouring dwellings, especially No.3, there would be no significant impact on any other dwellings, with the side boundary wall and PROW separating the curtilage from other dwellings, and the extension not featuring side windows. All dwellings to the rear of the dwelling are of sufficient distance not to be affected being 33m to the rear elevation and windows of the closest dwelling.

Having checked the proposed impact of the proposal on No.3, and other dwellings within the terrace block, the proposal would appear to not inflict more than an insignificant amount of harm to the residential amenity of No.3 and would have none, or a very insignificant impact on amenity for other dwellings within the terrace block. The existing extension has a rear projection of approximately 2.88m and is situated around the center of the rear elevation, with a width of 5.58m. In contrast the proposed extension would have a projection of 3.6m, and sit either side of the existing extension, having an overall width of 13.6m but incorporating 4.92m of the original extension, and its projection of 2.88m. The extension would come closer to the boundary with No.3, and have an additional projection of 72cm, 12cm more than would be allowed through permitted development. The increase in projection does not seem to break the 45-degree rule, indicating that light levels and outlook from No.3 should not be significantly affected. Equally the roof height is low with much being at 3.4m, and at a maximum height of 3.64m, where the ground level lowers adjacent to No.3, where it remains reasonable in comparison to the maximum allowable through permitted development at up to 4m in height. With addition of a single pitched, lean-to style roof, the impact of the roof height is further reduced.

Visual Amenity

As there is an existing extension, partially covering the rear elevation, an almost full width extension would not cause a significant detriment to the character of the dwelling, particularly with no amendments to the principal front elevation. In regard to the street scene, other dwellings within terrace block feature similar, albeit small due to their smaller elevations, extensions of a similar style. Whilst the outbuilding cannot be formally assessed, it would not cause any significant harm to the visual amenity of the area.

Highway Safety

There are no proposed changes to access or parking arrangements, which consequently means there is no impact upon Highway Safety.

Recommendation: Approve with conditions