
Case Number	18/03709/FUL
Application Type	Full Planning Application
Proposal	Erection of single-storey rear extension to dwellinghouse
Location	10 Pen Nook Drive Sheffield S36 2TW
Date Received	02/10/2018
Team	West and North
Applicant/Agent	DK Designs
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:

Drawing 2018-099-02 Rev A - Existing and Proposed Plan dated 5th October 2018.
Drawing 2018-099-01 Location Plan Existing and Proposed Site Plans dated September 2018.

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.

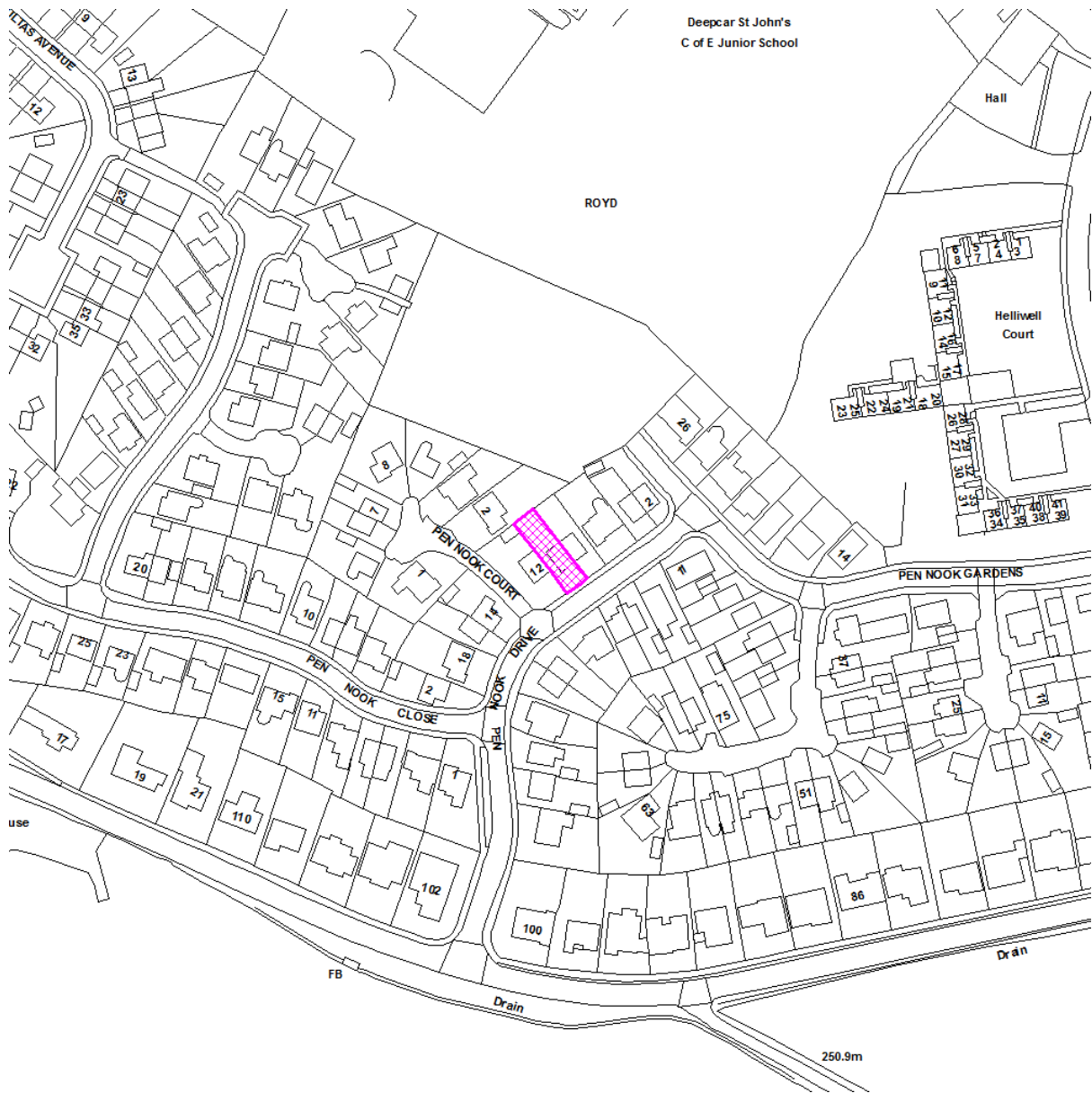
4. The proposed roofing materials shall match the roofing materials to the existing building.

