2023/0574
Applicant: Mr P Jackson
Agent: Mr A Rubino
Address: 11 Sparkfields, Mapplewell, S75 6BH
Description: Two storey side and single storey rear extension

Site & Location Description:
Leading off Spark Lane in Mapplewell, Sparkfields predominantly comprises of houses constructed in the 1970s although at the northern end of the street, new houses and bungalows were constructed in circa 2004. Despite the new additions, the street remains a dead end for vehicles with a single entrance and exit point although pedestrians have an additional alleyway entrance from Spark Lane.

In keeping with the similar 1970's dwellings of the estate, the dwelling is a red brick semi-detached house with a grey tiled gable roof. The front garden is quite large, featuring a driveway and a large, gravelled area, except for a small fenced off area attached to the dwelling, there is no formal boundary treatment in the front garden between this dwelling and the driveway of No.9, it's unattached neighbour. The rear garden is unusually large for the type of dwelling extending more than 30m from the rear of the elevation, although the width varies between 4.8m at its furthest extent to around 6m to 10m in width closer to the dwelling. A large garage is a feature of the garden, along with an existing conservatory style extension and a wooden gazebo/walkway.

Relevant History: None

Proposed:
The proposal is a for two-storey side extension with integrated garage and an attached ground-floor rear extension. The current garage and rear conservatory extension would be removed. The proposal would be constructed matching brick and roof materials to the existing dwelling and similarly, new windows would be White PVC to match the existing windows.

The two-story side section of the proposed extension would be set back 4.05m from the front elevation compared to the existing unattached garage which at its shortest point is set back 9.32m from the front elevation. The extension would be constructed along the boundary with No.9, which in the proposed location currently consists of firstly No.9's garage and then the dwelling's slightly higher garage, the proposed extension would extend for a total of 9.85m, although only 6.8m would be two storey. The remaining 3.05m would be a ground floor. single-story extension and end approximately 2.34m shorter than where the existing garage stops.

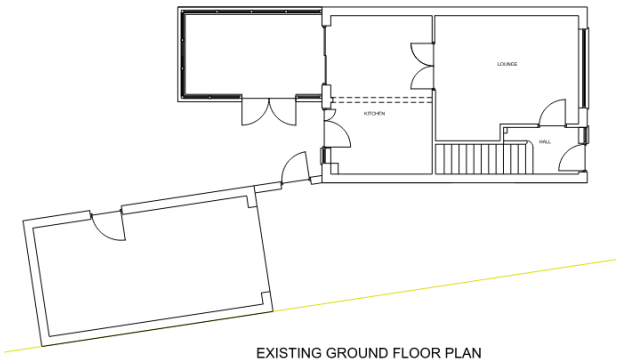
The side projection would vary between 2.88m to 3.45m on the two-story extension, whilst the ground floor rear extension would extend beyond the side boundary to 3.85m. The side projection would be built close to the boundary with a minimum gap of 0.15m to a maximum gap of 0.65m, a much larger distance is maintained between the proposed extension and the actual dwelling of No.9 with direct line space between ranging 5.75m and 8.9m, as both proposed extension and the dwelling of No.9 are angled away from each other.

The single story, ground floor section of the proposed extension would have a rear projection of 6m and a width of 8.85m, but this incorporates the 3.85m it extends beyond the side elevation This compares to the existing conservatory which has a projection 4.29m and a width of 2.82m. In comparison to the existing rear garage, the proposed extension would project 2.34m less along the side boundary into the rear garden and the rear projection of the proposed ground floor extension would project 2.9m less into the rear garden than the existing garage.

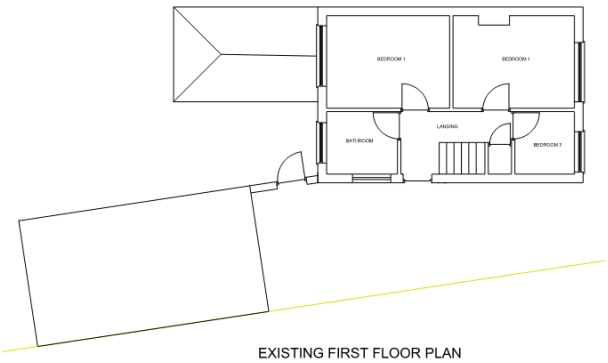
The proposed extension would incorporate an internal garage, WC and extra living space on the ground floor with a single new window in the WC, a set of French doors and separate bifold doors would be installed on the rear elevation leading into the rear garden. The proposed first floor section of the extension would consist of a new bedroom with ensuite. A window would be installed on the front and rear elevation, but no side windows are proposed on either the ground or first floor side elevation.

In square meters, the existing footprint of the dwelling, conservatory extension and detached garage occupy (excluding the first floor) 74 sqm of an approximately 469 sqm plot. The proposed extension would increase the footprint (excluding the first floor) to 108.21 sqm.

