2021/0746

Mr M Jebson

Erection of two storey rear extension to dwelling
228 Manchester Road, Millhouse Green, Sheffield, S36 9NR

Background

2012/0047 - Erection of first floor side extension and single storey front/side/rear extensions to dwelling – Approved with conditions

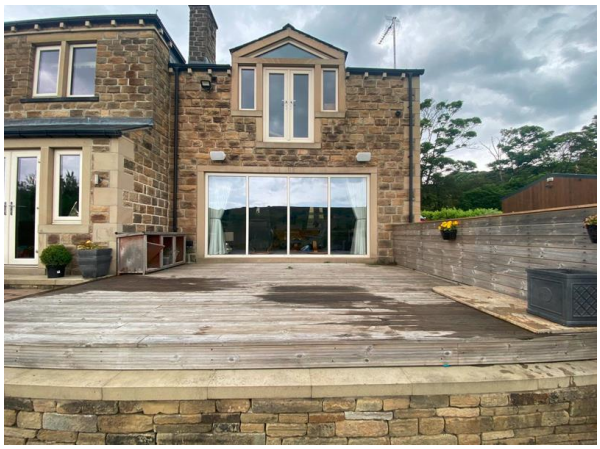
2015/1423 – Erection of agricultural building and feed store – Approved with conditions

Description

The property is a detached stone built, hipped roof dwelling which has been extended previously with two storey side extensions, front double garage and single storey extensions. the dwelling has a large rear garden with raised patio area.

The property is the first dwelling in Millhouse Green to the south of Manchester Road. The property is set back from the main Manchester Road and screened along the frontage by large trees. To the east and south are open agricultural fields and Green Belt land. To the west is number 230 Manchester Road, a bungalow and to the east is the applicant's agricultural building and feed store set on a separate plot of land.







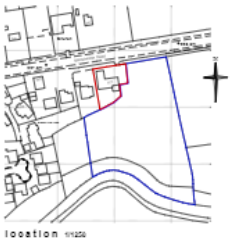


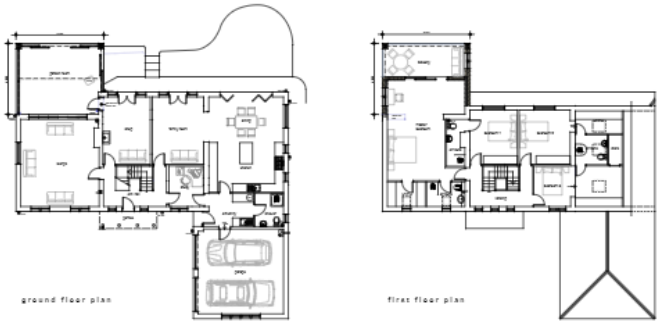
Proposed Development

The proposal involves the erection of a two storey rear extension to the existing two storey side extension. The extension measures approximately 5m in projection by 6.1m and would provide a garden room to the ground floor and to the first floor is an extension to the master bedroom and a covered balcony, which features a wall and window to the side elevation facing the west. To the east is a glass balustrade.

The extension has been designed with an oak truss, with matching stone sides and rear with a matching slate roof. within the covered balcony the rear wall is to be rendered.









Policy Context

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following Local Plan policies are relevant:

Policy GD1 General Development
Policy D1 High Quality Design and Place Making

SPD's

Supplementary Planning Document (SPD) – 'House Extensions and other domestic alterations' 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:

I. Be of a scale and design which harmonises with the existing building
II. Not adversely affect the amenity of neighbouring properties

III. Maintain the character of the street scene and
IV. Not interfere with highway safety.

These policies are considered to reflect polices set out in the revised NPPF, which requires development to be of high-quality design and provide a good standard of amenity for all existing and future occupants of land and buildings.

Consultations

Penistone Town Council – No objections

Representations

No comments received

Assessment

Material Consideration

Principle of development
Residential Amenity
Visual Amenity

Principle of development

The site is allocated as Urban Fabric within the Local Plan, as such, extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties.

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

In terms of the impact of the proposal upon residential amenity, the two storey extension is set approximately 17m from the boundary with the nearest dwelling, number 230 Manchester Road set to the west. The extension includes a balcony, however the side which faces to the west would include a wall and small window and would not allow for any significant overlooking or loss of privacy to this property. In addition, there should not be any overbearing or loss of light to number 230 given the distance between the proposed extension and the neighbouring property. The proposal is considered acceptable in terms of residential amenity in accordance with Local Plan Policy GD1 and the SPD House Extensions.

Visual Amenity

The extension is if a high quality design/materials and would compliment the existing dwelling. It would appear subservient to the main dwelling and would not be seen from the street scene. The proposal is acceptable in terms of design and impact upon visual amenity in accordance with policy D1 of the Local Plan.

Recommendation

Grant subject to conditions