
Case Number	20/01192/FUL (Formerly PP-08630586)
Application Type	Full Planning Application
Proposal	Erection of single-storey rear extension to dwellinghouse
Location	74 Holmhirst Road Sheffield S8 0GW
Date Received	03/04/2020
Team	South
Applicant/Agent	CK Architectural
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 No. S8-1902 002 (Rev A) Published 03.04.2020

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 in accordance with the requirements of the National Planning Policy Framework. The Local Planning Authority considered that it wasn't necessary to have detailed discussions in this case.

Site Location



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LOCATION AND PROPOSAL

This application relates to a two storey semi-detached dwelling located on the north-east side of Holmhirst Road, in the Woodseats area of the city. The site is in an allocated Housing Area as defined in the adopted Sheffield Unitary Development Plan (UDP). The locality is residential in character, predominantly consisting of terraced and semi-detached properties, of Edwardian-era design.

The dwellinghouse the subject of this application is faced in red brick with a grey clay tiled roof. There is a ground floor bay window on the front elevation which appears to be an original feature. To the rear there is a ground floor bay window, a small ground floor 'off-shot' and a small dormer window, all of which appear of significant age and may also be original features. The modest front garden of the property has been hard surfaced to provide off street parking, and there is an averagely proportioned garden at the rear which contains small outbuildings.

To the rear the boundary with the attached neighbour at 72 Holmhirst Road is marked by a mix of solid walls and timber fencing approximately 2.0 metres in height. The boundary to the neighbour at 76 Holmhirst Road to the northwest side is also marked by a mix of solid walls and timber fencing, this time approximately 1.6 metres high. Ground levels do not vary materially between the application site and neighbouring properties

This planning application seeks consent for the erection of a modest single-storey rear extension to replace the existing rear ground floor bay window and off-shot.

The mono-pitch roof extension proposed is the full width of the dwelling and only projects approximately 1.3 metres from the northeast rear elevation. It has a total height of around 4.0 metres, and 3.4 metres at the eaves.

Planning permission is only required for the extension because the proposed eaves height is in excess of 3.0 metres. Were the eaves to be less than 3.0 metres in height the extension could be constructed as Permitted Development without the need for planning permission.

SUMMARY OF REPRESENTATIONS

Immediate neighbours were notified of the application by letter. No representations have been received.

PLANNING ASSESSMENT

Design

Unitary Development Plan Policies BE5 ('Building Design and Siting') and H14 ('Conditions on Development in Housing Areas'), and Core Strategy Policy CS74 ('Design principles'), require good quality design in keeping with the scale and character of the surrounding area. Also relevant is the Council's Supplementary Planning Guidance (SPG) on 'Designing House Extensions' which provides advice on design as well as privacy standards.

These policies are in conformity with the National Planning Policy Framework and in particular paragraph 127 which states that planning decisions should ensure that developments are visually attractive as a result of good architecture and result in a high standard of amenity.

Whilst all of the above policies and supplementary guidance outline the requirement that new development meets high standards of design, it should be noted that this application proposes development at the rear of the dwelling that will not be visible from the public realm.

The modest projection and mono-pitch roof design of the extension proposed are considered to appropriately reflect and respect the built form of the host dwelling and its neighbours, many of which have already been extended to the rear in various ways.

The application form and accompanying drawings submitted state that the proposed modest extension would be finished in brickwork with grey clay tiles matching those of the host dwelling. This is to be welcomed and will ensure that the extension is entirely compatible with the character of the host dwelling.

It is considered that the extension proposed is acceptable in scale, design, and materials in relation to the built form of the host dwelling and its neighbours, and no adverse effect on the street-scene or the character of the area is envisaged as a result of the development proposed.

Amenity/Living Conditions

UDP Policy H14 states that new development in Housing Areas should not cause harm to the amenities of existing residents, and Core Strategy Policy CS74 requires that development contributes to the creation of successful neighbourhoods. SPG Guideline 4 also advises that over development of a house plot with extensions that leave little garden space will not be permitted.

As stated above, these policies are in conformity with paragraph 127 of the NPPF which requires the creation of places with high standards of amenity.

In relation to the existing footprint of the dwellinghouse and adequately sized rear garden, the proposed extension is considered to be very modest and would maintain ample outdoor amenity space for use by residents of the property.

Impact on neighbouring occupiers

Guideline 5 of the SPG advises that unreasonable overshadowing and over dominance of neighbouring dwellings should be avoided,

Due to the limited projection of the extension proposed, the existing rear extension of the attached neighbour, and the existing off-shot to the rear of the neighbour at 76 Holmhirst Road, no harm to the amenity of neighbouring occupiers due to overshadowing or over dominance is envisaged.

Guideline 6 of the SPG advises that extensions should protect and maintain minimum levels of privacy.

The proposed extension would abut that already existing at the attached neighbour, and the shared boundary is marked by a tall wall / fence, therefore no potential adverse impact on the privacy of this neighbour is envisaged. No window is proposed in the northwest side elevation of the extension proposed such that no loss of privacy is envisaged to this neighbour.

Due to the separation provided by the length of rear gardens no material additional loss of privacy is envisaged for neighbours to the northeast rear of the site.

It is considered that the extension proposed would result in no material harm to the amenity of neighbouring occupiers

SUMMARY AND RECOMMENDATION

In summary, the proposed modest single-storey rear extension is considered acceptable in scale and design and no adverse effect on visual amenity or the character of the area is envisaged, nor is any harm envisaged to the amenity of neighbouring residents as a result of the development proposed.

The proposal is considered to accord with the provisions of the UDP, the Core Strategy, adopted SPG and the National Planning Policy Framework, and it is recommended that planning permission be granted subject to the listed conditions.