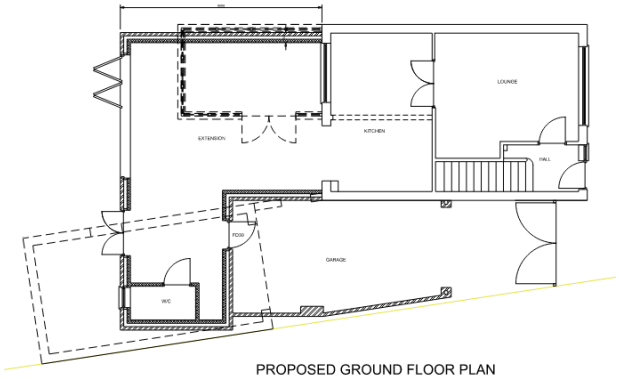
Existing and Proposed Plans & Elevations



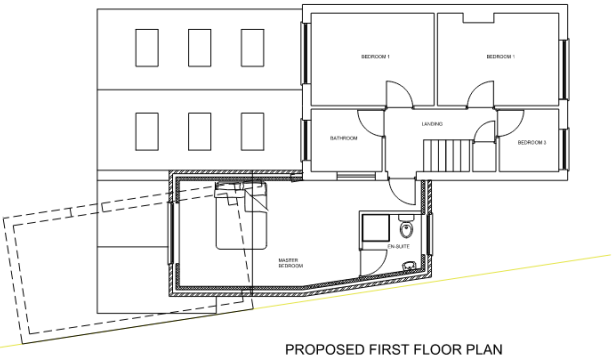
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



Local Plan Designation: Urban Fabric

Conservation Area: No

Consultees:

Highways DC: Highways are content that the proposal retains adequate off-street parking and that the proposal does not affect highway safety.

Neighbour Representations:

Letters were sent to nearby addresses. One neighbour objected on multiple grounds including overshadowing, visual amenity, and noise. Other concerns were raised but would not be material the determination of a planning application or would be a civil matter between the interested parties.

Policy Context

Planning decisions should be made in accordance with the development 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 Local Plan was adopted in January 2019 and is also 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 and are a material consideration in the decision-making process. The Local Plan review was approved at the full Council meeting on 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.

<u>NPPF</u>

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 significant 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
Policy GD1: General Development
Policy D1 High Quality Design and Place Making
Policy T4: New development and Transport Safety

Supplementary Planning Documents (SPD)
House extensions and Other Domestic alterations

Principle of development

The site is located within land designated as Urban Fabric. 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

Multiple concerns were raised by a neighbour which included the overshadowing and consequently loss of light caused by the proposed extension. Checks have been conducted and although there would potentially be a minimal amount of overshadowing affecting first floor bathroom and landing window, as these are not considered habitable rooms, this concern could not be regarded as significant. Further concern about loss of light to the Kitchen window on the rear elevation was

raised. Currently the neighbour's own garage, along with the applicant's garage creates a boundary between the two dwellings and whilst not as impactful as the proposed two-story extension would nevertheless have an impact. Furthermore, the neighbors' dwelling features a southwest facing kitchen window, located inside a conservatory extension. With limited obstruction to the East and none towards the south, the proposed extension would only have, if any, a negligible impact on light levels in the late evening. As there are no side windows on the proposed extension and the rear window does not directly overlook the neighbor's dwelling, there would be no concerns over privacy.

Potential noise has also been raised as a concern, but the proposal would be for a residential use and an appropriate distance for the neighbour dwelling, it is therefore not conceivable that such noise would in general be of an unacceptable level within what effect is a residential area.
For context, the proposed dwelling whilst close to the boundary would be at the shortest point 5.75m from the neighbouring dwelling, which includes the neighbour's garage in between. The shortest distance with no obstruction between the proposal and the neighbour's dwelling is 8.26m.

In relation to other dwellings, the proposed rear elevation and new window are in excess of 10m from the rear boundary and in excess of 30m to the rear window of any dwelling to the rear of the extension. As such. there would be no or minimal impact on the residential amenity of any nearby dwelling.

Visual Amenity

Except for the addition of entirely new dwellings towards the top end of Sparkfields, householder development appears limited, and mainly consists of rear and side single story extensions. There is one 1991, two-story side extension on the street which unlike this application has been constructed within a very narrow space, next to its neighbor's garage between two adjoined semi-detached houses. A more recent development has been a large two-story detached garage, in addition to a previously extended house. Whilst neither of these applications provide precedent in relation to the visual amenity, they are examples of where larger development has and would be allowable, subject to meeting the current planning guidance and not automatically unacceptable, even though uncommon within the street.

For this specific application, the most prominent feature of the proposal would be the two-story side extension. This extension has been designed however to appear subservient to the original dwelling including a long set back from the front elevation and a complementary and lower roof level. The remaining ground floor extension continues to display the subservient theme and again includes a complementary roof design.

The font elevation would feature a new internal garage and subsequent garage door, this is the most prominent style of extensions within the street, although predominantly as part of a single story attached garage extension. Although the rear elevation would not largely be seen by neighboring dwellings, the design is a big improvement in comparison to the existing conservatory extension and large garage.

Highway Safety

Highways DC confirmed there would be no impact upon highway safety and would be compliant with Policy T4.

Summary

The proposed development is large but the dwelling and its plot features more than enough space to accommodate the proposals whilst at the same time not significantly affecting the residential and visual amenity of the dwelling, street scene or wider area whilst being compliant with the SPD House Extensions and Other Domestic Alterations and local polices GD1 and D1. Due to the increase in number of bedrooms from three to four, the proposal would support local policy SD1 by supporting the creation of four-bedroom dwelling in a suitable location without, as mentioned having a negative impact within the area or its residents.

Recommendation: Approve with conditions