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Case Number	21/02304/FUL (Formerly PP-09841477)
Application Type	Full Planning Application
Proposal	Erection of single-storey side/rear extension to dwellinghouse
Location	56 Huntingdon Crescent Sheffield S11 8AX
Date Received	18/05/2021
Team	South
Applicant/Agent	Fenton Interiors
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:

Drg No.001, published on 18.05.2021

Drg No.002, published on 18.05.2021

Drg No.003, published on 18.05.2021

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)**

3. The proposed facing materials of the extension shall match the facing materials of the existing building (brickwork) as shown on the approved

plans.

Reason: In the interests of the visual amenities of the locality.

### **Other Compliance Conditions**

Attention is Drawn to the Following Directives:

1. The Local Planning Authority has dealt with the planning application in a positive and proactive manner in accordance with the requirements of the National Planning Policy Framework. The Local Planning Authority considered that it wasn't necessary to have detailed discussions in this case.

# Site Location



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## **LOCATION AND PROPOSAL**

The property is a two-storey, red brick (with some render), detached dwelling located on Huntingdon Crescent, in close proximity to the junction with Sharrow Lane. The property has a rear garden containing a shed and is bounded by fencing. To the front is some soft landscaping as well as a paved driveway for one parked vehicle. A gap of approximately 1.8m exists between the house and an adjacent, neighbouring garage located on the boundary. The site is in a Housing Area. The surrounding area is predominantly residential in character.

Planning permission is sought for the erection of a single storey side/rear wrap around L-shaped extension. It has a 3 m deep rear projection with a pitched roof (3.5m ridge height, 2.4m eaves high) with a new front and rear facing window, rear bi-bolding doors opening onto the rear garden and two rooflights on the pitched roof. The side extension reduces the gap to the boundary to approximately 800mm and would sit flush with the front wall of the dwelling.

## **PLANNING HISTORY**

None

## **REPRESENTATIONS**

Immediate neighbours were notified, no representations were received.

## **PLANNING ASSESSMENT**

Policy Context

The site is identified on the Unitary Development Plan Proposals Map as being within a Housing Area. This assessment takes account of Policies BE5 and H14 from the Sheffield Unitary Development Plan (UDP) and the provisions of Policy CS74 of the Core Strategy regarding design principles. The Supplementary Planning Guidance (SPG) on Designing House Extensions is also relevant to the determination of this application.

The National Planning Policy Framework (paragraph 130) states that developments need to contribute towards creating visually attractive, distinctive places to live, work and visit, whilst also being sympathetic to local character. Innovation should not be prevented but developments should add to the quality of an area whilst providing a high standard of amenity for existing and future users. This assessment will have due regard to this overarching principle.

It is considered that the development plan policies being relied upon in making this recommendation remain in accordance with the National Planning Policy Framework and can be offered substantial weight.

Design

Guidelines 1 to 3 of the Supplementary Planning Guidance on Designing House

Extensions state that development must be compatible with the character and built form of the area; development should not detract from the host dwelling or from the general appearance of the street or locality; and extensions should be built of matching materials and features.

The proposed side/rear extension would extend to the rear and side of the main dwellinghouse in the form of an L-shaped wrap around extension with a pitched roof design. The extension would measure approximately 3.0m in depth, extending the full width of the main dwellinghouse and have a height of 2.4m from ground to eaves level, and 3.5m from ground to ridge height. The new openings to the front and rear elevation would be appropriately designed, sized and placed. It would be subordinate to the main dwellinghouse and compatible with the character and built form of the area.

The side extension would be visible from the street scene but it would not detract from the host dwelling or from the general appearance of the street or locality as it would be single storey with a pitched roof, in-line with the existing front building line and containing an appropriately designed window.

Facing and roof materials would match those of the existing dwellinghouse.

The proposal is considered to be acceptable in design terms and in accordance with the policies set down above.

#### Impact on Neighbours

Guidelines 4 to 6 of the Supplementary Planning Guidance on Designing House Extensions state that development should not lead to an overdevelopment of house plots or leave little garden space; they should ensure that minimum levels of privacy are maintained; and not lead to unreasonable over-shadowing or overdominance of neighbouring dwellings.

The dwelling would retain ample amenity space following construction of the proposed wrap around extension and does not constitute an overdevelopment of the plot.

The extension would project 3 metres beyond the rear elevation of the application site as well as the closest neighbouring property of No. 54 which is in line with Guideline 5 which states a single storey rear extension built adjacent to another dwelling may not extend more than 3 metres beyond that other dwelling.

There would be no side-facing windows to the extension nor would any side facing windows of neighbouring properties be impacted.

No.307 Sharrow Lane's rear facing habitable windows would not be detrimentally impacted by the proposed works as the works are ground floor level only and partly obscured from view due to the fencing and outbuildings on or close to the side boundary.

The development therefore protects and maintains minimum levels of privacy and

there would be no unreasonable overshadowing or over-dominance of neighbouring dwellings and no serious reductions in the light and outlook of the dwelling to be extended.

It is considered that the proposal does not raise any amenity issues and complies with the relevant UDP policies and SPG guidance on Designing House Extensions.

#### Highways

Guideline 8 of the Supplementary Planning Guidance states that developments should not lead to highway safety issues and should provide adequate parking arrangements.

The proposed extension does not propose any increase in bedroom provision. An existing off-street parking area to the front of the site will be retained, the development would not adversely affect highway safety.

### **CONCLUSION AND RECOMMENDATION**

It is considered that the proposed wrap around single storey rear/side extension is well designed, in scale and character with the host dwelling and the wider streetscene and it will not lead to adverse impacts on adjoining properties. As such it is considered that the proposed development accords with UDP Policies H14 and BE5, as well as Policy CS74 of the Core Strategy; Paragraph 130 of the most recently updated NPPF, and the Council's SPG on Designing House Extensions.

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