
Case Number	20/04068/FUL (Formerly PP-09265338)
Application Type	Full Planning Application
Proposal	Demolition of attached garage and porch, erection of two-storey side and single-storey front extension to dwellinghouse with rear decking
Location	240 Greystones Road Sheffield S11 7BR
Date Received	19/11/2020
Team	South
Applicant/Agent	Mr Matthew Gregg
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 shall be carried out in accordance with the following approved drawings:

Location Plan and Site Plan (Drawing 1 of 2) (published 19.11.2020)
Proposed Elevations and Floor Plans (Drawing 2 of 2) - as amended by drawings received 17.12.2020 (published 21.12.2020).

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)

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

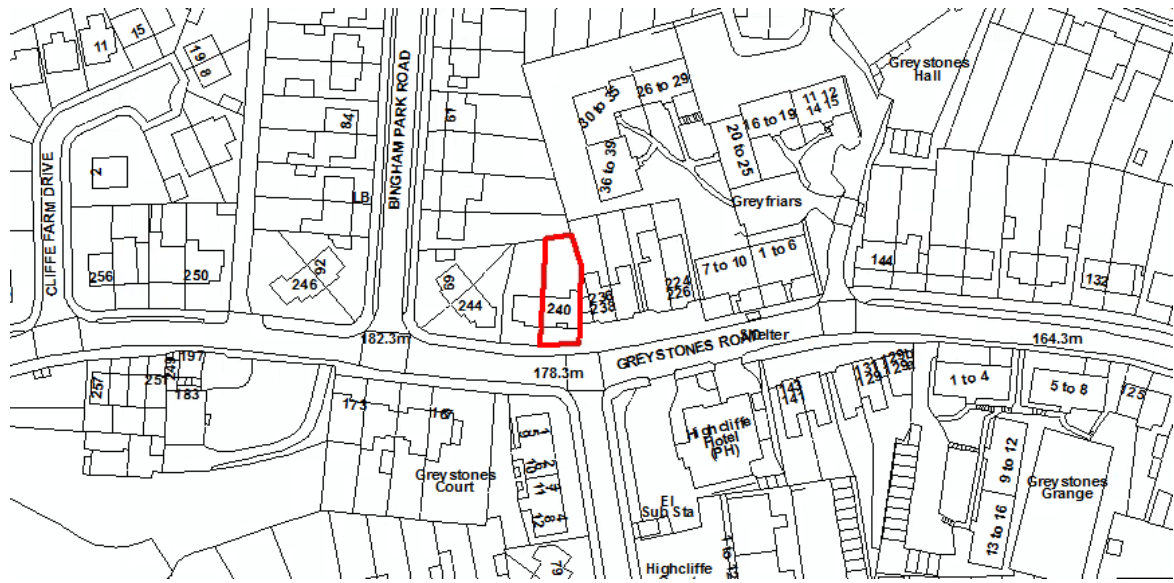
Reason: In order to ensure an appropriate quality of development.

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 subject property is a part brick, part rendered semi-detached dwelling with a hipped roof and feature front gable. It is on a relatively steeply sloping section of Greystones Road almost opposite the junction with Greystones Drive. Whilst the area is predominantly residential in character this house is situated directly next door to KTN Food & Wine Convenience store to the east and diagonally opposite the Greystones Public House. Greystones Court, a three-storey, flat roofed block of flats, is opposite the site.

It is proposed to demolish the existing attached single storey garage and replace it with a two-storey extension comprising a store and extended kitchen area on the ground floor and a bathroom and bedroom on the first floor. A raised deck is also proposed at the rear of the extension and the existing kitchen but this only covers half of the rear elevation and is sited approximately 5 metres away from the boundary with the adjoining semi-detached house (number 242).

The plans have been amended since their first submission owing to officer concerns in respect of design and impact in the street scene.

PLANNING HISTORY

There is no planning history relevant to the determination of this application.

REPRESENTATIONS

Immediate neighbours have been notified and no representations have been received.

PLANNING ASSESSMENT

Policy Context

The site is identified on the Unitary Development Plan Proposals Map as being within a Housing Area. This assessment takes account of Policies BE5 and H14 from the Sheffield Unitary Development Plan (UDP) and the provisions of Policy CS74 of the Core Strategy regarding design principles. The Supplementary Planning Guidance (SPG) on Designing House Extensions is also relevant to the determination of this application.

