2023/0647

Mrs Angela Reed

23 Hazel Grove, Thurnscoe, Rotherham, S63 0FL

Single storey rear extension to two storey dwelling.

Site Description

The application relates to a plot located on the eastern side of Hazel Grove and to the south-east corner of the street. The application site is part of a wider modern residential scheme, much of which remains under construction. The surrounding area is principally residential with Green Belt land located to the north.

The property in question is a two-storey semi-detached dwellinghouse constructed of pale coloured brickwork featuring a pitched roof that utilises red coloured roof tiles. The dwellinghouse is fronted by a driveway with garden space to the rear that is bounded by high timber fencing.



Planning History

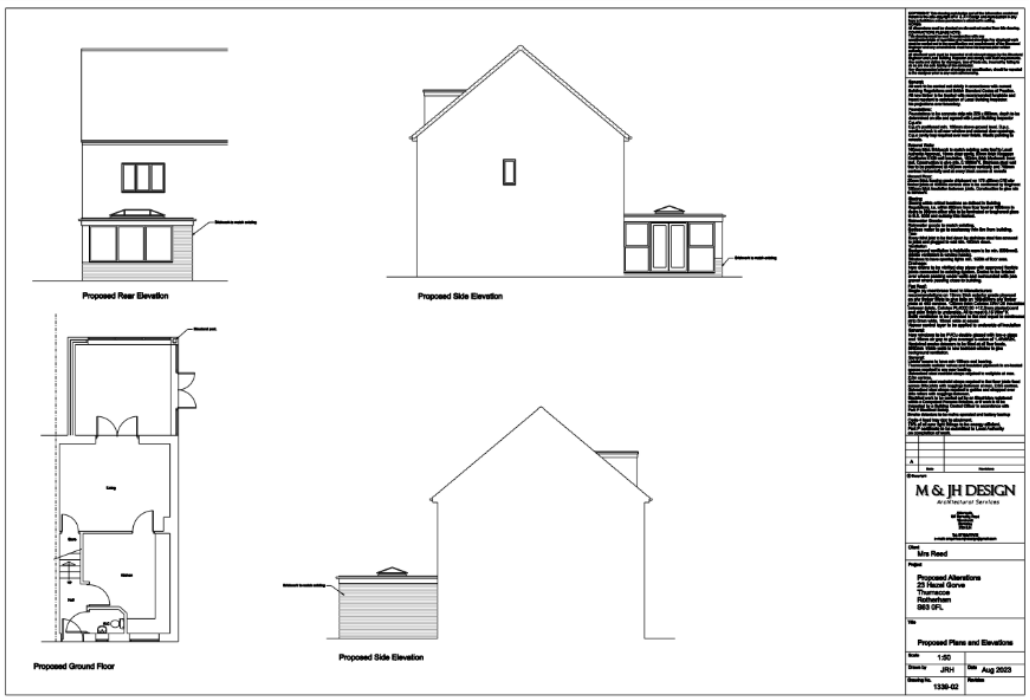
There is an extensive planning history associated with the application site and surrounding area that forms a wider residential development, with the most recent application being:

- 2019/0809 – Reserved Matters Application for residential development of 360 dwellings (Phase 3). – Approved.

Proposed Development

The applicant is seeking approval for the erection of a single storey extension to the rear of the property.

The proposed extension would be constructed of brickwork and would project from the rear elevation of the dwellinghouse by approximately 4 metres with a width of approximately 4.5 metres. It would feature a flat roof incorporating a roof lantern with an approximate total height of 2.6 metres and would be set-in from the northern party boundary by approximately 0.5 metres.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

Local Plan Allocation – Housing Allocation (HS43)

The site is allocated as Housing Allocation (HS43) within the adopted Local Plan; therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy T4: New Development and Transport Safety.***

Supplementary Planning Document: House Extensions and Other Domestic Alterations

This document establishes the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations; reflecting the principles of the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- ***Section 12: Achieving well designed places.***

The Town and Country Planning (General Permitted Development) (England) Order 2015

Schedule 2, Part 1, Class A of the GPDO allows for the enlargement of a semi-detached dwellinghouse consisting of a single storey rear extension provided that: it would not extend beyond the rear wall of the original dwellinghouse by more than 3 metres; exceed 4 metres in height; or where the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, the height of the eaves would not exceed 3 metres.

