

Case Number	24/00807/FUL (Formerly PP-12861573)
Application Type	Full Planning Application
Proposal	Erection of front porch infill extension with pitched roof
Location	26 Old Hay Close Sheffield S17 3GQ
Date Received	14/03/2024
Team	South
Applicant/Agent	Alyson Bainbridge
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 hereby permitted shall be carried out in complete accordance with the following plans, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Site Location Plan published 14/03/2024

Drawing No. L(0-)02 Proposed Plans and Elevations published 14/03/2024

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

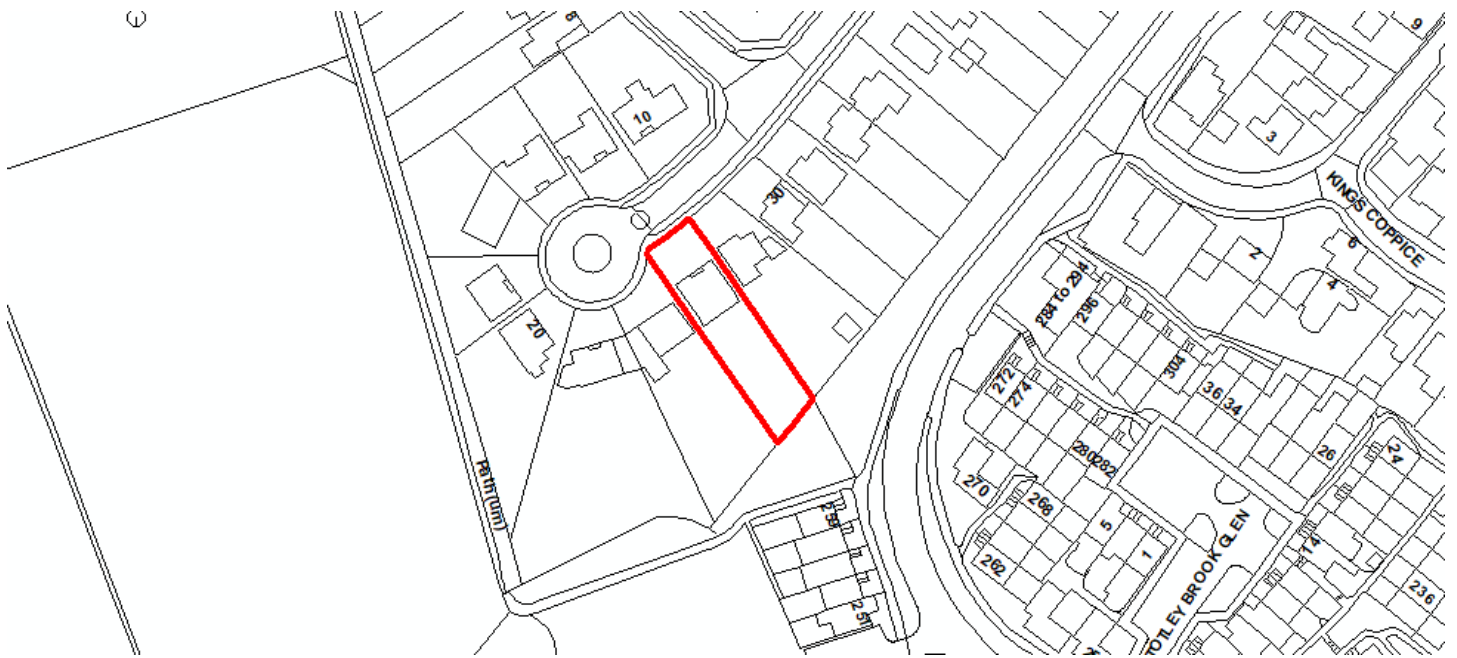
3. The proposed roofing materials shall match the roofing materials to the existing building.

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

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 application relates to a two-storey detached dwellinghouse. The property is faced in light colour brick, with elements of pebbledash render and features a pitched tiled roof. The property has a two-storey gabled front projecting element and a flat roofed single-storey front projecting element, comprising of a porch and integral garage.

The property is set on a sloping plot, which falls from the level of the highway, towards the rear of the property. As a result, the dwelling is set lower than the adjacent highway.

The site is in an allocated Housing Area as defined on the Unitary Development Plan proposals map. The area is residential in character and the immediate street scene consists of properties of a similar architectural style and design.

This application initially involved retention of an existing single-storey rear extension (constructed in 2016) and the erection of a front porch infill extension with pitched roof.

An assessment of the single-storey rear extension has been carried out and it has been confirmed that this element of the proposal constitutes permitted development, so reference to this has been removed from the description and the remainder of this report will focus on the front porch element.

RELEVANT PLANNING HISTORY

There is no relevant planning history at the property.

SUMMARY OF REPRESENTATIONS

Occupiers of neighbouring properties have been informed of the proposal by individual consultation letters.

No representations have been received.

PLANNING ASSESSMENT

Policy Context

The National Planning Policy Framework (paragraph 135) 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 regard to this overarching principle.

The site is identified on the Unitary Development Plan Proposals Map as being within a Housing Area.

The assessment takes account of policies BE5 (Building Design and Siting) and H14 (Conditions on Development in Housing Areas) from the Sheffield Unitary Development Plan (UDP). The Supplementary Planning Guidance (SPG) on Designing House Extensions is also relevant. Attention is given to the provisions of policy CS74 (Design Principles) from the Core Strategy regarding design.

Design

The proposed front extension will replace the existing flat-roofed front projecting element and will be of a similar footprint and scale. The extension would not project beyond the existing two-storey front projecting element of the dwelling and would be set in line with the existing side elevation of the property.

It is considered that the front extension has been suitably designed to complement the appearance of the host property. The extension will be faced in an off-white render and will feature a pitched roof, finished in matching tiles to the main roof.

There are no design concerns with the proposal and it is considered that the dwelling will remain compatible with the general character and built form of the area.

Amenity/Living Conditions

The proposed front extension is conservative in terms of scale and will have no impact on the amount of amenity space available at the subject property. The proposal does not constitute an overdevelopment of the plot.

Due to the scale and design of the proposed extension, there are no amenity concerns with regard to neighbouring properties, such as privacy, overshadowing or over dominance.

SUMMARY AND RECOMMENDATION

The proposed single-storey front extension is considered to be suitably designed and would cause no detrimental amenity impacts for occupiers of neighbouring dwellings.

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.

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