

2022/0944

Senior

Erection of single storey side extension, single storey rear extension with roof terrace, new porch and associated works

Stonecroft, Old Mill Lane, Thurgoland, Sheffield, S35 7EG

Planning History

02/1091 – Erection of conservatory – Approved with conditions

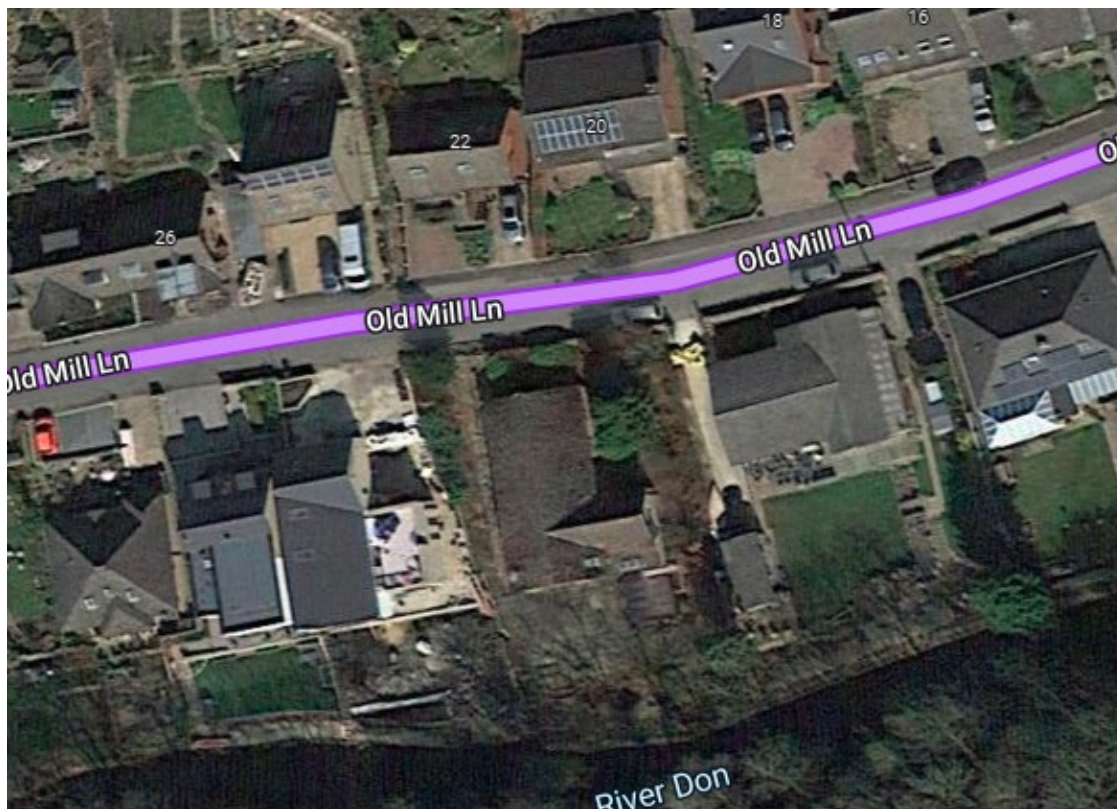
88/0852 – Erection of bungalow and garage – Approved with conditions

87/0599 – Erection of extension to dwelling - Approved with conditions

Site Description

The property is a detached split level stone built bungalow, set off Old Mill Lane, Thurgoland. The property faces onto the River Don to the south and is set within the Green Belt as allocated within the Local Plan. To the west of the site are two new modern infill dwellings known as Vale House and Stone Wood View. Along the eastern boundary is an established hedge and beyond is a bungalow know as Tree View. The land slopes to the south toward the River Don, therefore the property is split level and includes rooms at lower ground level.

The property has been extended previously with the erection of a side extension and a rear conservatory. The dwelling has parking to the front/side, with two gated accesses at either side of the dwelling.

