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Case Number	18/03568/FUL (Formerly PP-07291899)
Application Type	Full Planning Application
Proposal	Demolition of existing single-storey side extension, and erection of a two-storey side extension to dwellinghouse
Location	127 Bowden Wood Crescent Sheffield S9 4ED
Date Received	19/09/2018
Team	City Centre and East
Applicant/Agent	Mrs Moriom Begum
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:

Amended Plans uploaded 7.11.2018 showing hipped roof

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 facing materials shall match the facing materials to the existing building.

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

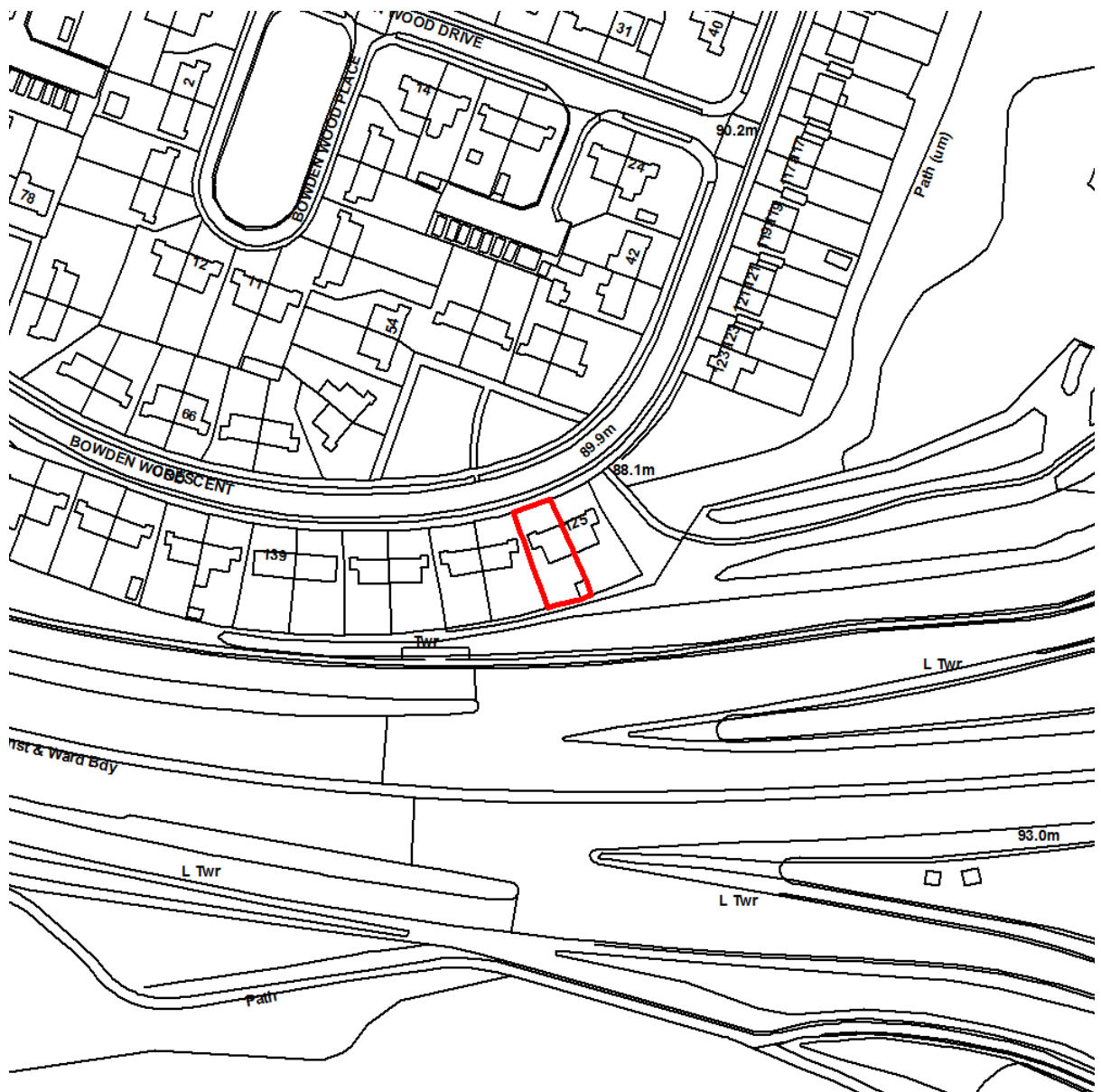
4. The proposed roofing materials shall match the roofing materials to the existing building.

