

**2023/0329**

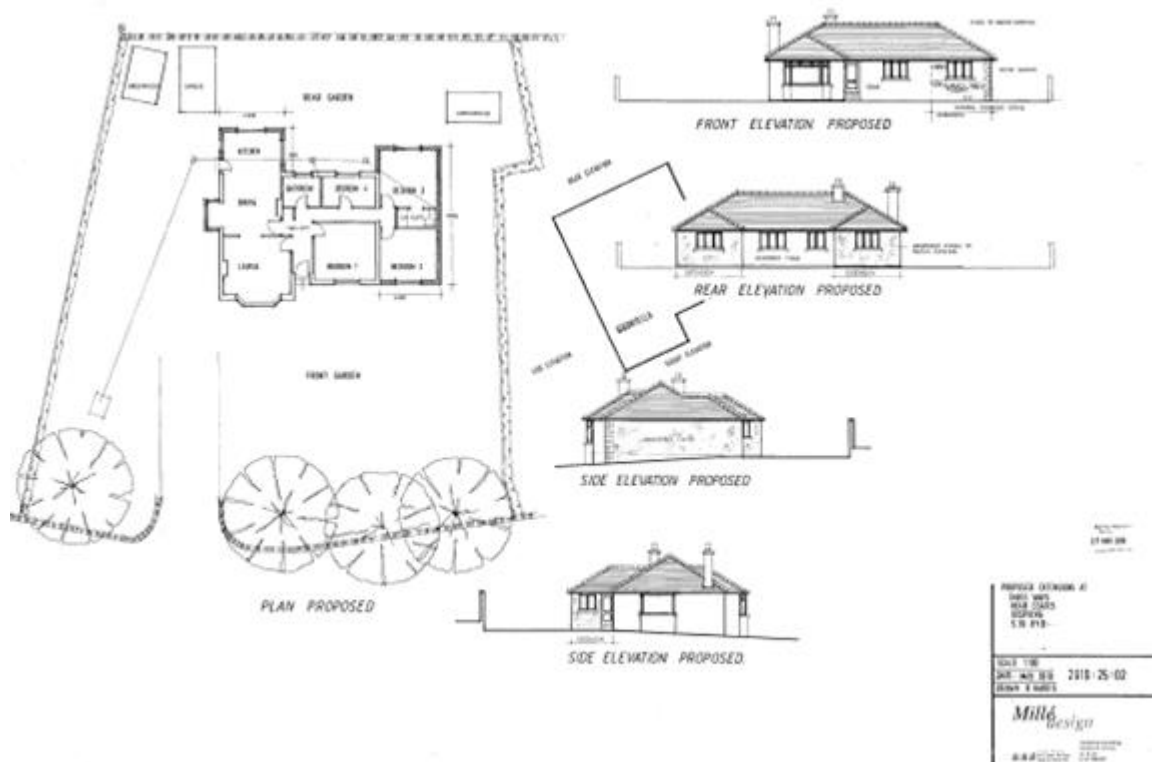
Mr Simon Turner

Side and rear extensions with rooms in roof and new front boundary wall

Three Ways, Near Cotes, Thurgoland, Sheffield, Yorkshire, S36 8YB

**Background**

2010/0644 - Erection of single storey rear and single storey side/rear extension to dwelling – approved with conditions – the development did not commence within 3 years and the permission expired on the 15<sup>th</sup> July 2013.



2014/1535 - Raising of and alterations to existing roof to facilitate loft conversion – approved with conditions.

2016/0482 - Raising of and alterations to existing roof to facilitate loft conversion – Approved with conditions

**Description**

Three Ways is a small stone faced and rendered bungalow, with a pitched tiled roof. The property has been extended previously with a small single storey extension to the rear. The property has also been extended with a roof extension/loft conversion approved under application 2016/0482. The property also has a shallow pitched roof concrete sectional double garage in the rear garden which is to be removed as part of this proposal.

The property is set within a small pocket of development within the open countryside and adjacent to Near Coates Farm. The property is the last dwelling on the cross-roads between

Bird Lane and Coates Lane. The nearest dwelling is Brontella, which is set to the north west and set at an angle away from the applicants property.

