
2022/0166

Erection of single storey rear extension to dwelling

29 Low Rocha Grove, Millhouse Green, Sheffield, S36 9AN

Site Location & Description

The site is located within a modern housing estate off the A628 in Millhouse Green. The site comprises of a large L shaped detached dwelling with a detached garage adjoined with the neighbour's garage. The property is red brick, with a pitched roof and has been designed with 2 bay windows at the front and a large 2 storey rear extension, creating the L shape. The rear of the property is bound by wooden fencing, with a reasonably sized rear south facing garden.



Proposed Development

The proposal is for a single storey rear extension, adjacent to the existing rear extension to be used as a dining room. The proposal has been designed with a lean-to roof, 2 roof lights and will have bi-fold doors leading into the rear garden. The extension will project 3.49m to the rear and measure 5.66m in width, falling just short of the boundary, 2.5m to the eaves and 3.46m total height.

Policy Context

Planning decision should be made in accordance with the local plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Section 12: Achieving well designed places - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Local Plan

The new Local Plan was adopted at the full Council meeting held 3th January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – sets out principles when considering development proposals.

Policy GD1: General Development – sets out appropriate proposals for development.

Policy D1: High quality design and place making – sets overarching design principles for the borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

Policy T4: New Development and Highway Improvement - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - House Extensions sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations. The general principles are that proposals for should:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

These policies are considered to reflect the Principles in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

Penistone Town Council – No objections

Representations

2 letters of concern with the following issues:

- Assurance it won't become a 2 storey
- Unsightly rainwater pipes on side elevation
- Don't want foundations over boundary
- Is there a requirement for a party wall notice?
- Would foundations have an impact on drain rodding point?
- Overshadowing
- How will the site be secure for pets during construction?
- Don't want to give builders access to their land

Assessment

Principle of development

The site falls within urban fabric which has no specific land allocation, however the site and surrounding area is made up principally of housing. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety.

Residential Amenity

Two neighbouring properties had some concerns with regards to the original proposal. In light of these concerns, the proposal was amended and the issues addressed. The proposed extension has been reduced in width so it is not built on the boundary, and the rain water pipes on the side elevation have been removed. The proposed extension is a lean to design and is therefore not expected to overshadow the neighbouring property to an unreasonable degree. Furthermore, the gardens are south facing, which further lessens the

potential impact. The existing boundary treatment will provide a screen, protecting the privacy of the property to the rear.

The amended proposal is not expected to cause any significant loss of residential amenity when assessed against Planning Policy. The proposal is therefore in compliance with Local Plan Policy GD1 and House Extensions SPD and is considered acceptable in terms of residential amenity.

Visual Amenity

Materials should normally be of the same size, colour and texture as the existing house or as close a match as possible. Windows and doors should generally repeat the proportion and style of the existing dwelling, lining through with existing openings and using matching design details. The roof, style pitch and detailing should match those of the existing dwelling, particularly where the extension will be prominent within the street scene.

The proposal has a lean to roof and will be built in matching brick and tile. This will harmonise with the existing property, and given it is located to the rear of the property, the proposal is not expected to be injurious feature within the street scene. The amended proposal is therefore not expected to be detrimental within the surroundings and is therefore in compliance with Local Plan Policy D1 and SPD: House Extensions and other Domestic Alterations.

Highway Safety

The proposed extension is located on the rear elevation and will not impact on the parking provisions of the host property.

Recommendation

Approve with conditions