

Case Number	19/01899/FUL (Formerly PP-07880625)
Application Type	Full Planning Application
Proposal	Demolition of rear off-shot, erection of one/two-storey side and single-storey rear extensions to dwellinghouse and removal of rear patio door and replacement with a window
Location	24 Scholes Rise Sheffield S35 9UQ
Date Received	24/05/2019
Team	West and North
Applicant/Agent	SLA Design
Recommendation	Grant Conditionally

Time limit for Commencement of Development

1. The development shall be begun not later than the expiration of three years from the date of this decision.

Reason: In order to comply with the requirements of the Town and Country Planning Act.

Approved/Refused Plan(s)

2. The development must be carried out in complete accordance with the following approved documents:

Drawing No. 005 Rev A - site sections published 03.09.2019
Drawing No. 003 Rev A - proposed elevations published 11.06.2019
Drawing No. 002 - site location and proposed floor plans published 24.05.2019
Drawing No. 004 - cross sections published 24.05.2019

Reason: In order to define the permission.

Pre Commencement Condition(s) – ('true conditions precedent' – see notes for definition)

Other Pre-Commencement, Pre-Occupancy and other Stage of Development Condition(s)

Other Compliance Conditions

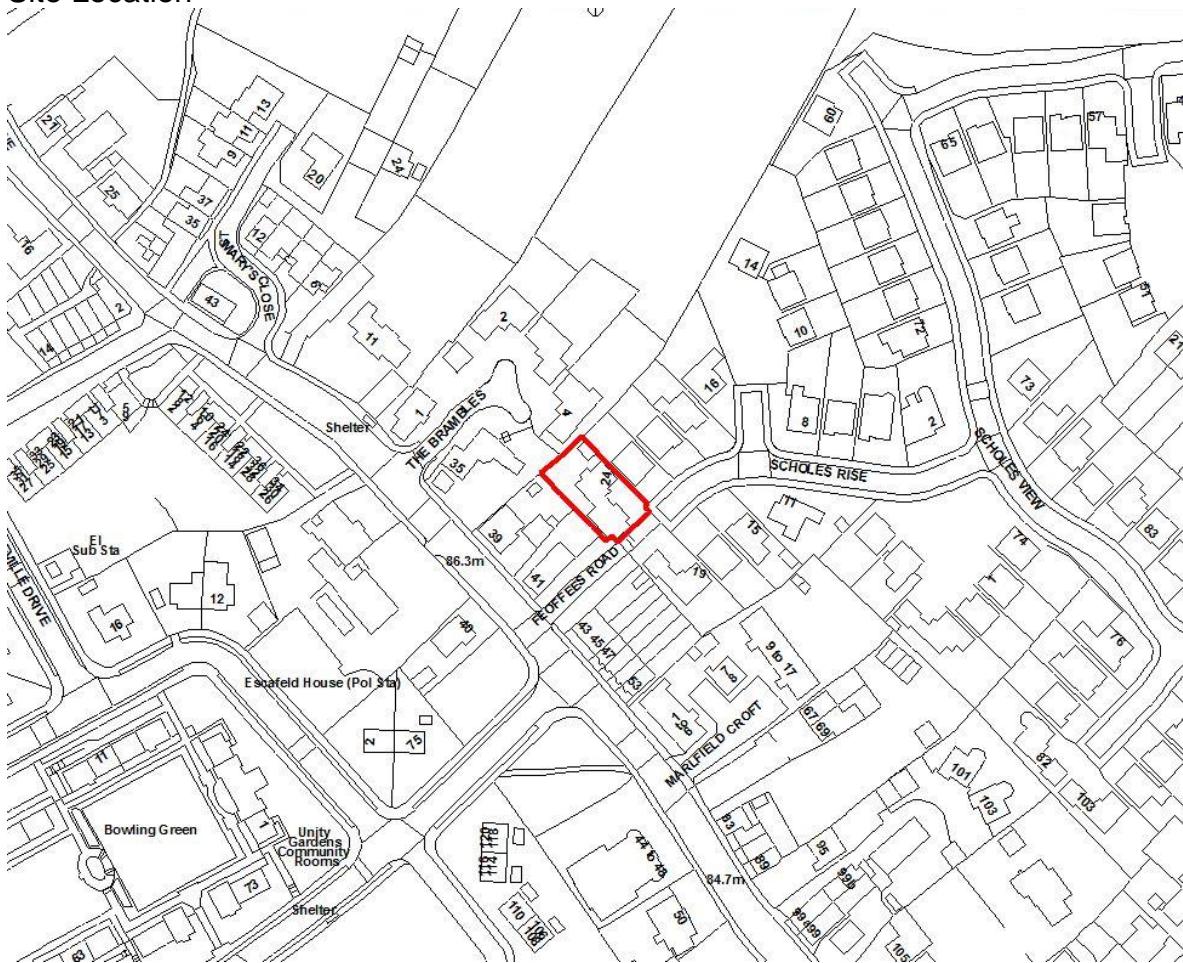
3. The materials to be used externally shall match those of the existing building in colour, shape, size and texture.

