
Case Number	18/04123/FUL
Application Type	Full Planning Application
Proposal	Demolition of rear conservatory and erection of a single-storey rear extension, also alterations/ extension to roof including removal of chimneys, raising of roof height, new windows/rear dormer, and alterations to fenestration
Location	20 Creswick Lane Sheffield S35 8NL
Date Received	29/10/2018
Team	West and North
Applicant/Agent	EDGE AD 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:

A18-41-02-rev P3- site location, proposed plans, and elevations
A18-41-03-rev P1- site levels
EAD181218-01- site levels

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

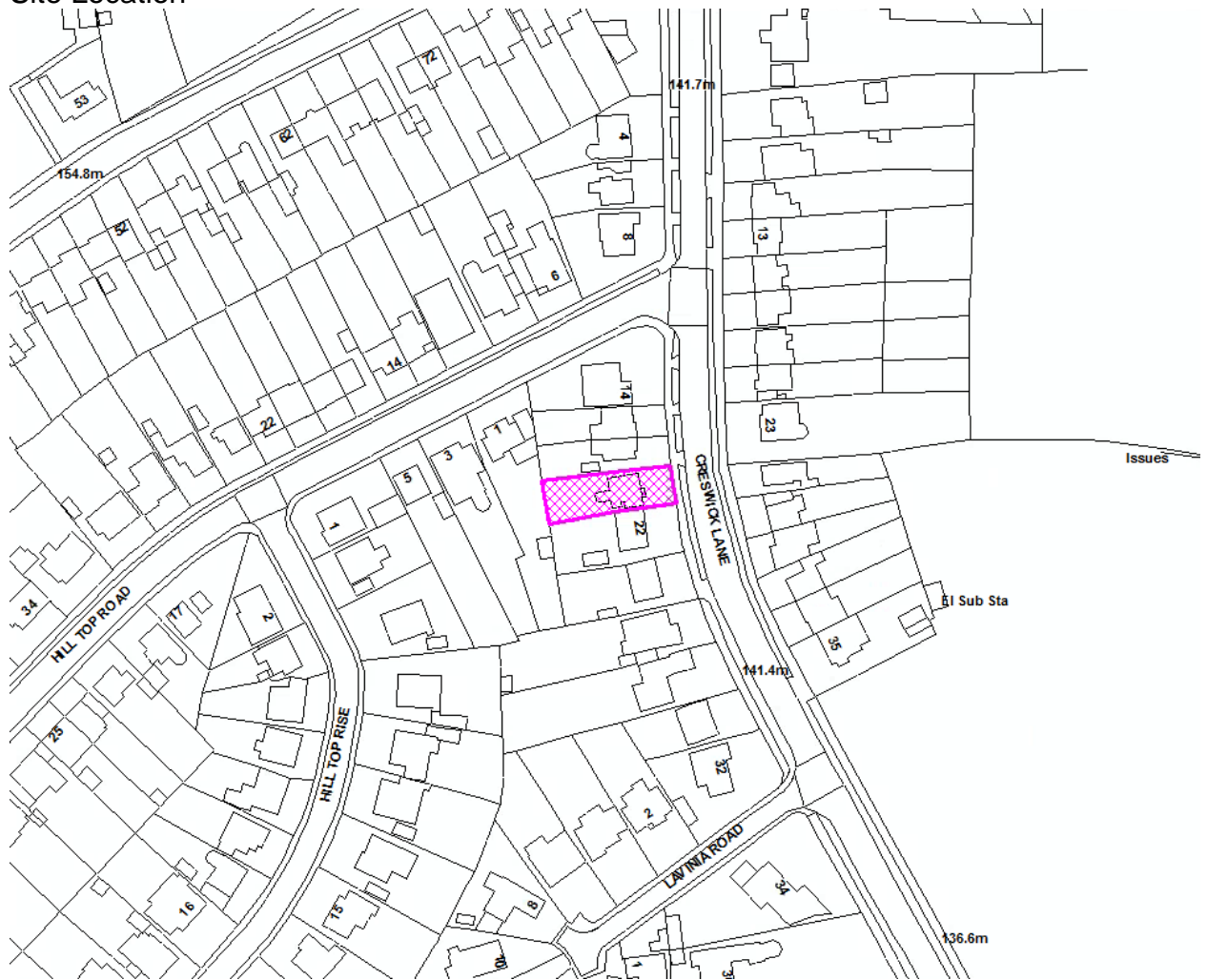
3. The materials to be used externally shall match those of the existing building in colour, shape, size and texture.