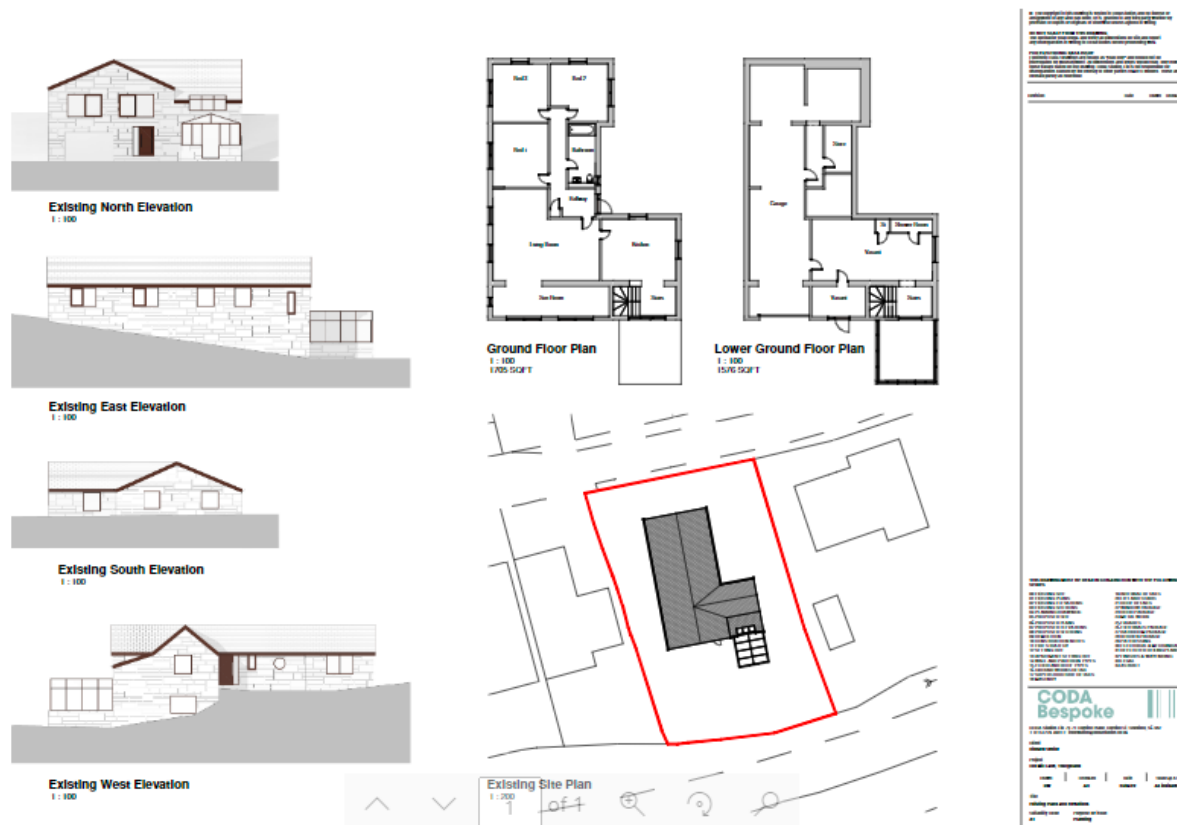




Proposed Development

The proposal involves the erection of a single storey side extension with a side projection of 4.3m to provide a garage and bedroom to the rear, a single storey rear extension with a projection of 6.8m to provide a sun room with roof terrace above. The proposed roof terrace will be enclosed with a glass balustrade and will have obscurely glazed screens (as confirmed by the agent) to the sides of the terrace with a height from ground level of 1.8m. The proposal also includes a new side porch measuring 1.5m by 2.8m. Associated works are also proposed which include the refurbishment of the dwelling and alterations to some of the existing windows, to include large areas of glazing to the rear elevation.

The extensions will be constructed of matching materials, with the exception of the single storey rear extension with the terrace above, which will be white rendered.



Existing plans

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.

Local Plan

The site is allocated as Green Belt within the adopted Local Plan.

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

The Local Plan was adopted by the Council in January 2019 and the Council has also adopted a series of Supplementary Planning Documents which are other material considerations. The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application.

The site is allocated as Green Belt within the adopted Local Plan and the following Local plan policies are of relevance

Policy GD1 General Development

Policy GB1 Green Belt

Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt

Supplementary Planning Document

House Extensions

Representations

Neighbour notification letters were sent to surrounding properties. 3 comments have been received which raise the following concerns:-

- Concerns regarding overlooking from windows and balcony
- Impact during construction, noise, dust, parking of contractors vehicles

Consultations

Highways – No objections

Thurgoland Parish Council – No comments to make

Assessment

Principle of Development

As the property is set within the Green Belt policy GB2 of the Local Plan would apply.

Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt: Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt:

Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building.

