

---

Case Number	22/01910/FUL (Formerly PP-11242115)
Application Type	Full Planning Application
Proposal	Alterations and extension to roof including raising of ridge height, and 2-storey rear extension to dwellinghouse
Location	4 Lees Hall Road Sheffield S8 9JH
Date Received	16/05/2022
Team	South
Applicant/Agent	Mr James Norton
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 published 20.12.2022:

Site and Site Location Plan - no.4LHR - 01C  
Ground and First Floor Plans as Proposed - no. 4LHR - 20C  
Roof Space & Typical Section as Proposed - no. 4LHR - 21F  
Elevations as Proposed 1 - 4LHR - 24F  
Elevations as Proposed 2 - 4LHR - 25G  
Block Plan and Streetscene as Proposed - 4LHR - 26D  
Block Plan and Streetscene as Proposed - 4LHR - 27A  
Site Sections as Proposed - 4LHR - 30

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 first floor en-suite and bedroom windows on the elevation of the extension facing west (towards the rear of dwellings on Upper Albert Road) shall be fully glazed with obscure glass to a minimum privacy standard of Level 4 Obscurity before the extension is brought into use, and no part of the windows shall at any time be glazed with clear glass.

Reason: In the interests of the amenities of occupiers of adjoining property.

4. Notwithstanding the details indicated on the approved plans the rooflights on the rear facing roof slope shall be positioned such that their cill heights are no lower than 1.7m above the finished floor level of the rooms indicated as bedrooms 4 and 5 before such rooms are brought into use, and shall be retained in that position thereafter.

Reason: In the interests of the amenities of occupiers of neighbouring dwellings.

5. The roof materials shall match those of the existing dwelling and the facing render shall be a neutral colour to match the colour of the existing facing material.

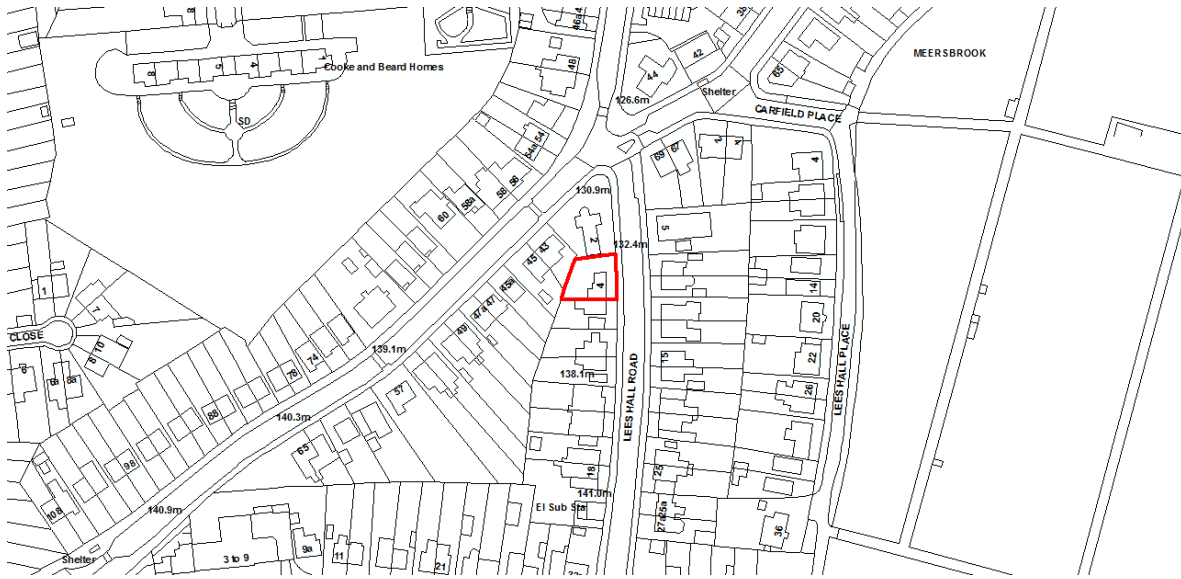
Reason: In order to ensure an appropriate quality of development.

### **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 and sought solutions to problems where necessary in accordance with the requirements of the National Planning Policy Framework.

# Site Location



© Crown copyright and database rights 2016 Ordnance Survey 10018816

## LOCATION AND PROPOSAL

The application relates to a two-storey semi-detached dwelling situated close to the junction of Lees Hall Road with Upper Albert Road. The site is in an allocated Housing Area as defined on the Unitary Development Plan proposals map. The area is residential in character with properties which range in style and age. Two storey dwellings are the dominant property type although bungalows are evident to the north / north-east of the site at numbers 2 and 5 Lees Hall Road.

The dwelling the subject of this application is faced in a neutral-coloured render with pebble dash under a slate roof. The site lies on ground sloping downhill from south to north such that the footway of Lees Hall Road is at a significantly lower level than the internal floor level of the dwelling, and the resulting front garden is at a raised level to the highway, with a low stone front boundary wall. There is a drive to the side of the property providing one off-street parking space and the front entrance door is accessed via steps up to the property from the footway.

