
2023/1074

Mr Michael Boot

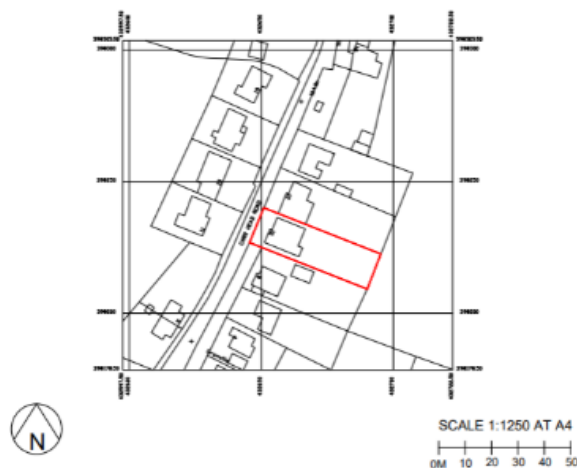
10 Carr Head Road, Howbrook, Sheffield, S35 7HG

Single storey rear extension.

Site Description

The application relates to a plot located on the eastern side of Carr Head Road and in an area that is a mix of Green Belt land, and residential and agricultural uses.

The property in question is a single storey detached dwellinghouse constructed of red brick. The property features a pitched roof the uses red coloured roof tiles with a gable element over a front door and bay window. The roof also incorporates several hipped roof dormer windows. The property features an integral double garage and is fronted by a driveway and soft landscaping. To the rear is a modest sized garden accommodating a brick-built detached outbuilding. An existing raised patio addresses level differences and provided access from the dwelling to the garden.



Planning History

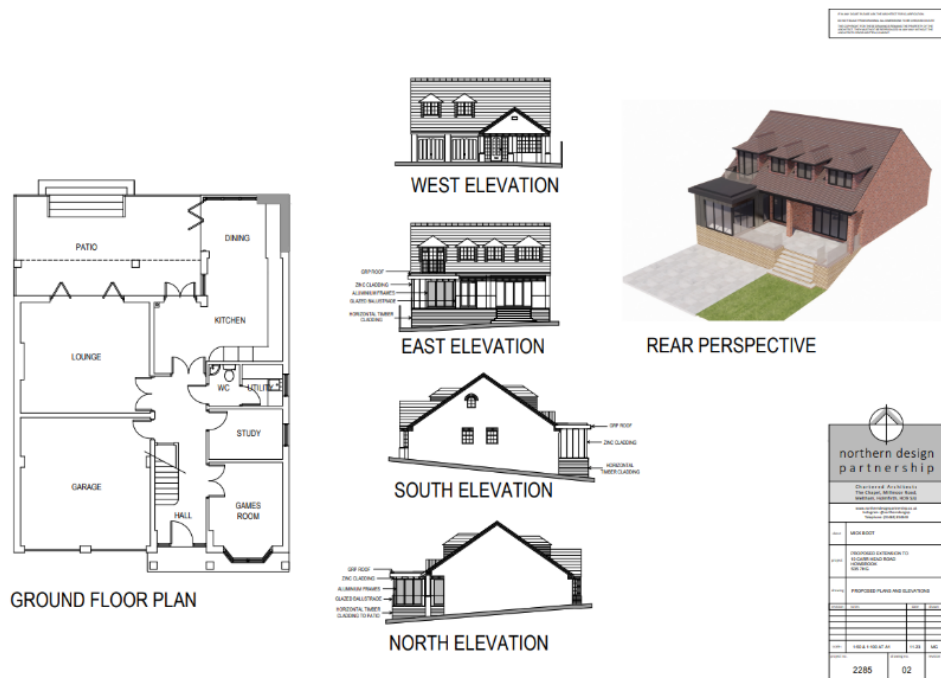
There are two previous planning applications associated with the application site:

- B/99/0440/WO – Outline application for erection of dormer bungalow. – Approved.
- 2016/0295 – Erection of single storey rear garden room extension. – Approved.

