

**2022/0742**

**James and Kirsty Ibbotson**

**1 Greenside Gardens, Hoylandswaine, Sheffield, S36 7LG**

**Single storey side and rear extension**

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### **Site Description**

The dwelling is a large, detached property located in Hoylandswaine. Greenside Gardens consists of similar dwellings which are consistent in size and external materials used. The dwelling has a front garden, driveway, and a detached garage. The dwelling also has an existing canopy over the side entrance, a rear garden, and an existing terrace to the rear. The site is located on land which displays a steady gradient extending from the highest point at the front boundary to the lowest at the rear boundary.

### **Planning History**

B/77/0605/PU – Historic

B/84/0936/PU – Residential development (outline) land off Greenside, Hoylandswaine, Sheffield. – Approved with conditions.

B/85/0300/PU – Installation of roads and sewer for 8 dwellings (Reserved matters) Greenside, Hoylandswaine, Sheffield. – Approved with conditions.

B/86/1444/PU – Erection of three dwellings, Greenside Gardens, Hoylandswaine. – Refuse.

B/87/0508/PU – Erection of three dwellings (amendment to application no. B/86/1444/PU) Greenside Gardens, Hoylandswaine. – Refuse.

B/87/0784/PU – Historic.

B/87/0885/PU – Erection of one dwelling, plot 1, Greenside Gardens, Hoylandswaine. – Approved with conditions.

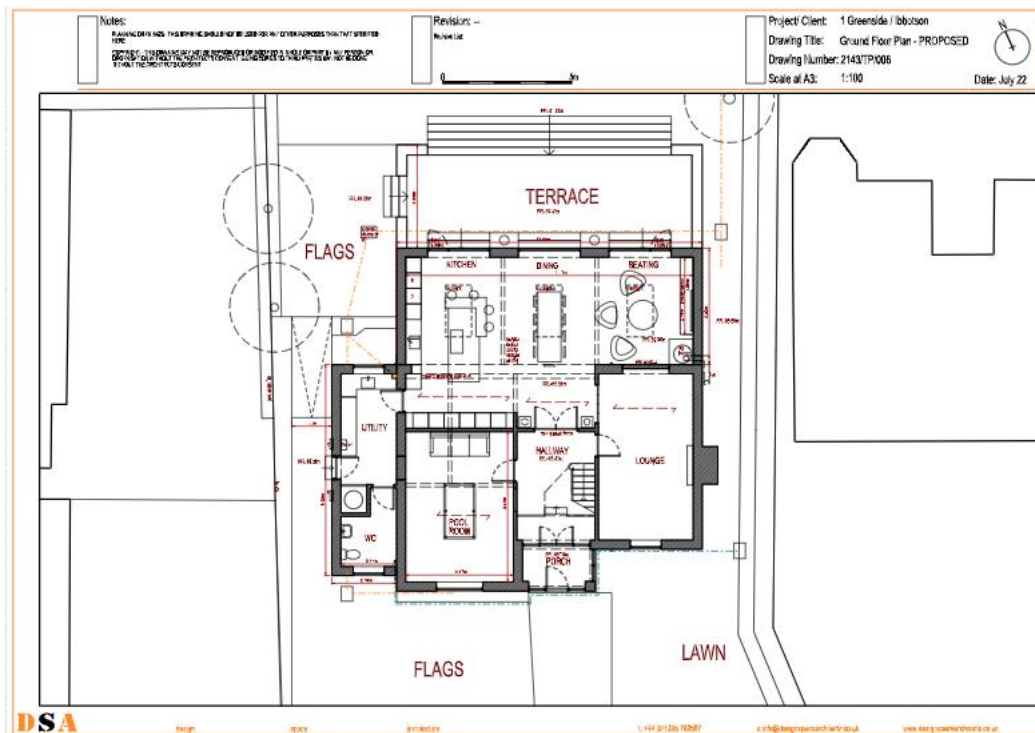
2018/0060 - Erection of rear two storey extension and rear single storey extensions to dwelling. – Approved with conditions.

2018/1163 - Erection of single storey side and rear extensions to dwelling. – Approved with conditions.

### **Proposed Development**

The applicant is seeking approval for a single storey side and rear extension. The rear extension will project 4.5 metres from the rear elevation of the dwelling and has a width of 11.8 metres. The side extension will extend the length the property for 8.14 metres and project from the side elevation by 2.5 metres. The rear extension will feature a flat roof with a total height of 4.05 metres and an eaves height of 4.05 metres. The side extension will feature a pitched roof reflecting the pitch and style of the existing roof of the original dwelling. It will have a total height of 4.3 metres and an eaves height of 3.4 metres.

The materials used will be matching reclaimed stone and concrete tiles for the roof. Windows and doors will be in either grey aluminium or PVCu.



**Notes:**  
 DRAWING ONLY HAS TO BE USED AS A GUIDE FOR ALL OTHER PURPOSES THAT MAY BE REQUIRED.  
 ANY CHANGES TO THE DRAWING MUST BE APPROVED BY THE ARCHITECT BEFORE ANY WORK COMMENCES.  
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**Revisions:** --  
 Revision No. Description

**Project Client:** 1 Greenside / Ibbotson  
**Drawing Title:** Elevations - PROPOSED  
**Drawing Number:** 2143/TP007  
**Scale All:** 1:100  
**Date:** July 22

**MATERIALS - PROPOSED**  
 Walls - Machine made stone  
 Roof - Concrete tiles to match  
 Windows - Grey aluminium or PVCu  
 Windows - Grey aluminium or PVCu

**North Elevation**

**South Elevation**

**East Elevation**

**West Elevation**

**DSA**  
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**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: 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. The general principles are that proposals should;

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

The above principles are to reflect the revised principles in 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 places** - The Government attaches great 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 inclusion of high-quality design for all developments, including individual buildings, public and private spaces, and wider area development schemes.