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 semi-detached property on Pen Nook Drive, Deepcar. The site is on sloping land being set around 0.5m below the level of the neighbouring detached dwellinghouse (No.12 Pen Nook Drive) to the west and at the same level as the attached neighbouring property (No.8 Pen Nook Drive).

Planning permission is sought for the erection of a single-storey extension to the rear of the property. This would run along the entire rear elevation of the dwellinghouse and 1.6m beyond the existing side elevation of the property such that the extension would be closer to No.12 than the existing property. A gap of 0.75m would be retained. The extension would be constructed from brick to match the property with a mono-pitched tiled roof (again with tiles to match the existing dwellinghouse).

The site is identified on the Unitary Development Plan Proposals Map as being within a Housing Area and is surrounded by residential properties.

RELEVANT PLANNING HISTORY

There is no relevant planning history

SUMMARY OF REPRESENTATIONS

No representations have been received.

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 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 development will be to the rear of the property. Part of the extension would be visible from the highway (albeit at a distance between two properties), where it projects beyond the existing side elevation of the property and the extension could also be viewed from Pen Nook Court, across the gardens of neighbouring dwellings.

The proposed extension would be constructed from materials to match those of the existing dwellinghouse and other properties have been extended to the side and rear. Windows would be a similar style and alignment to existing windows in the property with decorative heads / cills again to match.

The proposed extension would not appear overly dominant of the dwellinghouse and views to the extension would not adversely impact upon the character and appearance of the area.

In terms of design it is considered that the development would accord with the aims of the revised NPPF (para 127) as well as policies contained within the Sheffield UDP (BE5, H14) and Core Strategy (CS74).

Residential Amenity Issues

The proposed extension would project 3.8m from the existing rear elevation of the property and would reduce the distance to the rear boundary to around 8.5m.

Generally the Local Planning Authority prefer to see a distance of 10m between a property and the rear boundary to prevent unreasonable overlooking to neighbouring dwellings. In this instance the rear boundary of No.10 Pen Nook Drive is also the side boundary with No.2 Pen Nook Court. As this property is at an angle to the

proposed development it is considered that the extension would not result in unreasonable levels of overlooking to No.2 Pen Nook Court and would not lead to a loss of privacy. The extension is only single-storey and the existing boundary treatment would provide adequate screening.

The property would retain in excess of 65sqm of garden space which is adequate and is commensurate with the garden sizes of neighbouring dwellings. As such the proposal would not result in an overdevelopment of the site.

The attached neighbouring dwellinghouse (No.8 Pen Nook Drive) has been extended to the rear with a conservatory. This has a solid wall along the majority of the side elevation adjoining No.10. It is considered that the extension would not result in unacceptable levels of overshadowing or loss of light to this neighbouring dwelling.

The extension would come closer to No. 12 Pen Nook Drive and would project beyond the rear elevation of No.12; however this property is set at a higher level and set back from No.10. The extension would not project significantly beyond the rear elevation of No.12 and it is considered that the extension would not result in issues of overshadowing or loss of light in this direction.

The majority of windows within the extension would look onto the garden to the rear and would not result in significantly greater overlooking than exists. A window is proposed on the front elevation of the extension looking towards the highway; however given the position of the extension relative to No.12 this would not result in any overlooking either.

The proposed development accords with the objectives outlined in Policy H14, the adopted Supplementary Planning Guidance on Designing House Extensions (guidelines 2-5) and para 127 of the NPPF (2018).

Highway Issues

The development would not alter existing parking arrangements and raises no highway safety concerns.

SUMMARY AND RECOMMENDATION

The proposed single storey rear extension is considered to be acceptable in terms of design, form, and scale as well as any effect upon residential amenity. The development would not impact upon highway safety and is considered to be complicit with para 127 of the revised NPPF, Policies BE5 and H14 of the Sheffield Unitary Development Plan, Policy CS74 of the Core Strategy and the Council's Supplementary Planning Guidance on Designing House Extensions.

It is recommended that planning permission be granted with conditions.