
Case Number	18/04178/FUL (Formerly PP-07390370)
Application Type	Full Planning Application
Proposal	Demolition of existing single-storey rear extension, and erection of a one/two storey rear extension to dwellinghouse
Location	60 Highfield Rise Sheffield S6 6BT
Date Received	05/11/2018
Team	West and North
Applicant/Agent	Coda Studios Ltd
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:

as amended on 03.12.18 :- 2744 003- proposed and 2744 001-site location plan

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

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 Stannington district of Sheffield on Highfield Rise which is a cul-de-sac. The application relates to a modest two storey, brick built, semi-detached dwelling house with a gable-end roof and which also benefits from a two-storey side extension, a single storey rear extension and a large rear dormer window. The property has an area of hardstanding to the front, which provides off street parking.

The property is located on the edge of the built up area. The immediate area consists of two storey semi-detached dwellings which are of similar appearance to the subject property. To the rear of the property are open fields that are within the Green Belt.

The area is predominantly residential and although the application site sits on the edge of the Green Belt it is in an allocated Housing Area as defined in the Sheffield Unitary Development Plan (Adopted March 1998- UDP).

Planning permission is sought for the demolition of existing single-storey rear extension and erection of a part single-storey and part two-storey rear extension.

No pre-application advice has been sought.

RELEVANT PLANNING HISTORY

-12/03741/FUL- Single-storey rear extension to dwellinghouse- Granted 05.03.13

-11/00971/FUL- First floor extension to side of dwellinghouse and erection of dormer window to rear (As amended plans received 05.05.11)- Granted 11.05.11

-06/01568/FUL- Single-storey rear/side extension to dwellinghouse, extension to roof to form room in roof space, erection of rear dormer window and erection of front porch- Granted 26.07.06

SUMMARY OF REPRESENTATIONS

Bradfield Parish Council have raised no objections to this planning application.

No other representations have been made to this planning application.

PLANNING ASSESSMENT

Policy

The revised National Planning Policy Framework (NPPF) –July 2018; 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 and
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 (guidelines 1-9). This document provides more detailed guidance on matters such as design, overbearing and privacy.

UDP Policy BE5 (Building Design and Siting) expects good overall design and the use of high quality materials. Original architecture is encouraged, but new development should also complement the scale, form and architectural style of surrounding buildings.

Core Strategy Policy CS 74 (Design Principles) reiterates the expectation of high quality design as well as recognising that new development should take advantage of and enhance the distinctive features of the city.

Design Issues

The proposed ground floor rear extension will project approx. 6.5m to the rear and will run the full width of the existing property. The proposed first floor will project approx. 4m to the rear along the southern boundary but will be set in from the northern boundary by approx. 2.7m. The windows and patio doors to be inserted in the proposed extension are of an appropriate style and proportion, and will align through with the existing rear windows, no openings are shown to the proposed side elevations facing the immediate neighbouring dwellings. Although a traditional tiled roof to match the existing would have been preferred, the proposed extension is to the rear and as such, not visible from the main street scene. The long vistas from the rear to the site in question will also be softened by the existing topography and the open Green Belt areas. It is considered that due to its inconspicuous position, the proposed extension will not be harmful to the character and appearance of the property or the street scene or impact the openness and charm of the Green Belt.

The plans submitted illustrate a contemporary design, which includes a flat roof with roof lights to the rear single storey ground floor part of the proposed development and a flat roof to the rear first floor; it is considered that this modern design, although different from the design of the original dwelling, merges well with the existing. In terms of the design of the proposed extension the proposal is considered to be acceptable.

The proposed scheme accords with the objectives outlined in Policy H14, the adopted Supplementary Planning Guidance on Designing House Extensions (guidelines 1-3 and 9), BE5, Cs74 and the NPPF (para.127).

Amenity issues

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.62 Highfield Rise, has a similar rear two-storey and single storey extension which extends along the shared boundary, projecting more or less the same as the proposed and as such there will be no detrimental harm to the living conditions of the occupiers of No.62 Highfield Rise in terms of loss of light, loss of privacy or any unacceptable overbearing.

No.58 Highfield Rise, which is the adjoining semi, also incorporates a large rear single storey conservatory extension which is separated by a 2m fence. The proposed rear extension of the subject site will project approx. 0.5m beyond the neighbouring rear single storey conservatory extension. It is considered that although the majority of the proposed single storey rear extension will be screened by the existing 2m high fence, the slight projection beyond the neighbouring extension is considered marginal and will have no significant impact upon overbearing or overshadowing. As such there will be no detrimental harm to the living conditions of the occupiers of No.58 Highfield Rise in terms of loss of light, loss of privacy or any unacceptable overbearing. The proposed first floor rear extension will also not breach the 45 degree line when taken from the rear elevation of No.58 Highfield Rise.

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

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

The proposed scheme accords with the objectives outlined in Policy H14 and the adopted Supplementary Planning Guidance on Designing House Extensions (guidelines 4-6).

Highway Issues

Although there is an increase in the number of bedroom from 3 to 4, the existing off street parking to the front of the property will not be affected by the proposed extension and as the road is a cul-de-sac there are no adverse highways implications arising from this proposal.

The proposed scheme accords with the objectives outlined in Policy H14 and the adopted Supplementary Planning Guidance on Designing House Extensions (guideline 8).

SUMMARY AND RECOMMENDATION

The proposed single storey and two storey rear extensions are 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.

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