Within section 12, paragraph 134 states that *“development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”*.

#### Provisions under the 'Town and Country Planning (General Permitted Development) (England) Order 2015'

The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) states that a single-storey extension, extending beyond the rear of the original house by no more than 4 metres (if a detached house) or 3 metres in any other case and are no more than 4 metres in height, can be erected without the need to submit a planning application. This is an important consideration with this application as it represents a potential fallback position, whereby a single storey rear extension can be erected without planning permission, because the Government considers the impact of such development to be modest.

#### **Consultations**

Penistone Town Council were consulted, no response was received.

#### **Representations**

Neighbour notification letters were sent to surrounding properties, no objections or comments were 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 highway safety.

### Residential Amenity

The SPD states that “Extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected.”

The SPD states that *“The design of a single storey side extension should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling).”* The proposed extension incorporates a pitched roof and intends to use matching materials throughout, therefore the proposal meets the recommendations in respect of these aspects. The proposed side extension has a width of 2.5 metres, whilst the original dwelling has a width of 11.8 metres. The proposed extension therefore meets the recommendation in respect of not having an excessive sideways projection by being 5.37 metres less than two thirds the width of the original dwelling.

It is also stated that “To prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling.” In this instance the proposed side extension will be set back by 0.6 metres, as such, it is not thought that the extension would detrimentally effect the character of the existing street scene and therefore meets the recommendation outlined within the SPD.

The SPD also states that “decking and raised platforms will only be allowed where the privacy of neighbouring residents is not detrimentally affected by significantly increased overlooking 20 (e.g. where the decking is located away from the boundary and where there is sufficient permanent screening, such as a high boundary wall or an outbuilding in an adjacent garden).”

The proposed rear extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. The boundaries of the rear garden are lined with existing high hedges, trees, and other plantations in most places and whilst these likely contribute to some shadowing regarding neighbouring properties, the proposed rear extension is unlikely to contribute to any additional overshadowing to an unreasonable level.

The proposed side extension is likely to contribute to some overshadowing to neighbouring properties, however, this is not thought to be to an unreasonable level and is mitigated by existing fencing and outbuildings in neighbouring gardens.

In terms of overlooking and loss of privacy there is an existing window on the side elevation, however, there are no new windows proposed on the side elevation of the side extension, therefore there is not likely to be any changes regarding loss of privacy in this instance.

Due to the constraints of the site, an extension to an existing terrace has been proposed. Whilst the terrace has a higher profile due to the gradient of the site, it is not thought to contribute to any loss of privacy. The terrace is situated away from boundaries, and views from the terrace are obscured by varying plantations, fencing, and outbuildings belonging to neighbouring properties.

The SPD states that “*A distance of 12 metres should be maintained to a blank gable wall and a distance of 10m should normally be provided between rear-facing windows in the first floor (and above) and the rear boundary.*” The proposed extension will be 20.96 metres from the rear boundary and as a single storey extension, it is unlikely to cause any concern regarding overlooking and loss of privacy. The proposal is therefore considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

### Visual Amenity

The SPD states that ‘*materials should normally be of the same type, colour and texture to the existing house or as close a match as possible*’. In this case, the proposed materials will partially match the existing dwelling with matching reclaimed stone and concrete tiles for the roof. Windows and doors are proposed to be either grey aluminium or PVCu. Both material options for doors and windows would be suitable given that the existing doors and windows are framed in brown PVCu, whilst the grey aluminium would be a sympathetic choice, contributing cohesively to the colour and tone of other materials proposed.

The SPD also states that “decking and raised platforms should not have a significantly detrimental impact on visual amenity and for this reason decking will not be allowed where it is prominently located and can be easily viewed from public vantage points.” In this case, the proposed terrace is situated to the rear of the property and would not be visible from public viewpoints.

The proposed rear extension utilises a flat roof and whilst this does not reflect the existing dwelling, the proposed extensions would utilise matching materials and would be situated to the rear of the property and would not be visible from public viewpoints. It would therefore have no impact upon the existing street scene.

The proposed side extension utilises a pitched roof that reflects the style and pitch of the roof of the original dwelling. The side extension would be visible from public viewpoints; however, the use of matching materials, a similar roof style and pitch, the placement of an existing detached garage, and a proposed set back would mitigate its impact upon the existing street scene. In this case it is not considered that the proposed extension would detrimentally impact the street scene and therefore the proposed extension is considered to comply with the SPD regarding visual amenity.

### Highway Safety

The dwelling currently utilises a large driveway and detached garage to the front of the property for off-street parking. The proposed extensions would not affect current parking provisions and therefore would not be considered to create or add to highway safety problems. Therefore, it is considered that the proposed extensions would not impact on highway safety and as such is acceptable and in compliance with Local Plan Policy T4.

### **Recommendation**

#### **Approve with Conditions**