

2023/0342

Mr & Mrs Goodwin

1 Low Bromley Cottages, Pea Field Lane, Bromley, Sheffield, S35 7EW

Alteration of single storey part of existing dwelling by demolition and construction of single storey side extension

Site Description

1, Low Bromley Cottages is a two-storey end-of-terrace dwelling located in Bromley. The applicant dwelling uses external materials such as render, grey slate roof tiles and timber truss detailing, with stonework to the side and rear, all of which is consistent with the appearance of neighbouring properties. The dwelling features existing projections to its East and South elevations, with those in the East stepped and reducing in scale. To the front of the dwelling is a large driveway and small front garden space bounded by stone-built walls along the South and West boundaries and timber fencing along the East boundary – boundaries to the rear comprise of timber fencing and hedging, encasing further garden and patio spaces.

The surrounding area is principally Green Belt land with areas to the North and North-West of the site locating the Wortley Hall historic park and garden, and the Wortley Conservation Area. Various listed buildings can be found within these locations as well as to the North-East and South-West of the site. Wentworth Industrial Park is also located to the North-East with residential dwellings beyond. The immediate area surrounding the site comprises of other terraced and detached dwellings, and agricultural and commercial uses centred around Bromley Farm.



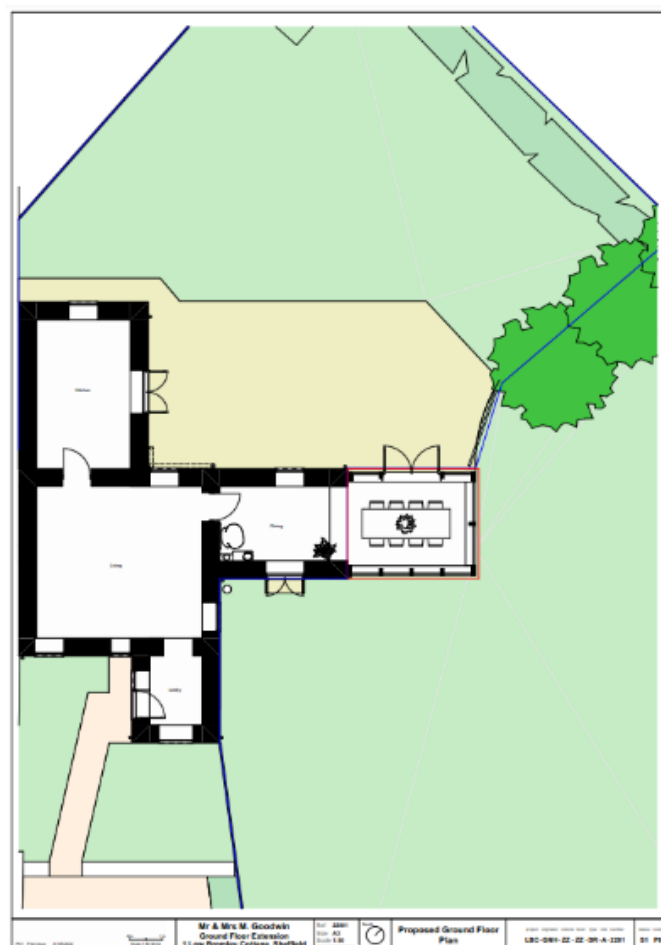
Planning History

2006/1642 - Conversion of existing cottage into two dwellings. – Approved with conditions.

Proposed Development

The applicant is seeking approval for the demolition of an existing single storey projection to the side of the dwelling and the erection of a replacement single storey side extension.

The proposed single storey extension would reflect the existing massing and would project from the East side elevation of the dwelling by approximately 3.9 metres with a depth of approximately 3.2 metres. The proposed extension would feature a pitched roof, utilising an eaves and ridge height of approximately 2.8 metres and 3.9 metres respectively. Reflecting the style of a conservatory in appearance, the proposed extension would incorporate external materials such as matching coursed rubble stonework, oak framing and slate roof tiling.



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 – Green Belt

The site is allocated as Green Belt within the adopted Local Plan; therefore, the following policies are relevant:

- ***Policy GB1: Protection of Green Belt.***
- ***Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt.***
- ***Policy GD1: General Development.***
- ***Policy D1: High Quality Design and Place Making.***
- ***Policy T4: New Development and Transport Safety.***
- ***Policy SD1: Presumption in favour of Sustainable Development.***

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.***
- ***Section 13: Protecting Green Belt land.***

Consultations

The Forestry Officer and Wortley Parish Council were consulted on the application; the Forestry officer provided comments, offering no objections and no specific conditions – no response was received from Wortley Parish Council.