Reason: In order to ensure an appropriate quality of development.

Attention is Drawn to the Following Directives:

1. The Local Planning Authority has dealt with the planning application in a positive and proactive manner and sought solutions to problems where necessary in accordance with the requirements of the National Planning Policy Framework.

Site Location



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LOCATION AND PROPOSAL

The site is located within the Ecclesfield district of Sheffield. The subject property, is situated at the end of a cul-de-sac, with its side boundary to the south-west abutting the rear gardens of 39 and 41 High Street. The site is also elevated from the ground level of these properties by approximately 2.5 metres. Part of the rear boundary of the subject property, to the north, abuts the boundary with 4 The Brambles and the other section abuts part of the side/rear boundary of 35 High Street (which is at the junction with The Brambles).

The application property is a large modern two-storey, detached dwellinghouse built in reconstituted stone, incorporating a pitched roof. To the front/side of the property is the original garage which has been converted to be used as habitable rooms. To the south side of this single storey extension runs a public footpath that connects Scholes Rise to High Street.

The property has an area of hardstanding to the front, which provides off street parking for 4 vehicles and an access path runs along the north-east boundary adjoining the neighbouring dwelling, 22 Scholes Rise, which leads to the area of external amenity space at the rear of the subject property.

The subject property is located within a street scene of two storey detached dwellings which are of similar appearance.

The property is located within a residential area designated as a Housing Area in the Unitary Development Plan and the south-western edge of the garden is within the Ecclesfield Conservation Area (albeit it appears to be a drafting error given that boundaries normally follow a defined feature on the ground).

This application seeks consent for the demolition of an existing small rear off-shot extension and its replacement with a new single storey extension as well as the erection of a one/two-storey side extension to the dwellinghouse and the replacement of rear patio doors with a window

SUMMARY OF REPRESENTATIONS

Ecclesfield Parish Council has raised no objections on this application.

Cllr Andy Bainbridge has raised objections with regards to overlooking, loss of light and concerns about a business being run from the property.

Five letters of objection have been received from local residents and the objections raised are outlined below:

- Concern that a business is running from the dwelling
- Concern about an increase in parking problems with the business operating the dwelling
- Potential for overlooking into neighbouring dwellings and garden areas
- Loss of view for neighbouring dwellings
- Overbearing and overshadowing impact on neighbouring properties and gardens

- Loss of essential light to neighbouring dwellings
- Out of scale with the original house
- Hemmed in feeling as a result of this additional extension

PLANNING ASSESSMENT

Policy Issues

The National Policy Framework (NPPF) Paragraph 127 seeks to ensure that new developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history; establish or maintain a strong sense of place; create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Paragraph 193 of the NPPF requires great weight to be given to the conservation of heritage assets and any harm to them should require clear and convincing justification (paragraph 194).

The site is identified on the Unitary Development Plan Proposals Map as being within a Housing Area and partly within a Conservation Area. The assessment takes account of Policies BE5, BE16 and H14 of the Sheffield Unitary Development Plan (UDP) and the provisions of policy CS74 of the Core Strategy regarding design. The Supplementary Planning Guidance (SPG) on Designing House Extensions is also relevant. It is considered that the sections of these local plan policies being relied on in the determination of this application remain in compliance with the NPPF and can therefore be offered substantial weight.

Policy H14 (Conditions on Development in Housing Areas) of the Unitary Development Plan supports and accords with the aims of the NPPF and states that new development and extensions will only be permitted where they are well designed and in scale and character with neighbouring buildings and where the site would not be overdeveloped or deprive residents of light, privacy or security or cause serious loss of existing garden space which would harm the character of the neighbourhood. In addition new development should provide safe access to the highway network and appropriate off street parking and not endanger pedestrians.