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

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 Grenoside district of Sheffield on Creswick Lane. The application relates to a modest two storey, brick built, detached dwelling house with a hipped roof and which also benefits from a two-storey side extension and a single storey rear conservatory extension. The property has an area of hardstanding to the front, which provides off street parking.

The immediate area is an allocated Housing Area as defined in the Sheffield Unitary Development Plan. The area is predominantly residential and it consists of a variety of different house types. Planning permission is sought for the demolition of the existing single-storey rear conservatory extension and to replace it with the erection of a single-storey rear extension and with alterations and extension to the roof which will include the removal of the existing chimneys, raising the roof height forming a gable end and incorporating a rear dormer and 5 roof lights (3 to the front and 2 to the rear).

No pre-application advice has been sought.

RELEVANT PLANNING HISTORY

91/02033/FUL - extension to form garage, wc and extension to kitchen with 2 bedrooms over - Granted 05.09.91.

SUMMARY OF REPRESENTATIONS

1 letter of support has been received.

14 letters of objection from 7 properties have also been received; it is worth noting that 5 of those objections are from the same property.

The objections raised are summarised below;

- Not in-keeping with the area
- Proposed roof not in keeping with others
- Loss of privacy with additional windows
- Proposed extension will tower over the immediate neighbours which are in close proximity
- No mention of the proposed materials
- Reference to other planning applications in the vicinity with similar issues
- Overbearing and overshadowing
- Overlooking from the side/read path area
- Overdevelopment
- Loss of light
- The gap between the two properties is narrow and as such the proposed side door is considered unsuitable and maintenance issues will occur
- Insufficient parking for a large house
- The submitted plans give a false and misleading impression of the proposed development in isolation, as they fail to show neighbouring properties, differences in heights and relative proximities. The architect failed to show the following on their drawings: neighbouring boundaries and differences in roof heights,

distances to boundary lines, cross section showing how extension relates to levels of adjoining houses and gardens, street scene (required due to increase in height). For these reasons, it is believed that the application is not in compliance with the current local guidelines.

- Plans contravene to; guidelines in the supplementary planning guidance in specific guidelines; spg4 (over-development of a house plot), spg 5 (unreasonable overshadowing and over dominance), spg6 (privacy levels), spg8 (highway safety), BE5 (C), H14 (a, c, d)
- No larger publication in terms site notice or more residents being notified
- The difference in ridge heights between No. 22 and No. 20 would be some 2.3 metres, separated by a mere 0.5 metres. The overall appearance would thereby change considerably in context of the general street scene

Other non-planning issues such as: loss of value, that the proposal will cause damp conditions and that the front wall has collapsed in the past.

Councillor John Booker has written raising concern with the time period for representations to be made for the amended plans; it is worth to note that no amended plans that change the configuration of the original scheme have been received. Additional plans which show the levels have been received, but this did not require neighbour re-notification.

Ecclesfield Parish Council have raised concern with the proposed development and supported neighbouring residents concerns, these are outlined below;

- The roof height will be too high and overbearing as it is going from a hip roof to a full roof.
- There will be a loss of privacy to neighbouring properties and it is not in keeping with the street scene.
- A committee decision should be made rather than a delegated decision and a committee site visit be undertaken.

