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Case Number	19/01222/FUL
Application Type	Full Planning Application
Proposal	Erection of raised patio with balustrade to rear of dwellinghouse (Amended description 07.06.2019).
Location	374 Loxley Road Sheffield S6 4TJ
Date Received	03/04/2019
Team	West and North
Applicant/Agent	Mrs Greenslade
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 published on 03.04.2019:

Location plan  
Existing and Proposed Plans and Elevations

Reason: In order to define the permission.

Pre Commencement Condition(s) – ('true conditions precedent' – see notes for definition)

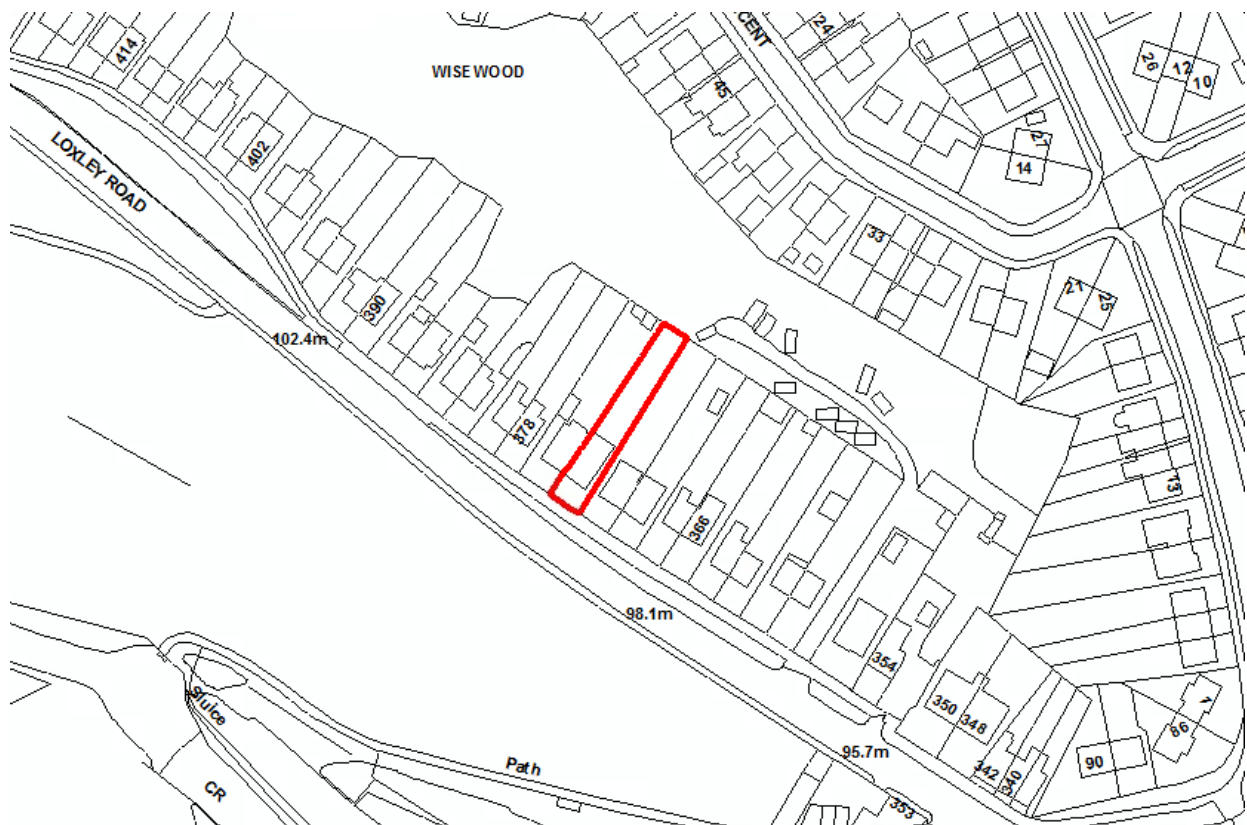
Other Pre-Commencement, Pre-Occupancy and other Stage of Development Condition(s)

## 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 existing dwellinghouse is of a traditional semi-detached style with an existing single storey rear extension and a generous rear garden.

The applicant proposes to erect a slightly raised deck with direct access from the existing rear extension. It is proposed that the deck will match the width of the existing bi-fold doors which serve the extension (approximately 3.25 metres) and it will be elevated approximately 600mm above ground level. The deck area will extend into the garden by 1.9 metres, with steps beyond taking the total projection to 2.5 metres. The deck requires planning permission as it is more than 300mm above existing ground level, such that it exceeds the permitted development allowance.

Timber railway sleepers will form the exterior of the frame and the steps; and a timber balustrade approximately 1 metre high is proposed to both of the sides of the deck area.

## RELEVANT PLANNING HISTORY

10/03244/FUL - Single-storey rear extension to dwellinghouse. Granted conditionally 18.11.2010

## SUMMARY OF REPRESENTATIONS

No representations have been received following notification of immediately adjoining neighbours.

## PLANNING ASSESSMENT

The site is within a Housing Area as identified on the Unitary Development Plan (UDP) Proposals Map. This assessment takes account of Policies H14 (Conditions on Development in Housing Areas) and BE5 (Building Design and Siting) of the UDP and to the provisions of Policy CS74 (Design Principles) of the Core Strategy. The Supplementary Planning Guidance (SPG) on Designing House Extensions is also a material consideration.

The thrust of these policies and guidance in relation to domestic extensions is that they should be well designed, of appropriate scale and should not cause privacy problems to neighbours.

The National Planning Policy Framework (paragraph 127) 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 due regard to this overarching principle.

### Design

Given that the proposed deck is to the rear of the property, it will not be visible from the street so will have no impact on the general characteristics of the area. In the context of the large garden setting and in the context of similar structures being a regular garden feature, the design, which is of high quality timber construction and modest scale, will blend well within the environment in which it sits and will not be a dominant feature when viewed from neighbouring properties. It is considered that the scale and design of the structure are appropriate and acceptable in this case.

### Residential amenity

The plans indicate that the deck will be centrally located and will be 1.4 metres away from the side boundary with the attached semi (No. 376) where there is an extensive hedge and additional planting giving privacy. There will be more than 2 metres between the deck and the side boundary with no. 372. The privacy of this property is, to a large degree, protected by a garden shed which the neighbours have positioned immediately alongside this boundary at this point.

Given the above factors and the relatively low height of the deck, it is not considered that any additional privacy screening is required at the sides of the deck. It is

concluded that the existing boundary treatments are sufficient to maintain minimum privacy levels. It is accepted that there is currently a certain degree of mutual overlooking between immediate neighbouring gardens and the proposed modest deck is not considered to worsen this situation. Immediate neighbours have been consulted on the proposed development and have not raised any concerns about the proposals.

#### SUMMARY AND RECOMMENDATION

In summary it is considered that this modest raised deck is well designed and will not cause harm to the living conditions of neighbouring properties. It is therefore in accordance with UDP Policies BE5 and H14, Core Strategy Policy CS74, the Supplementary Planning Guidance on Designing House Extensions and in the spirit of the requirements set out in the NPPF.

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

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