
2022/0512

Erection of two storey side extension and single storey front extension to dwelling

30 Manor Fields, Great Houghton, S72 0BF

Site Location & Description

The site is located within a modern housing estate located off High Street in Great Houghton. The property is a detached dwelling, designed with a tile pitched roof and a lean-to porch on the front of the property. The site is located on a corner plot, the rear elevation faces directly onto the side elevation of No. 32, the side elevation of the host property faces the blank side elevation of No. 28. Due to the orientation, the host property has a side and front garden area only, the side garden is defined with a wall and fencing providing some privacy and along the front is bound by a low wall. The host property has been designed with both red brick and rendered features.



Proposed Development

The proposal is for a single storey front extension and a two-storey side extension. The front extension will extend the existing porch a further 3.20m to the side, will project 1.14m to the front in line with the existing with a corresponding lean-to roof. The side extension will project to the side by 3.5m and is set back from the front by 0.5m with a corresponding lowered roof line. Bi-folding doors will be located on the side elevation along with bedroom windows at first floor level facing the blank gables of No. 28. An additional bedroom window will be located on the front. The front extension will be in matching render and tile, whilst the two-storey element will be built in red brick to match the host property.

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 Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the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

In reference to this application, the following Local Plan 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

Great Houghton Town Council – No comments

Representations

1 neighbour to the rear of the property has objected to the application with the following concerns:

- Rear windows would be overshadowed
- Visual amenity compromised
- Additional parking issue
- Damage to the adopted open green space adjacent

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

The neighbouring property directly to the rear has some concerns regarding the proposal, and the potential impact to their property in relation to overshadowing and loss of visual amenity. Due to the orientation of the host property in relation of the neighbour behind, any extension on the side of the property will have a direct impact. Any extension to the side of the host property will have an impact similar to that of a rear extension if the properties were positioned side by side facing the same direction. This application will be assessed using the same principles.

The proposed side extension will project 3.5m, two storey and have a set back and corresponding step down of the roof line. It is acknowledged that any extension to the side of the host property will impact the neighbour to the rear. That said, two storey rear extensions to semi-detached dwellings are usually acceptable if the projection is no more than 3.5m. Due to the size and orientation of the proposal, it is not expected to adversely impact the neighbours to an unreasonable degree. Furthermore, the site is located to the north of the neighbouring property therefore in terms of loss of light and overshadowing, the impact is proposed to be acceptable. There are also no windows proposed overlooking this neighbouring dwelling.

In terms of the 2-storey extension located on the side of the property, any potential impact to the neighbour at No. 28 also needs to be assessed. The side elevation of the host property faces the blank elevation of the neighbour at No. 28. There is an existing garage also located between both properties which breaks up the impact. The distance of the proposal to the blank gable wall is approximately 10.95m, which is under the standard 12m requirement. In some circumstances a reduction in the distance can be acceptable, when assessing the potential impact. Although the distance between the elevations falls short of expectations, it is considered in this case, as the garage breaks up the impact and the neighbouring gable is blank, the potential impact to residential amenity is reduced and therefore in this case the proposal is acceptable.

The 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 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.

Due to the orientation and location of the property on a corner plot the proposal will be prominent within the street scene. Side extensions should not project more than 2/3 of the original dwelling width, to ensure a more balanced design. The proposal only projects 3.5m to the side which is considerably less than 2/3 of the original dwelling. The matching materials of the side extension along with the setback will harmonise with the host property, and the front is a continuation of the existing extension and will be rendered to match. The front extension is relatively small and assimilates well within this setting. The proposals are 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 extensions are located on the side and front elevation and will not impact on the parking provisions of the host property.

Recommendation

Approve with conditions