To the rear of the property, the garden is at a raised land level to the internal floor level of the dwelling. There is a high hedge on the rear boundary and the angled nature of the plot boundary results in the north-western corner of the plot being closer to the rear of the dwelling than the south-western corner.

This planning application seeks consent to make alterations to the roof by raising the ridge height and for the erection of a two-storey rear extension. The description originally included a dormer window to the rear; however, this element has been removed following the receipt of amended drawings replacing this with rooflights and has subsequently been removed from the description.

## RELEVANT PLANNING HISTORY

18/04324/FUL Two-storey rear extension to dwellinghouse. Granted Conditionally 14.01.2019

## SUMMARY OF REPRESENTATIONS

Immediate neighbours were notified of the application by letter. Two representations were received in relation to this application; both representations are from the same neighbour at Number 43 Upper Albert Road to the rear, which is the nearest dwelling affected by the proposals.

A summary of the comments is below:

- The rear gardens are very small - this should be taken into account in the assessment of impacts.
- The proposals suggest encroachment onto neighbouring properties.
- Not clear what will be done to protect privacy of neighbours.
- The rear dormer would overlook gardens and increase visibility into houses (NB – this element has subsequently been removed from the proposals)

These comments are addressed in the following planning assessment.

## PLANNING ASSESSMENT

## Planning Policy Context

Unitary Development Plan Policies BE5 ('Building Design and Siting') and H14 ('Conditions on Development in Housing Areas'), and Core Strategy Policy CS74 ('Design principles'), require good quality design in keeping with the scale and character of the surrounding area. Also relevant is the Council's Supplementary Planning Guidance (SPG) on 'Designing House Extensions' which provides advice on design as well as privacy standards.

These policies are in conformity with the National Planning Policy Framework and in particular Paragraph 130 which states that planning decisions should ensure that developments are visually attractive as a result of good architecture and result in a high standard of amenity. The local policies can therefore be afforded significant weight.

## Design

A two-storey extension is proposed to the rear of the property and will finish in line with the outer most side elevation of the dwelling, effectively in-filling and squaring off the rear elevation, where currently there is a stagger. It will not result in the property being any closer to the neighbouring bungalow (no.2 Lees Hall Road) than it currently is. However, the extension will in effect be a side and rear extension owing to the current staggered rear elevation of the dwelling.

The side elevation will be visible from the highway when approaching along Lees Hall Road from the north owing to a separation between the dwelling and the neighbouring bungalow, but also due to the significant land level differences that result in the property being in an elevated position to the public highway.

The two-storey extension has been designed using materials, features and windows to match the existing property. The existing dwelling has a neutral render with pebble dash finish, and it is proposed to replace this with a neutral through coloured thermal render on both the extension and all elevations of the existing house to ensure that all elements of the dwelling are matching.

It is proposed to raise the ridge by approximately 1.1 metres so that the roof of the property is at the same height as the roof of no 6 (the attached semi). This alteration will result in the loss of the stepped nature of the dwellings that occurs as a result of the very steep incline from north to south on Lees Hall Road. Owing to the raised position of the dwelling, it is not obvious from the highway that the existing roof of the property is stepped. The eaves of the dwelling and the adjoining neighbour line through, along with the windows and front entrance door, therefore when viewed from the highway, the houses already read as two dwellings of similar height, albeit with the applicant's dwelling being accessed via a series of steps.

Velux windows are proposed to the front and rear roof slopes and are not considered to negatively impact on the visual amenity of the locality. Roof lights can often be inserted without planning permission as long as they meet criteria set out in the General Permitted Development Order, however in this instance as the ridge of the roof is being raised, permission is required.

It is considered that the extension proposed is acceptable in scale, design, and materials in relation to the built form of the host dwelling and its neighbours, and no adverse effect on the street-scene or the character of the area is envisaged as a result

of the design of the development proposed.

### Amenity/Living Conditions

UDP Policy H14 states that new development in Housing Areas should not cause harm to the amenities of existing residents, and Core Strategy Policy CS74 requires that development contributes to the creation of successful neighbourhoods. Supplementary Planning Guidance (SPG) 'Designing House Extensions' Guideline 4 also advises that over development of a house plot with extensions that leave little garden space will not be permitted.

These policies are in conformity with Paragraph 130 of the NPPF which requires the creation of places with high standards of amenity.

The proposed extension, whilst taking up some additional space, is considered to maintain minimum levels of outdoor amenity space for use by residents of the property. The extension also provides adequate windows, outlook and daylight for occupiers of the property.

### Impact on neighbouring occupiers

Guideline 4 of the SPG requires that a minimum of 50 square metres of rear amenity space is provided and that a distance to the rear boundary of 10 metres should be maintained. The rear garden provides approximately 130m<sup>2</sup> of space, and the distance to the rear boundary is between 8.5m and 10m from the rear of the dwelling, due to the angled nature of the rear boundary. At its closest, the northern-western corner of the extension will terminate approximately 6.1 metres from the rear boundary. However, the dwelling is at a lower land level than its rear garden; there is a high hedge (currently approximately 3m high) on the rear boundary and the dwellings to the rear, on Upper Albert Road, are at a further raised land level, as well as being positioned at an angle of approximately 45 degrees to the rear elevation of the application dwelling so that respective windows will not directly face each other.

