
2021/0401

Mr A Finch

Extension and alteration of existing outbuilding to form ancillary residential unit used in conjunction with the main dwelling

5 - 7 Don Street, Spring Vale, Sheffield, S36 6HA

Site Description

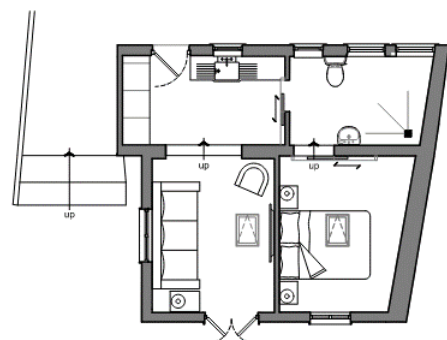
The application site relates to an end terraced property situated on Don Street, Spring Vale. The dwelling is of a typical stone fronted design with a pitched roof; the dwelling occupies an extensive plot with a large rear garden beyond.



Proposed Development

The applicant seeks permission to change the existing outbuilding to ancillary accommodation. The annex will incorporate a bedroom, wc/shower room and kitchen/living room.

The extension, which is to house the living area and bedroom was constructed in 2015, no evidence has been submitted to corroborate this.



PROPOSED FLOOR PLAN
SCALE - 1:100

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process.

Local Plan

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

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

Policy SD1 Presumption in favour of Sustainable Development

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

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.

Consultations

Highways DC – No comments received

Drainage – no objections happy for details to be checked on site by Building Control

Yorkshire Water – No comments received

Parish Council – No objections

Representations

The application was advertised by way of neighbour notification letters; no comments have been received.

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

Supplementary Planning Document – House Extensions and Other Domestic Alterations (SPD) provides guidance in relation to 'Granny Annexes' which states that 'Granny Annexes' may be permitted where it would not occupy a disproportionate amount of the garden and would not have its own separate access or garden area.

An annex should normally have a close physical relationship with the host dwelling, be single storey and in all circumstances should only have 1 bedroom and no more than 3 rooms in total.

The proposed annex is designed with 1 bedroom, a living/kitchen area and a wc/shower room which do not total more than 3 rooms; it is acknowledged that the living/kitchen area could be considered as two rooms, however they are not separated and are open plan as one room.

The openings within the existing building are to be used, with the main habitable spaces (bedroom and living room) being located on the northern elevation of the building, with the bathroom windows being fitted with obscure glazing, it is acknowledged that the kitchen door and window would face the rear elevation of the host dwelling, however given that it is the host dwelling and a condition will be included to prevent the annex being rented or sold as a separate dwelling, it is not considered that this would pose a significant detrimental impact on the occupiers of the host dwelling.

There are no external alterations proposed to the existing building, which was extended in 2015, no evidence has been submitted to corroborate this however, it is considered that due to the location of the extension, it would not lead to a significant increase in overshadowing or reduce levels of outlook given its orientation to the path of the sun.

In light of the above, it is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1

Visual Amenity

The annex is to be located primarily within the rear garden and is not highly prominent from public vantage points as mentioned previously there are no external alterations proposed above what has occurred and those relate well to the building and the host dwelling and as such it is considered that the change of use would not have a detrimental impact on the character of the street scene.

It is therefore considered that the proposed extensions are acceptable in terms of visual amenity and in compliance with Local Plan Policy D1: High Quality Design and Place Making.

Highway Safety

The proposal does not result in the loss of off street parking, however there is sufficient space within the boundary of the site to accommodate parking for at least 2no vehicles and as such is considered acceptable in terms of its impact on highway safety.

Recommendation

Approve with Conditions