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.

It is considered that the development plan policies being relied upon in making this recommendation below remain in accordance with the National Planning Policy

Framework and can be offered substantial weight.

Design

Guidelines 1 to 3 of the Supplementary Planning Guidance on Designing House Extensions state that development must be compatible with the character and built form of the area; development should not detract from the host dwelling or from the general appearance of the street or locality; and extensions should be built of matching materials and features.

The first-floor extension is proposed to align with the existing front wall of the dwelling whilst the store will project forwards to align with the existing porch at single storey level with a mono-pitched canopy tying in both structures. The ridge line to the extension has been set down from the main ridge line which helps to create some subservience and distinguish the extension from the host dwelling. This also helps to mitigate any potential future issues with regard to a terracing effect should the occupiers of the neighbouring building choose to extend in the future. The angled relationship between both properties will help to provide some separation also in this respect.

The roof profile which is hipped to reflect the roof form of the existing property will ensure that the proposals do not detract from the built form of the area and the stepped roof profile will help to maintain the already staggered appearance of roofs along Greystones Road owing to the naturally sloping topography of this street. It is noted that in an attempt has been made to retain a similar roof pitch as the existing dwelling at the front part of the extension, which is welcomed, however, the setting down of the roof height will create an asymmetrical element, particularly to the rear portion of the dwelling. Whilst this is not ideal, it is not considered that it will be overly visible when approaching the site up Greystones Road given that part of the existing shop will obscure much of it. It may be visible from other angles within the street but it is considered important that the staggered roof form is retained to prevent any future terracing and as such is considered acceptable in this instance and will not detract from the character of the immediate area.

Matching fenestration to the front elevation will ensure a coordinated approach which is sympathetic to the existing property in addition to matching existing facing materials and as such the proposals will not detract from the street scene.

The proposals are therefore acceptable in design terms and in accordance with the policies set down above.

Amenity/Impact on Neighbours

Guidelines 4 to 6 of the Supplementary Planning Guidance on Designing House Extensions state that development should not lead to an overdevelopment of house plots or leave little garden space; they should ensure that minimum levels of privacy are maintained; and not lead to unreasonable over-shadowing or overdominance of neighbouring dwellings.

The building to the east of the site angles away owing to the slight bend in

Greystones Road, in addition to projecting in front of the rear wall of the application site. Given that this is the case, the proposals do not give rise to any amenity issues in relation to overshadowing/overbearing.

There are two windows to the side elevation of the flat above the shop which face onto the application site. However, these windows are both obscurely glazed, serving both a landing area and bathroom and as such will not be significantly affected by the proposals.

A decked area is proposed to the rear which will project 2.1 metres with a width of 5.1 metres. The deck will be elevated by just over 1 metre owing to land levels to the rear of the site. However, it is unlikely that any amenity issues will be raised from the location of the deck. The shop currently extends beyond the site and users of the proposed deck will not be able to readily view into the garden area of this property.

The adjoining semi, No. 242 has a single storey extension which projects some 3 metres close to the shared boundary and the deck is stepped in considerably from that boundary and as such no significant amenity issues are raised in this respect.

The large site area, particularly the rear garden area will not result in an overdevelopment of the house plot.

It is considered that the proposals do not raise any significant amenity issues and meet with the intentions of the relevant UDP policies and SPG guidance on

Designing House Extension.

Highways

Guideline 8 of the Supplementary Planning Guidance states that developments should not lead to highway safety issues and should provide adequate parking arrangements.

There is currently a driveway which serves one off-street parking space. The proposals will result in a 4 bedroomed property and whilst it would be beneficial to include an additional parking space from a highways perspective, it is noted in this case that in creating an extra space, loss of an attractive stone wall would occur which is a feature of this residential area. In addition it would remove the ability for one additional vehicle to park on street. Given that this is the case, it is considered that one off street parking space is acceptable in this instance.

CONCLUSION AND RECOMMENDATION

It is considered that the proposed development is well designed, in scale and character with the host dwelling and the wider street scene and it will not lead to adverse impacts on adjoining properties. As such it is considered that the proposed development would be in accordance with UDP Policies H14 and BE5, as well as Policy CS74 of the Core Strategy; Paragraph 127 of the NPPF, and the Council's SPG on Designing House Extensions.

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

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