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| Case Number | 20/02233/FUL |
| Application Type | Full Planning Application |
| Proposal | Erection of a two-storey side extension to dwellinghouse and provision of a rear patio area with retaining wall |
| Location | 27 Twentywell View Sheffield S17 4PX |
| Date Received | 07/07/2020 |
| Team | South |
| Applicant/Agent | Mr Timothy Steedman |
| 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:

Location Plan received 07th July 2020 (ref: 20/06/05/001)
Proposed Plans and Elevations received 07th July 2020 (refs: 20/06/05/022, 20/06/05/023, 20/06/05/024, 20/06/05/025, 20/06/05/026 20/06/05/027, 20/06/05/028, 20/06/05/029, 20/06/05/030, 20/06/05/031 and 20/06/05/032)
Proposed Rear Site Section received 04th November 2020 (ref: 20/06/05/039A)
Proposed Section showing levels published 09th September 2020 (ref: 20/06/05/037)

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 and those matching materials shall be in place before the two storey side extension is brought into use.

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

This application relates to a two-storey detached dwelling located close to the cul-de-sac head on Twentywell View in the Bradway 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 Bungalows and detached properties, of late twentieth century design.

The dwellinghouse the subject of this application is faced in buff brick with an ochre pantiled roof. The property and number 25 Twentywell View are somewhat of an anomaly within the street scene as both have side gardens wrapping around the property when most other properties nearby are much closer together. Additionally, the host property is situated at a significantly raised land level to the public highway with a drive to access a garage perpendicular to the highway. The resulting front garden is sloped and tiered up to the dwellinghouse and there are access stairs up to the front entrance door resultantly. The front entrance door is approximately 12.5metres from the highway.

To the rear of the property, the garden slopes up toward the rear boundary and is accessed via further steps leading toward the rear boundary, where an outbuilding lies adjacent to number 29 Twentywell View. A paved patio wraps around the property from the front entrance door and finishes close to the boundary with number 29.

To the rear, the boundary with the neighbours on Twentywell Road is marked by a mix of hedging with fence behind at a raised land level to the ground floor of the property. The boundaries to adjacent neighbours at numbers 25 and 29 Twentywell View are timber, approximately 1.8 metres high. Ground levels between no's 25 and 27 vary considerably with number 25 being approximately 3 metres lower than the applicant property. Number 29 is at a similar land level with no significant difference, however, as this property is a bungalow with garage at lower ground level it appears lower.

This planning application seeks consent for the erection of a two-storey side extension and significant landscaping and engineering works which requires a 1.7 metre high retaining wall around three sides of the rear garden in order to level it.

SUMMARY OF REPRESENTATIONS

Councillor Martin Smith objected, raising concerns with the potential impact of the extension on neighbouring properties due to the elevated position of the site.

Immediate neighbours were notified of the application by letter. 11 representations were received objecting to the proposed works, all of which are from people living locally.

Planning Issues Raised:

- Previously there were no accepted side extensions on Twentywell View.
- The cul-de-sac is uniform and homogenous.

- 27 Twentywell View is already on a prominent plot.
- A 2 storey side extension will result in detrimental visual impact on the character as it is out of keeping.
- The extension is overbearing.
- Affect sunlight to properties across from the house and to number 25 Twentywell View.
- Loss of privacy and light to neighbouring properties.
- Loss of open aspect of the neighbourhood.
- Overdevelopment of the plot.
- Drainage as result of the landscaping to the rear.

Non-Planning Issues Raised:

- The original developer wished that no individual alteration could be made and this is stated in the conveyancing documents.
- Devaluation of neighbouring properties.
- Structural concerns to neighbouring properties from excavation.
- Loss of views because of the extension.
- Noise, dirt and disruption during the building of the extension.

PLANNING ASSESSMENT

Planning Policy Context

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.

Design

Twentywell View was built as one development in the late 1980s or early 1990s, the dwellings have a similar material palette, with most properties appearing slightly different, however it is clear that the properties were all constructed at the same time to form a harmonious street scene.