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 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 application relates to a two storey, brick built, semi-detached dwelling house with hipped roof. The property has a flat roof single storey off-shot to the side, which is typical of properties in the immediate street scene.

The property has an area of hardstanding to the front, which provides off street parking and an access path runs along the boundary and leads to the area of external amenity space at the rear of the property.

The property is located within a street scene of two storey semi-detached dwellings which are of similar appearance to the subject property. To the rear of the property is open land and beyond this the Sheffield Parkway.

The property is located within a residential area designated as a Housing Area in the adopted Unitary Development Plan.

This application seeks consent for the demolition of an existing single storey side extension and the erection of a two storey side extension to the dwelling house.

## SUMMARY OF REPRESENTATIONS

There have been no letters of representation received regarding this application.

## PLANNING ASSESSMENT

The NPPF Paragraph 127 seeks to ensure that new developments (which includes house extensions): a) 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; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history; d) establish or maintain a strong sense of place; f) 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.

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 and it would provide safe access to the highway network and appropriate off street parking and not endanger pedestrians.

Policy H14 is supplemented by an adopted Supplementary Planning Guidance on Designing House Extensions. This document provides more detailed guidance on matters such as design, overbearing and privacy.

In terms of the design of the proposed extension, and following the submission of amended plans (which now show a hipped roof rather than a gable end), the

proposal is considered to be acceptable. The proposed side extension will extend to meet both the front and rear building lines and will have a hipped roof over, which reflects 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 windows. Subject to the imposition of recommended conditions requiring the proposed extension to be constructed in matching materials, it is not considered that the proposed extension will be harmful to the character and appearance of the property or the street scene.

The proposed two-storey side extension is not considered to have an adverse impact upon the amenities of the neighbouring properties. The adjacent property, No.129 Bowden Wood Crescent, has a ground floor window to the single storey front/side off-shot, which is not a main habitable room, and a side door with small ancillary window to the side elevation, which is also not considered to be to a main habitable room, and the amenity of these, therefore, could not reasonably be protected. To the first floor of the side elevation of No.129, is a larger first floor window, but this does not appear, from external assessment, to be a main window to a habitable room, to which amenity could be protected.

Whilst the amenity of the aforementioned windows, as non-main windows, cannot reasonably be protected, it is also noted that the extension will be set a minimum of 1.7metres away from the nearest side elevation of No.129; and this distance will increase with the splay of the boundary and the set back to the main dwelling house (beyond the off-shot). This distance, combined with the addition of a hipped roof, will help to mitigate the impact of the extension by still allowing some light through; although it should be noted that the impact of the extension to the side elevation of No.129 is considered to be acceptable, regardless of the set back and roof design.

The two storey side extension will not extend beyond the rear building line of the subject property, and therefore it will not result in any unacceptable overbearing to the adjoining property No.125. The proposed extension will also not breach the 45 degree line when taken from the rear elevation of No.129, and therefore it is considered that the proposed extension will not result in any unacceptable overbearing to the neighbouring properties.

There are no properties directly to the rear, which would be affected by the proposed extension.

There are no windows to the side elevation of the dwelling, to cause a loss of privacy; whilst the windows to the rear elevation will look over the garden of the subject site and the windows to the front elevation will look over the already publicly viewable front gardens and highway. It is therefore considered that the proposal will not result in any unacceptable overlooking.

The proposal will still retain sufficient external amenity space and the proposed extension will not result in overdevelopment of the plot.

The existing off street parking to the front of the property will not be affected by the proposed extension such that there are no adverse highways implications arising from this proposal.

#### SUMMARY AND RECOMMENDATION

The proposed two storey extension is considered to be acceptable in terms of design, form, and scale, impact upon residential amenity and highways impact and is therefore considered to be in compliance with the guidance contained within the NPPF, Policies H10 and H14 of the Unitary Development Plan and the Supplementary Planning Guidance on Designing House Extensions.

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