
Case Number	20/02573/FUL (Formerly PP-08939818)
Application Type	Full Planning Application
Proposal	Demolition of single-storey rear extension, erection of single-storey rear extension and provision of render to rear elevation of dwellinghouse
Location	60 Highfield Rise Sheffield S6 6BT
Date Received	04/08/2020
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:

Drawing No.2744-100 Rev A Site plan and block plan - published on 04.08.2020

Drawing No.2744-200 Rev B Elevations - published on 26.08.2020

Drawing No.2744-201 Floor plans - published on 04.08.2020

Reason: In order to define the permission.

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

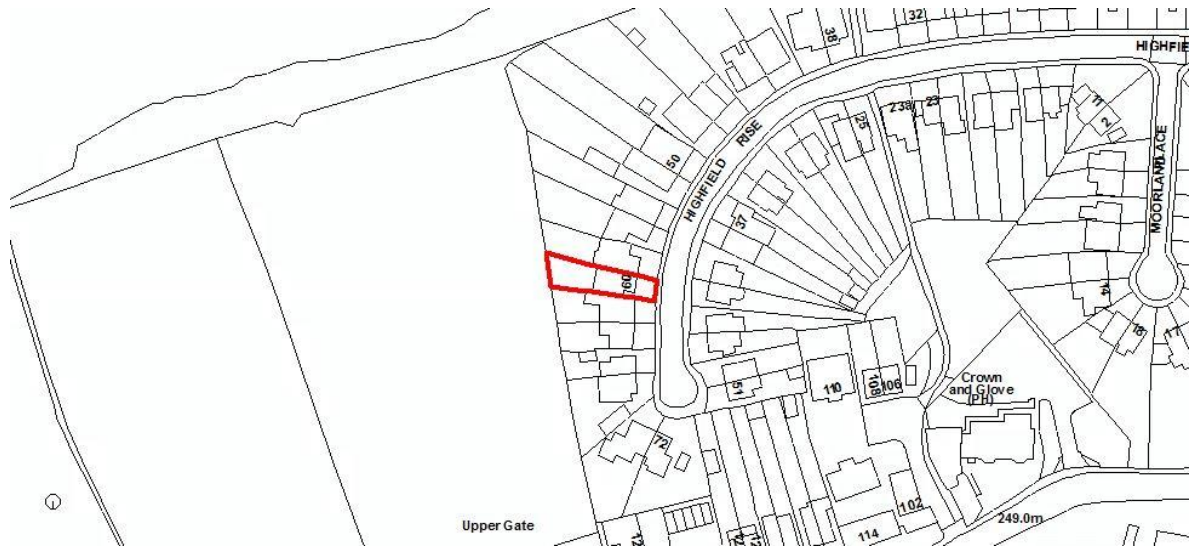
Other Pre-Commencement, Pre-Occupancy and other Stage of Development Condition(s)

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 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 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 for 2 vehicles.

The property is located on the edge of the built up area, which consists of two storey semi-detached dwellings 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 located in a designated Housing Area as defined in the Sheffield Unitary Development Plan (UDP).

Planning permission is sought for the demolition of the existing single-storey rear extension and the erection of new single-storey rear extension plus the provision of render to the rear elevation of the dwellinghouse.

RELEVANT PLANNING HISTORY

18/04178/FUL - Demolition of existing single-storey rear extension and erection of a one/two storey rear extension to dwellinghouse - Granted 18.12.18

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 raises no objections to this planning application. No other representations have been received.

PLANNING ASSESSMENT

Policy

Paragraph 127 of the revised National Planning Policy Framework (NPPF) seeks to ensure that new developments (which includes house extensions):

- a) will function well and add to the overall quality of the area;
- 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 UDP aligns 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; 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 impacts 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 CS74 (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.

Policies BE5 and CS74 also align with the aims of the NPPF.

Design Issues

The proposed ground floor rear extension will project approximately 6.5 metres to the rear and will run almost the full width of the existing property. The large glazed doors to be inserted in the rear elevation of the proposed extension are of an appropriate style, colour (grey) and proportion, and will align with the existing rear windows on the upper floors. No openings are shown to the proposed side

elevations of the extension facing the immediate neighbouring dwellings. White render is proposed to both the extension and the rear elevation.

The proposed extension is contemporary in design and includes a flat roof with roof lights. It is considered that the modern but simple design, although different to the design of the original dwellinghouse, sits comfortably in this context. The proposed rear extension will not be visible from Highfield Rise and so will not impact on the street scene. There are few long distance views of the rear of the site due to the existing topography and the open fields characteristic of the Green Belt in this location. It is therefore considered that, due to its inconspicuous position, the proposed extension and rendered finish will not be harmful to the character and appearance of the property or the wider area, nor will it impact the openness or character of the adjoining Green Belt.

Amenity Issues

The proposed rear 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 rear two-storey and single storey extension which extends along the shared boundary. The proposed extension will project slightly beyond this neighbour's single storey extension by approximately 0.5 m and so 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 impact.

No.58 Highfield Rise, which is the adjoining semi, also incorporates a large rear single storey conservatory style extension. The proposed rear extension will project approximately 1.2 m beyond this extension and so there will again 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 impact.

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

The site will retain sufficient external amenity space and the proposed extension will not result in over development of the plot.

Highway Issues

The road is a cul-de-sac there are no adverse highway implications arising from this proposal. Two off-street parking spaces are retained.

SUMMARY AND RECOMMENDATION

The proposed single storey rear extension and rendering are considered to be acceptable in terms of design, impact upon residential amenities and highway

matters. The development is considered to be in compliance with the guidance contained within the NPPF, policies H14, BE5 and CS74 of the UDP and the Supplementary Planning Guidance on Designing House Extensions.

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

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