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 gable-end roof will be higher than the existing hipped roof by approx. 0.4m to the ridge, it should be noted that changing a hipped roof to a gabled roof can be permitted development provided that the altered roof is no higher than highest part of the roof. The increase of 0.4m as proposed, when viewed from the street scene is considered not to be over dominant in the context of the character of the area. The immediate vicinity incorporates a variety of different roof designs.

3 roof lights to the front and a small dormer and 2 roof lights to the rear are also shown. These are not considered to harm the overall appearance of the dwelling

The proposed ground floor rear extension will project approx. 3.938m to the rear and will run close to the full width of the existing property shown as approx. 8.2m on the plans. The plans also show the proposed rear extension set in from the existing side elevations of the dwelling by the south side elevation by approx. 0.16m and from the north side elevation by approx.0.52m. The proposed ground floor rear extension will incorporate a mono pitched roof with 3 roof lights.

The windows and patio doors to the proposed extensions are of an appropriate style and proportion, and will align through with the existing front and rear windows, no openings are shown to the proposed north side elevation, a door is shown in the south elevation facing the immediate neighbouring dwelling No. 22 and will face a blank wall this considered to be permitted development. Materials are shown to match the existing which consists of brick/pebble dash external walls, tiles roof and white UPVC openings.

The plans submitted illustrate a standard design, which integrates well with the existing dwelling and its immediate residential area and as such 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

No.18 Creswick Lane is a semi-detached house and sits approx. 5m from the proposed rear extension and is separated by a 2m high dense hedge which sits along the shared boundary and a detached garage which sits close to the shared boundary, as such together with the distance between the two properties and the existing boundary treatment the proposed side window facing this neighbouring property will not cause any undue overlooking.

Due to its single storey nature the proposed rear extension will not cause any overbearing impact. As such it is considered that the proposed rear extension will not cause any detrimental harm to this neighbouring dwelling.

The proposed increase in the roof height to the main dwelling is considered to have no detrimental impact due to the relationship between the two properties when viewed from the street. This is due to the separation between the two properties and the fact that the proposed difference in ridge heights is approx. 0.4m, as shown on the further submitted plans and as such the proposed increase in the roof height will not cause any detriment in terms of overshadowing or overbearing to this neighbour will not look obtrusive within the street scene alongside No.18.

No.22 Creswick Lane is a dormer bungalow which projects slightly to the rear past No.20 is slightly elevated by approx. 0.5 from the ground level of No.22. The proposed rear extension sits in from the shared boundary by approx. 0.7m and will project approx. 3.7m beyond the rear wall of No.22 (3.9m from the rear wall of No.20 the subject site). There are two 2m high fence panels, which merge with a dense boundary hedge along the shared boundary in line with the existing rear garden levels.

The proposed rear extension will be higher than the existing boundary fence. The height of the extension to the eaves is shown to be 2.4 and to the ridge 3.65, as the proposed extension sits away from the boundary by approx.0.7m and from the nearest ground floor neighbouring window by more than approx. 1m, taking into account the difference of levels, it is considered that there will be no significant impact in terms of loss of light, or overbearing impact. No openings are shown in the side elevation of the rear extension and as such no overlooking will occur. The proposed side door to the main dwelling which faces No.22 will look onto a blank side wall and as such no detriment from this will occur.

The proposed roof will sit in line with the front and rear roof line of the neighbouring dwelling No.22 and as such the increase in the height of the roof will therefore not be obtrusive when viewed from the street level or cause any detriment in terms of overshadowing or overbearing to this this neighbour.

Properties located opposite the site are approx. 31m to 34m and as such are considered to be a sufficient distance from the proposed development and will not have any detrimental impact upon their living conditions in terms of overlooking, loss of light or overbearing impact.

It is concluded that the immediate neighbouring properties will have no detrimental harm to their living conditions in terms of overlooking, loss of light or overbearing impact.

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 4 to 5, the existing off street parking to the front of the property will not be affected by the proposed extension and as the road does not have any parking restrictions and as such 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 extensions and alterations are considered to be acceptable in terms of design, form, and scale, impact upon residential amenity and highways impact and are 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.