Representations

Neighbour notification letters were sent to surrounding properties, no objections or comments were received.

Assessment

Principle of Development

The site falls within Green Belt; therefore, extensions to residential properties are considered acceptable where they do not have a harmful impact on appearance or character and would preserve the openness of the Green Belt.

Green Belt Assessment

Extensions to dwellings within the Green Belt will be considered acceptable provided that cumulatively they would not amount to more than a doubling of the size of the original building.

In this instance, the property in question was previously a single, larger dwelling that was converted into two units through the approval of planning permission 2006/1642; as such, the policy will be applied to the converted property.

The existing dwelling has approximately 161.7 sqm of gross floorspace, including the ground and first floors (measured externally). The proposed demolition of part of an existing projection would result in a loss of approximately 4.2 sqm of floorspace (measured externally). The proposed extension would create approximately 12.5 sqm of additional floorspace (measured externally). After the proposed works, the dwelling would benefit from approximately 170 sqm of gross floorspace (measured externally); therefore, the proposed erection of a single storey side extension would result in a 5.1% increase of floorspace.

In considering impact on openness of the Green Belt, the relatively small (5.1% increase in floorspace) of the proposed single storey extension will replace an existing single storey extension. The development will not extend beyond the existing residential curtilage and will be attached to the existing dwelling and be of appropriate materials. As such it is considered that there would be no impact on openness of the Green Belt.

The proposals, therefore, are considered acceptable and in compliance with Local Plan Policy GB1: Protection of Green Belt and Local plan Policy GB2: Replacement, extension, and alteration of existing buildings in the Green Belt.

Visual Amenity

Extensions to dwellings within the Green Belt will be considered acceptable where they do not have a harmful impact on appearance or character.

The SPD states that *'the design of single storey side extensions should reflect the design of the existing dwelling in terms of roof style, pitch, materials, and detailing'* explaining that *'materials should normally be of the same size, colour and texture as to the existing house or as close a match as possible'*. In this instance, the proposed extension would use external materials that would match

those used by the original dwelling, including coursed rubble stonework, oak framing, and grey slate roof tiles.

The proposed extension would use a pitched roof that would sympathetically reflect the style, design, and pitch of the roof of the original dwelling. The proposed extension would continue to reflect existing massing and would maintain the Eastwards stepping; as such, adverse impacts associated with a terracing effect are likely to be avoided.

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 GB2: Replacement, extension, and alteration of existing buildings in the Green Belt, and Policy D1: High Quality Design and Placemaking and would be acceptable regarding visual amenity.

Residential Amenity

Proposals for extensions are considered acceptable where they do not adversely affect the amenity of neighbouring properties.

The SPD states that *'single storey extensions should not have an excessive sideways projection (i.e., more than two thirds the width of the original dwelling).'*

In this instance, the proposed single storey extension would project from the side elevation of the original dwelling by approximately 3.93 metres and the width of the original dwelling is approximately 10.11 metres; as such, the proposed extension would not have an excessive sideways projection that would be more than two thirds the width of the original dwelling.

The proposed extension would have a depth of approximately 3.2 metres, creating approximately 12.5 sqm of additional floorspace. The extension would feature a pitched roof with an approximate eaves and ridge height of 2.8 metres and 3.9 metres, respectively. The proposed extension would be located to the East of the dwelling – a secluded location surrounded by Green Belt land with no adjacent properties. Though the proposed extension would see a slight increase in footprint from the existing side projection forming the original dwelling, the proposals would not significantly increase levels of overshadowing or reduce levels of outlook that would be detrimental to the amenity of neighbouring properties.

In terms of overlooking, resulting in a loss of privacy, the proposed extension would introduce an increased amount of glazing; however, the extension would be located to the East of the original dwelling where there are no adjacent neighbouring properties. Moreover, the SPD states that *'12 metres should be maintained to a blank gable wall and 10m should normally be provided between rear-facing windows on the first floor (and above) and the rear boundary'*. In this instance, the proposed extension would be of a single storey and approximately 16.5 metres would be maintained between the rear-facing windows and the rear boundary.

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

Highway Safety

The dwelling benefits from an existing driveway located to the front of the property. There would be no changes to this provision and the location of the proposed extension to the side of the dwelling is unlikely to interfere; as such, the proposed erection of an extension in the location identified would not result in any detrimental loss of existing off-street parking provision that could adversely affect highways safety.

As such, the proposals would be considered acceptable and in compliance with Local plan Policy T4: New Development and Transport Safety.

Recommendation

Approve with Conditions