In reference to the floor areas the following calculations are of relevance:-

Existing dwelling = 245sqm (excluding side and rear extension to be removed)

Extensions

Existing side and proposed rear extension = 131.5sqm

Side garage = 46sqm

Porch = 4.5sqm

Total Extensions = 182sqm

The proposed extensions therefore do not exceed 100% of the floor area of the original dwelling in accordance with policy GB2 of the Local Plan.

Policy GB2 also states that all such development will be expected to: be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety. These aspects have been assessed below.

Residential amenity

The SPD House Extensions states that: 'Extensions should be designed so that they do not result in significant overlooking of habitable room windows to nearby houses or private gardens. Privacy problems might be overcome by using a combination of obscure glazing, high level windows, screen fencing or rooflights, but are better avoided altogether.'

The proposal involves the erection of a single storey side extension with a side projection of 4.3m to provide a garage and bedroom to the rear, a single storey rear extension with a projection of 6.8m to provide a sun room with roof terrace above. The proposed roof terrace will be enclosed with a glass balustrade and will have obscurely glazed screens (as confirmed by the agent) to the sides of the terrace with a height from ground level of 1.8m. The proposal also includes a new side porch measuring 1.5m by 2.8m. Associated works are also proposed which include the refurbishment of the dwelling and alterations to some of the existing windows, to include large areas of glazing to the rear elevation.

Concerns have been raised from a neighbouring resident with regard to potential overlooking of the adjacent property to the east, Tree View from the windows of the extended property and

from the terrace area. The land slopes to the south toward the River Don, therefore the property is split level and includes rooms at lower ground level. There is one side window at lower ground floor level to the library area, facing Tree View to the east, however there is already an existing window in this location. In any case, due to the differences in levels and the existing screening along the boundaries this window would not cause significant overlooking of the neighbouring property or garden.

The rear extension with sunroom and terrace are set to the rear of the property where it would overlook the River Don. There are no properties directly to the rear of the dwelling, however there are properties and their garden areas to the side, which include Tree View to the east and Vale House to the west. The proposed terrace area is to have 1.8m high glazed balustrade/screens (measured from ground floor level) to the sides of the terrace which will prevent overlooking and a loss of privacy to the neighbouring properties and the agent has confirmed that these will be obscurely glazed. A condition should be included to any approval to ensure that these are retained.

The proposed rear extension should not cause any significant overshadowing or overbearing of Tree View due to the extension being set at a lower level than the neighbouring property and due to the extension being screened by an existing hedge and the neighbour's garage set adjacent to the eastern boundary. In addition, the proposed porch to the eastern elevation is small in size and should not cause any significant overbearing or overshadowing impact.

The proposed side extension and garage to the western elevation would not cause any significant overshadowing of the neighbouring dwelling Vale House and does not include any overlooking side windows. The proposal is therefore acceptable when measured against the House Extension SPD and policy GB2 of the Local Plan.

Visual Amenity

The proposed extensions and alterations are well designed and will feature matching materials, with the exception of the single storey extension with terrace above that will be white rendered. The use of render is considered to be acceptable and will tie in with the recently built modern development to the west, Vale House and Stone Wood View.

The side extension will be seen from the front elevation and has been designed with a set back. In addition, the side extension does not exceed more than two third of the width of the dwelling in line with the SPD House Extensions guidance. The extensions are well designed with the frontage of the dwelling retaining a more simple appearance and with a modern look to the rear, which complements the more modern dwellings to the west. The proposal is therefore sympathetic to the existing dwelling and are therefore in accordance with policy D1 of the Local Plan.

Highway Safety

The site is located on Old Mill Lane which is a residential rural access road. The application proposes to provide a ground floor side and rear extension which will provide additional residential accommodation and an integral garage. Access to the site will remain as existing via two gated accesses which is acceptable. The Highways Officer has been consulted and has no objection to the proposal. The proposal is therefore considered to be acceptable in terms of highway safety.

Other Matters

Concerns have been raised from neighbouring residents with regard to disturbance during construction, dust and concerns regarding the parking of contractor's vehicles, however these

are not material planning considerations. The site has sufficient space to the front of the property for the parking of vehicles and Old Mill Lane does not have any parking restrictions. In addition, as this is a domestic extension, a construction method statement would not normally be required for an application of this nature and any issues which arise in terms of noise and dust would be dealt with via Regulatory Services.

Recommendation

Approve with conditions