

2021/0799

Mr Craig Revitt

Erection of two storey side extension to dwelling

12A South View, Crane Moor, Sheffield, S35 7AP

Site Description

The application relates to a two-storey stone-built semi-detached dwelling located on the edge of Crane Moor. The property is set back from, and at a higher level to, the highway and benefits from large front and rear gardens. Off-street parking is provided by a private drive that leads to an equestrian building to the rear of the site.

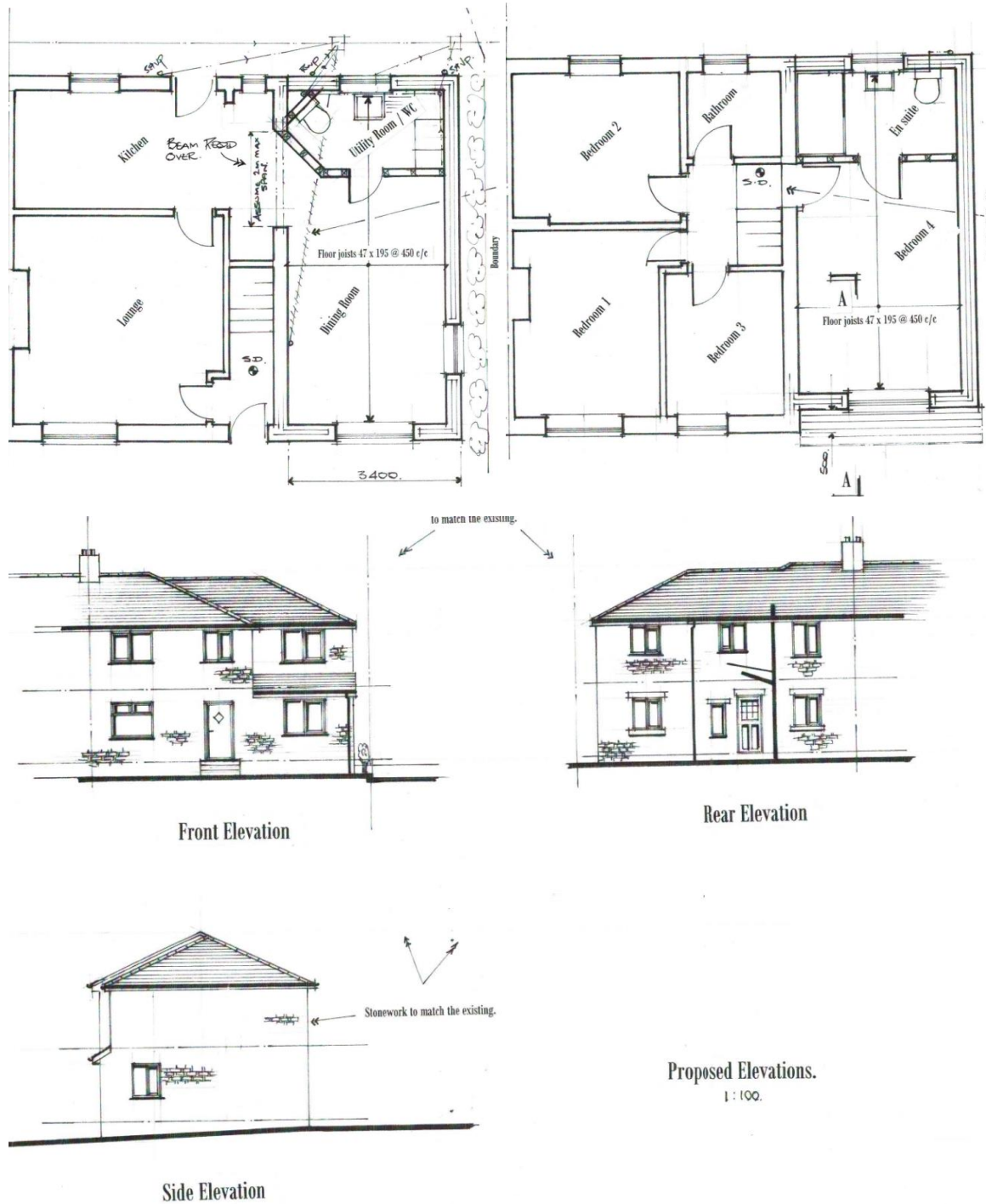
The surrounding area is solely residential, characterised by other stone-built dwellings to the East, with more modern brick-built properties to the South.



Proposed Development

The applicant is seeking permission for the erection of a two-storey side extension to the dwelling. The extension will have a sideways projection of 3.4m and a rearward projection of 7.1m. At first floor level, the extension will be set back from the front elevation by 0.5m.

The extension will have a hipped roof, with eaves and ridge of 5.1m and 7m respectively. Matching materials are proposed.



Policy Context

Local Plan Allocation – Urban Fabric

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise and the recently revised 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. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted 2000) and the Core Strategy (adopted 2011).

Local Plan Policy GD1 – General Development – states that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Local Plan Policy D1 – High Quality Design and Place Making supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. Policy D1 States that development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley.

Supplementary Planning Document (SPD) - 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:

- I. Be of a scale and design which harmonises with the existing building
- II. Not adversely affect the amenity of neighbouring properties
- III. Maintain the character of the street scene and
- IV. Not interfere with highway safety.

SPD – House Extensions states that two storey side extensions should have a pitched roof following the form of the existing roof. To prevent a terracing effect and avoid detrimental changes to the character of the street scene, it is desirable to provide a setback of 500mm from the main front wall of the dwelling. The sideways projection should not exceed more than two thirds the width of the original dwelling.

These policies are considered to reflect policies set out in the revised NPPF, which requires development to be of high-quality design and provide a good standard of amenity for all existing and future occupants of land and buildings.

Consultations

Thurgoland Parish Council – No objections to proposal

Representations

None

Assessment

Principle of Development

The site is allocated as Urban Fabric in the adopted Local Plan. As such, extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties.

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 proposed side extension is located on the Eastern elevation of the dwelling, does not project beyond the front or rear elevations and the ridge line is lower than that of the host property. The nearest affected dwelling is located approx. 10m away across the private access drive. As such, it is considered unlikely that there will be any increase in overshadowing that would have a detrimental effect the private amenity space to the rear of the neighbouring property. No windows are proposed at first floor level on the side elevation and so overlooking will not be an issue.

Visual Amenity

Two storey side extensions should have a pitched roof following the form of the existing roof as well as a set back from the front elevation of the property; in order to avoid a terracing effect. A setback also helps to avoid the unsightly bonding of old and new materials.

The original property is 5.5m wide and the extension will be 3.4m wide, within the 2/3 limit set out in SPD guidance. Furthermore, the extension is set back from the front elevation of the dwelling by 0.5m with a corresponding lowering of the roof line, in line with the recommendation set out SPD guidance. As such, it will appear as an extension and the unsightly bonding of old and new materials will be avoided.

The property is set back from the highway and so it is unlikely that the extension will form a dominant feature within the street scene. Furthermore, its relationship to the adjacent property means that a terracing effect is unlikely to occur.

The proposal harmonises with the original dwelling in terms of roof pitch, detailing and materials and does not have an excessive forward projection. As such it is considered acceptable.

Recommendation

Approve – subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out strictly in accordance with the plans (Drawing No's. CR/02, CR/04, CR/06, CR/07 and CR/08) and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3. The external materials shall match those used in the existing building.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.