This policy is supplemented by an adopted Supplementary Planning Guidance on Designing House Extensions which provides more detailed guidance on matters such as design, overbearing and privacy. Guidelines relative to the proposed scheme are: 1 (extensions to be compatible with the character and built form of the area); 2 (extensions not to detract from the dwelling or general appearance of the street or locality); 3 (Materials to match); 4 (extension not to result in overdevelopment, leaving little garden space); 5 (extension not to cause any unreasonable overshadowing or over dominance to neighbouring dwellings); 6 (privacy levels to be maintained); and 8 (no adverse impact upon highway safety). These issues will be considered below.

Design

Policy BE5 (Building Design and Siting) and Policy BE16 (Development in Conservation Areas) require the use of good design and the use of good quality materials and require developments to preserve or enhance the character or appearance of conservation areas. Policy CS74 of the Core Strategy has similar requirements.

The proposed side extension will not extend beyond either the front or rear building lines of the host property and will have a pitched roof over matching the roofline of the original property and the wider street scene. The windows and doors to be inserted in the proposed extension are of an appropriate style and proportion, and will align through with the existing openings such that the fenestration is well designed. The proposed extension will match the materials of the host property (and this is secured by condition).

The proposed rear extension is a modest replacement of a smaller extension in the same position. Given that this is to the rear of the property, is only single storey, is well designed and is screened from other properties by boundary treatments it is considered to be an acceptable addition and it will have no impact on the conservation area.

It is not considered that the proposed extensions will be harmful to the character and appearance of the property, the street scene or the Ecclesfield Conservation Area. They are modern extensions on a modern property and only glimpses of the property are possible from the main historic core of the Conservation Area of High Street, such that, in your officers' judgement, it will not harm this designated heritage asset.

It is therefore concluded that the design of the proposed extensions meet the provisions of the Development Plan and the NPPF.

Amenity

The representations received have particularly cited concerns in respect of the potential for the living conditions of adjacent properties to be adversely affected by the proposals.

No.22 Scholes Rise is located to the north-east of the application property, whereas the proposed one/two-storey side extension is proposed to the south-west of the application property. It will therefore be unaffected by this proposed extension. The proposed modest single-storey rear replacement extension only projects by just over one metre from the rear of the existing dwelling and will be approximately 4 metres from the boundary with number 22 and will incorporate a blank wall facing this neighbouring property. Furthermore, there is an existing outbuilding within the application site which provides further screening. It is therefore concluded that there will be no detrimental impact upon the living conditions of this neighbour in terms of overlooking, overbearing and over shadowing. The removal of rear patio door to be replaced with a window will not be materially different to the existing situation.

No. 4 The Brambles and No.35 High Street are both located to the rear (north-west) of the dwelling in question, abutting its rear garden boundary. The modest single

storey rear extension will have no impact on these properties as it only projects by a metre and will be screened by the existing garden boundary treatment.

The extension to the rear elevation of No. 4 The Brambles, is set away from the proposed two storey side extension by approx.11 metres and there is no ground level difference between these two properties. Furthermore the proposed extension is further away from No. 4 than the existing dwellinghouse and is at an angle to it so there will be no detriment to its living conditions in terms of overlooking, overbearing or overshadowing. As such the proposals meet Guidelines 5 and 6 of the SPG in relation to the relationship to this property. It is also worth noting that the private garden area to No. 4 The Brambles is not visible form the subject site as it is to the north-east of No.4 and screened by the dwelling itself.

No.35 High Street (at the junction with The Brambles) is also not directly opposite the proposed two-storey side extension as it is at an angle to it. This neighbouring dwelling incorporates a two-storey off-shot and a single storey extension close to the rear boundary of the subject site (approx.14m and 17m away). There are no openings in this side elevation of the existing two-storey extension which would be overlooked by the proposals and any potential overlooking into the single storey extension would be constrained due to the relationship between the 2 properties, in particular the angle, distance and site orientation (the application site is to the north-east of this property). As such the proposals meet Guidelines 5 and 6 of the SPG in relation to the relationship to this property and will not have a detrimental impact upon their living conditions in terms of overlooking, overbearing and over shadowing

No. 41 High Street sits south of the subject property. The proposed two storey side extension is not directly in front of the rear elevation of this dwelling, such that the main impact is on the garden rather than the house itself. The proposed side extension at first floor will not extend beyond the rear building line of the subject property and is shown to be set back from the existing front wall by approximately 1 metre, such that, although it is acknowledged that the structure will be closer to the garden boundary, it is not considered to result in such unacceptable overbearing that it would warrant refusal. Although the application site is elevated from the ground floor of No.41, the proposed extension will be approx. 10m from the nearest corner of No.41 High Street and is not directly behind it.