Consultations

No consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties and one representation was received raising concerns regarding overshadowing impacting the use and enjoyment of their garden.

Assessment

Principle of Development

The site falls within Housing Allocation HS43; therefore, 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, including visual amenity and highway safety.

Residential Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they would not adversely affect the amenity of neighbouring properties.

The SPD states that *'single storey extensions to the rear of a semi-detached dwelling should not project more than 4 metres and the eaves height should not exceed 2.5 metres where the extension would project beyond 3 metres.'*

A 45-degree rule will also be applied to the proposals. This is a test that is applied as a guide to determine and limit the extent of overshadowing to adjacent neighbouring properties.

Regarding overshadowing, the proposed extension would project from the rear elevation of the host property by 4 metres, in line with the SPD, with a total height of 2.6m, just 0.1m above the SPD guidance. It would be located to the south of adjoining neighbouring property, 21 Hazel Grove. Generally, extensions located to the south of adjacent properties are expected to have a greater impact regarding overshadowing due to the movement of the sun path. The proposal would also exceed the 45-degree rule by approximately one metre.

As such, it is acknowledged that the proposed extension could contribute to some overshadowing; However, an extension of a similar scale, albeit with a lesser projection, could be erected without the need for planning permission and would likely result in similar levels of impact. The proposed extension would also adopt a restrained roof height, be set in from the party boundary by approximately 0.5 metres and be largely screened by high timber fencing forming the boundary treatment which would act to mitigate some of the potential impact. This would also sufficiently mitigate the impacts on the neighbour's garden area.

Regarding overlooking and loss of privacy the SPD states that *'12 metres should be maintained to a blank gable wall and 10 metres should normally be provided between rear-facing windows on the first floor (and above) and the rear boundary, and windows to habitable rooms on an extended property should not be less than 21 metres from any other properties with habitable room windows.'*

The proposed extension features large amounts of glazing to its east and south elevations with no windows proposed to be inserted on its northern elevation. Approximately 6.3 metres would be maintained between its rear-facing windows and the rear boundary and approximately 17.3 metres between neighbouring property, 3 Primrose Road. Approximately 21 metres would be maintained between the extension and neighbouring properties to the south. Whilst some of these distances would not meet the guidance outlined above, the rear boundary treatment comprises high timber fencing and the extension would be of a single storey. As such, there would be no direct views of any habitable room windows and existing boundary treatments would act as and offer suitable mitigation and screening.

Regarding outlook, the proposed extension would not extend beyond the footprint of the original dwellinghouse and would be set in from the northern party boundary by approximately 0.5 metres. The proposed extension is, therefore, unlikely to reduce levels of outlook.

The proposals are, therefore, not considered to be overbearing, resulting in increased overshadowing, overlooking, or reduced levels of outlook that would warramt refusal of the application.

The proposals are, therefore, considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Visual Amenity

The proposal would not be immediately visible from the public realm of Hazel Grove to the west or Primrose Road to the east.

The SPD states that *'materials should normally be of the same size, colour and texture as to the existing house or as close a match as possible, and that the roof, style, pitch and detailing should also match those of the existing dwelling.'*

The proposed extension would be constructed of red brickwork that would match or be of a similar appearance to the brick construction of the original dwellinghouse and would adopt a flat roof.

A flat roof is generally considered to be aesthetically inferior and would not directly reflect the character of the host property nor the surrounding area. Nevertheless, the flat roof would be relatively discreet, located to the rear of the property and would not be an overbearing feature that would significantly detract from the existing character of the dwellinghouse. It would also not be a prominent feature within the main street scene; therefore, the flat roof, though not preferred, would be acceptable in this instance.

Overall, the scale of the proposed extension is relatively modest and would remain subordinate to the original dwellinghouse and would be constructed of external materials sympathetic to those used in the construction of the original dwellinghouse.

The proposals, therefore, are considered sympathetic to the main dwelling and consistent with the character of the street scene and are considered acceptable and in compliance with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

The application site benefits from an existing driveway to the front of the property. As the extension would be constructed to the rear, existing parking arrangements are unlikely to be impacted. As such, highway safety would be maintained to a reasonable degree and the proposals are considered acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety*.

Recommendation

Approve with Conditions