Guideline 5 of the SPG advises that unreasonable overshadowing and over dominance of neighbouring dwellings should be avoided.

Two-storey rear extensions are often at risk of breaking a 45-degree angle with the nearest rear facing ground floor windows of the adjacent dwellings. In this case, the attached neighbour (no. 6), has an existing two storey rear extension, which projects further to the rear than the host dwelling, and forms part of the boundary treatment between the two dwellings. Subsequently, the proposed extension will not result in loss of amenity to this attached neighbour.

The bungalow at number 2 is sufficient distance away, to ensure that the occupiers of this dwelling will not experience unacceptable loss of amenity.

The most affected properties are those to the rear and the rear elevations of these properties (no. 43 and 45 Upper Albert Road) are between 10 metres and 14 metres from the proposed extension; again these neighbours are at a raised land level, and do not directly face the dwelling or the proposed extension.

Guideline 5 of the SPG requires a minimum separation of 12 metres from the nearest ground floor windows of neighbouring properties to a blank wall to ensure no

unacceptable overbearing or over shadowing occurs. However, this relates to situations where properties directly face each other. In this instance, the existing dwelling will already cast shadow into the neighbouring garden due to the property being approximately southeast of the dwellings on Upper Albert Road and despite the marginal increase in height it is considered the rear extension will not increase the level of overbearing and overshadowing significantly.

Guideline 6 of the SPG advises that extensions should protect and maintain minimum levels of privacy.

There are no proposed side-facing windows in the two-storey extension or the rear dormer window; all windows will face toward the rear of the site and the boundary with dwellings on Upper Albert Road, particularly no's 43 and 45.

The existing property has a staggered rear elevation, with two windows at upper level that serve a bathroom and the landing/stairs. The rear boundary is angled, with the nearest distance between the boundary and the proposed extension being approximately 6.7 metres at the most north-western corner of the dwelling and the largest distance being approximately 10.1 metres in the south-western most corner of the plot. As a result, the proposed two storey rear extension will be approximately 6.7 metres from the boundary which clearly does not meet the 10 metre guideline suggested in SPG Guideline 4.

In addition, the windows in the rear elevations of dwellings on Upper Albert Road will be approximately 13 metres away which is significantly below the 21 metres suggested by SPG Guideline 6. It is noted however that the windows are not directly facing each other, as they are at an angle of 45 degrees and, as identified in the SPG, windows at angles to each other may therefore have reduced distances because of reduced opportunity for direct overlooking.

It is recognised that the existing property is already within 10 metres of the boundary and that upper-level windows may be inserted into the rear of the dwelling without planning permission which would be approximately 15 metres from the neighbour's windows with similar views as the proposed rear windows in the extension. It is also noted that it is possible to construct a two-storey rear extension without planning permission as long as it meets criteria set out in the General Permitted Development Order.

The applicant's agent has shown a blue line on the amended drawings, outlining the suggested position of a two-storey extension which could be achieved without planning permission, and which would have a very similar impact to the proposed extension. This has limited weight as a fall-back position in this instance owing to the existing dwelling having a staggered rear extension, which means the permitted development criteria would be difficult to meet without an odd configuration. It is nevertheless accepted that a very small two storey rear extension which does not project from any side elevation could be achieved and would have a similar impact in terms of overlooking as the proposed extension.

The proposed two storey extension brings the dwelling approximately 2.5 metres closer to the garden boundary, and rear facing windows and rooflights are introduced raising privacy concerns, in particular in relation to the rear garden area of no. 43 Upper Albert Road being potentially overlooked more significantly than currently.

One new window at first floor level will serve a bedroom and is a secondary window to provide additional light into the room; and one new first floor window serves a bathroom. Officers have requested that the rear facing first floor windows be obscure glazed to maintain privacy for both the occupiers of the host property, and the neighbours to the rear. In addition, it has been requested that the rooflights be positioned such that their cill heights are no lower than 1.7m above the internal floor level of the rooms that they serve, such that views out of them to adjoining gardens will not generally be possible. These changes have been agreed by the applicant and are reflected in the recommended conditions.

As amended, the proposals are now considered to comply with the aims of Policy H14 of the UDP; the guidelines set out in the SPG and paragraph 130 of the NPPF, in terms of ensuring that satisfactory living conditions are maintained for occupiers of adjoining property and of the host property.

#### SUMMARY AND RECOMMENDATION

In summary, the proposed raising of the roof height and two storey rear extension are considered acceptable in scale and design and no adverse effect on visual amenity or the character of the area is envisaged. Equally the development, as amended, will not result in any significant harm to the amenity of neighbouring residents.

The proposal is considered to accord with the provisions of the UDP, the Core Strategy, adopted SPG and the National Planning Policy Framework, and it is recommended that planning permission be granted subject to the listed conditions.