No openings are proposed in the side elevation of the extension and as such there will be no overlooking. Furthermore the orientation to the north means that there will be no over shadowing or loss of light to this property. It is worth noting that any potential overlooking from the proposed first floor window to the front will be constrained due to the orientation at right angles to this window in relation to this neighbouring dwelling. The proposed single storey rear extension is not visible from No.41 High Street. In conclusion, due to the orientation of the rear garden of No.41 in relation to the proposed side extension (to the north) of the application site, there will be no significant overshadowing to the rear garden of this neighbouring property which would justify a refusal on these grounds and as such will meet guidelines 5 and 6 of the SPG.

No.39 High Street has a similar site situation to that of No.41 and is located at right angles to the application site. The proposed two storey side extension will not sit

directly opposite the rear elevation of No.39 and will not extend beyond the rear building line of the subject property and therefore it is your officers' view that it will not result in any unacceptable overbearing to this adjoining property, although it is acknowledged that there will be a slight change to the relationship. No.39 is approximately 14 metres from the nearest corner of the proposed side extension and no openings are proposed in the side elevation facing this neighbouring property. Similarly the proposed rear first floor window will have a constrained outlook towards the openings in the rear elevation of No.39 due to the orientation of the site and the relationship between the two properties. There will be some element of overlooking into the bottom part of the rear garden of No.39, but this will be somewhat restricted due to the site constraints. It is worth noting that a summerhouse at the bottom of the garden of No.39 will be almost directly adjacent the proposed side extension, but as there is a solid roof over the summer house, and a high boundary wall along the shared boundary, so overlooking will be minimised. The proposed single storey rear extension is not visible from No.39 and due to the orientation of the rear garden of No.39 High Street in relation to the proposed side extension (to the north-east) of the application site, there will be no overshadowing to the rear garden of this neighbouring property.

It is therefore concluded that the proposed two-storey side extension will not result in an unacceptable adverse impact upon the living conditions of the neighbouring properties In addition the proposal will still result in sufficient external amenity space for the existing dwelling such that it will not result in overdevelopment of the plot.

On this basis the proposals are considered to be consistent with the policies of the Development Plan, the Supplementary Planning Guidance on Designing House Extensions and the provisions of the NPPF.

Highways

The existing off street parking to the front of the property accommodates up to 4 cars and will not be affected by the proposed extension. This more than meets the requirements for parking in the Council's published guidance, such that there are no adverse highways implications arising from this proposal.

Other matters

During the site visit it was evident that a small room within the dwelling is being used for beauty treatments, but this is considered to be ancillary to the dwelling. The applicant has submitted a statement, attached to the application file which states that the business referred to by the objectors is this room within the dwelling, used to facilitate the applicant's training and is predominantly used by training models which is necessary to complete the applicant's studies. The clients are mainly family and friends to build up a portfolio. It is also stated that these clients park within the site curtilage. The nature of the beauty business within the premises is of a very limited scale and it is your officers' view that it is not at a level that requires planning permission. Should there be any further evidence to illustrate that there is an increase in staff numbers or clients visiting the dwelling (above the current low level) then planning permission may be required.

RESPONSE TO REPRESENTATIONS

The issues raised in the representations have been covered in the main body of the report.

SUMMARY AND RECOMMENDATION

The proposed two storey side extension and single storey rear extension are considered to be acceptable in terms of their design, form, and scale, impact upon residential amenity and highways impact. It is also considered that no harm will be caused to the Ecclesfield Conservation Area as a result of the proposed development.

The development is therefore considered to be in compliance with the provisions of the National Planning Policy Framework, Policies BE5, BE16 and H14 of the Unitary Development Plan, Policy CS74 of the Core Strategy and the Supplementary Planning Guidance on Designing House Extensions.

It is therefore recommended that planning permission be granted subject to the listed conditions.

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