The two-storey side extension has been designed with features, materials and windows which match those of the existing property. The boundary with no. 25 Twentywell View is at an angle due to the plot shape, and as such the proposed two storey side extension retains a separation of between 2 metres and 0.6 metres to the boundary with number 25 Twentywell View. This neighbouring property is at a lower land level and is positioned with a gap to the boundary. An overall separation of

approximately 8.5 metres is retained between the two properties. The projection and design of the extension proposed are considered to appropriately reflect and respect the built form of the host dwelling and its neighbours.

The application form and accompanying drawings submitted state that the proposed extension would be finished in buff brickwork with Ochre pantiles 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. Whilst, the two storey side extension will result in a property that is wider than others within the vicinity, the proposed materials, features and design ensure that the proposal does not appear out of character.

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.

It is noted that the proposed landscaping works to the rear of the dwelling are extensive but the rear garden will not be visible from the public realm and will result in no alteration to the character or built form of the locality.

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 dwelling house and adequately sized rear garden, the proposed extension is considered to maintain ample outdoor amenity space for use by residents of the property.

Impact on neighbouring occupiers

Guideline 4 of the SPG requires a minimum of 50 square metres of rear amenity space is provided and that the distance to the rear boundary should be no less than 10metres. The rear garden provides approximately 135sqm of space, and the distance to the rear boundary is approximately 10m. It is noted that the two-storey side extension does not project to the rear of the property and therefore does not result in the dwelling being closer to the rear boundary.

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

The two-storey extension will not project beyond the rear elevation of the existing dwelling, and therefore is not at risk of breaking a 45-degree angle with the nearest

rear facing ground floor windows of the adjacent dwellings.

There are no side-facing windows at number 25 which would experience loss of direct sunlight. Whilst it is recognised the two storey side extension will result in the property being closer to number 25 and therefore some additional overbearing and over shadowing will result, a separation of approx. 8.5 metres with garden between will ensure that the proposal has little impact on the side elevation of number 25. It is therefore considered the overbearing or over shadowing is not so injurious to warrant refusal and is ultimately considered acceptable.

As the proposed two storey side extension does not project beyond the front or rear elevations of the property, it shall result in no additional no overbearing or over shadowing to number 29 than currently exists.

Properties directly opposite are approximately 28 metres from the proposed extension. Guideline 5 of the SPG requires a minimum separation of 12 metres from the nearest ground floor windows of neighbouring properties to ensure no unacceptable overbearing or over shadowing occurs, this is well in excess of the guideline, as such no unacceptable overbearing or over shadowing is envisaged to properties directly opposite the property.

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

The proposed two storey side extension does not include any side-facing windows which would result in a loss of privacy to adjacent dwellings.

A separation of 28 metres to neighbours directly opposite will be maintained, SPG guideline 6 requires a minimum separation of 21 metres between facing windows. Neighbours to the rear are approximately 32m away. Due to the separation provided by the length of rear gardens no material additional loss of privacy is envisaged for neighbours to the southeast (rear) of the site or the northwest (front). It is considered that the extension proposed would result in no material harm to the amenity of neighbouring occupiers.

The excavation of the garden to the rear shall not result in overbearing or over shadowing of neighbouring dwellings nor shall it result in a loss of privacy to adjacent properties and amenity. Existing boundary treatments will be retained to ensure privacy is maintained.

RESPONSE TO REPRESENTATIONS

The majority of issues raised through representations are discussed in the above report. Those which are not, are addressed in the section below.

- A request for a site section was made to clarify the relationship and the subsequent drawing was received 30th August 2020 and uploaded to the application file on 09th September 2020.

- Issues relating to drainage (for a development of this scale), subsidence, noise, damage to neighbouring gardens and devaluation of neighbouring properties are not

planning considerations.

- Issues concerning building or protracted works at this scale of development fall outside of the planning process as it is a domestic extension. Hours of work, and noise nuisance are covered by separate legislation (Environmental Protection Act).

SUMMARY AND RECOMMENDATION

In summary, the proposed landscaping works and two storey side extension are considered acceptable in scale and design and no adverse effect on visual amenity or the character of the area is envisaged. Equally the development will not result in any significant harm to the amenity of neighbouring residents.

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.