Proposed Development

The applicant is seeking approval for the erection of a single storey extension to the rear of the property and alterations to an existing raised patio and first-floor balcony.

The proposed extension would adopt the use of zinc cladding and aluminium frames and would project from the rear elevation of the dwellinghouse by approximately 2.3 metres with a width of approximately 3.6 metres. The extension would adopt a flat roof with a total height of approximately 2.85 metres. The existing brick wall of the raised patio would be finished in horizontal timber cladding and existing balustrades would be replaced with glazing.



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 application site is allocated as Green Belt within the adopted Local Plan. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***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.***

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 and beautiful places.***
- ***Section 13: Protecting Green Belt land.***

Consultations

Wortley Parish Council were consulted on the application and no response was received.

Representations

Neighbour notification letters were sent to surrounding properties and no representations were received.

Assessment

Principle of Development

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, including visual amenity and highway safety.

The application property is located within the Green Belt where the alteration to and extension of existing buildings and their curtilage are acceptable provided it will not have a harmful impact on the appearance or character and will preserve the openness of the Green Belt.

Green Belt Assessment

Extensions to a domestic property within the Green Belt are acceptable in principle provided that cumulatively they would not amount to more than a doubling of the size of the original building.

Floorspace will be calculated by the external measurements of the building and floorspace within roof spaces will not be taken into account. Outbuildings will not be taken into account when calculating the original floor space but will be taken into account when calculating the cumulative additions to the original dwellinghouse.

The original dwellinghouse has an approximate gross floorspace of 123.77 sqm when measured externally. The proposed extension would create approximately 8.28 sqm of additional floorspace. An existing detached outbuilding has an approximate gross floorspace of 16.65 sqm. Therefore, the host property would benefit from approximately 148.7 sqm of total floorspace equating to a percentage increase of approximately 20.1% upon the original dwellinghouse.

In considering the openness of the Green Belt, the proposal would not amount to more than a doubling of the size of the original building, the extension would not extend beyond the existing residential curtilage and would be attached to the existing dwellinghouse and be constructed of appropriate materials.

The proposal is therefore 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*.

Residential Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they would not adversely affect the amenity of neighbouring properties.

The proposed extension would be erected to the rear of the host property atop an existing raised patio. The extension would be relatively small scale adopting a restrained roof height and would be located to the north of 8 Carr Head Road and in proximity of the shared boundary line which is abutted by an existing detached outbuilding within the curtilage of 8 Carr Head Road. The extension would feature glazing on its north and east elevations limiting views to the patio and rear garden of the host property. A sufficient separation distance would be maintained between the rear-facing windows of the extension and the rear boundary, and existing boundary treatments to the north could provide some screening. As such, it is not considered that the proposal would result in significantly increased levels of overshadowing, overlooking, or reduced levels of outlook.

The proposal is therefore not considered to be overbearing, resulting in increased overshadowing, overlooking, or reduced levels of outlook that would significantly increase beyond existing levels of

impact that are likely to be experienced and tolerated, and is considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Visual Amenity

The proposal would not be visible from the public realm of Carr Head Road.

The proposed extension would adopt a flat roof and the use of zinc cladding and aluminium frames. A flat roof is not preferred, and it is acknowledged that the proposed external materials would not match or be of a similar appearance to those of the existing dwelling, contrary to the SPD. However, as the extension would be located to the rear, the proposal is unlikely to significantly alter or harm the character of the street scene. The external materials proposed, including those to clad the existing raised patio and replace existing timber balustrades, are relatively neutral in appearance and would likely offer a pleasing contrast to the materials of the existing dwelling that would maintain and enhance the character of the property.

The proposal is therefore 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 D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

The application site benefits from an integral double garage and driveway to the front of the property which can suitably accommodate a minimum of two vehicles. The proposal, to the rear of the property, is unlikely to interfere with existing arrangements. Therefore, it is considered that highway safety would be maintained to a reasonable degree and the proposal would be acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety*.

Recommendation

Approve with Conditions