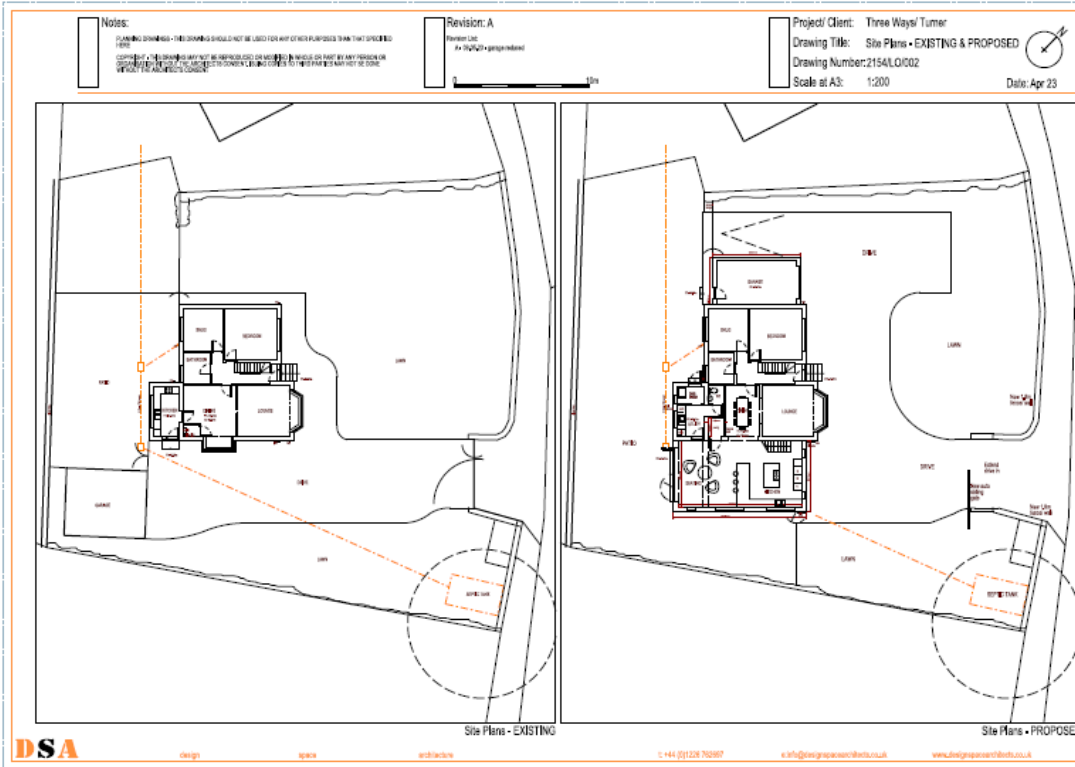


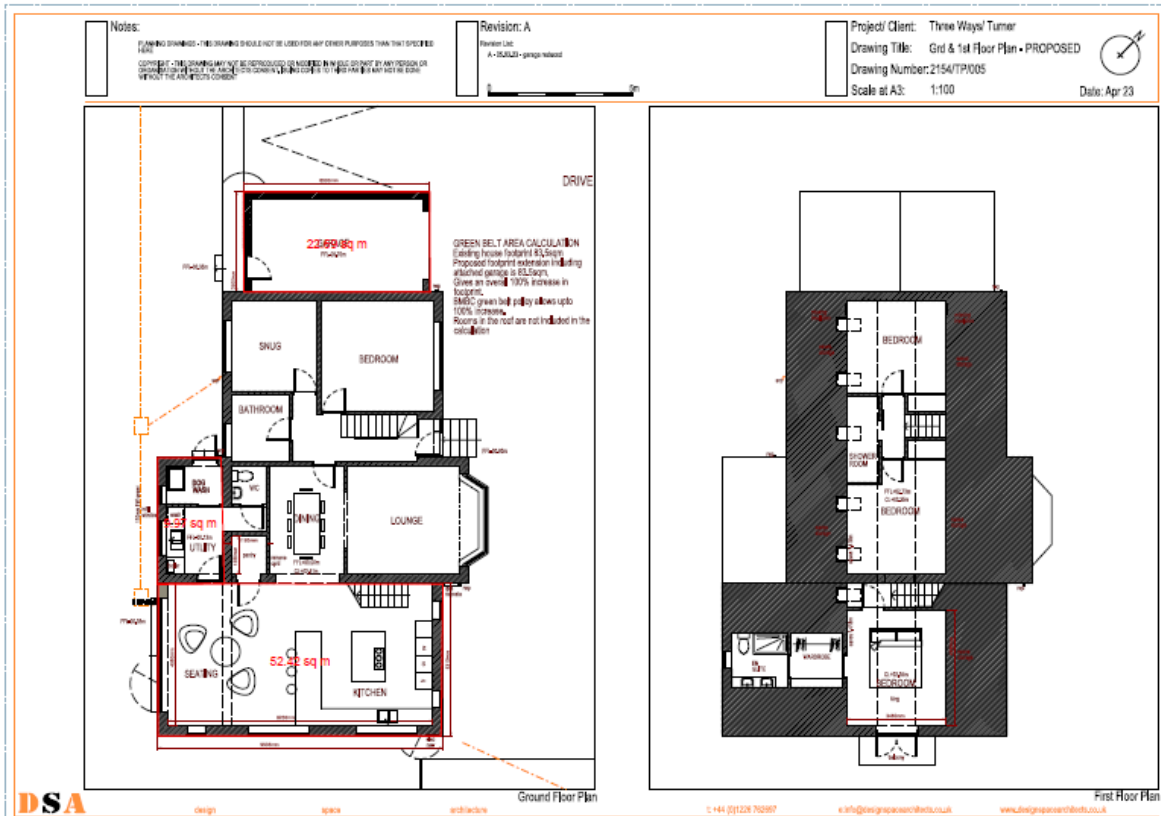
### **Proposed Development**

The proposal involves the erection of side and rear extensions with rooms in roof and new front boundary wall. The proposed side garage extension has been reduced in size during the course of the application, due to concerns with regard to the overall floor area, from a double to a single garage. The extensions would be constructed of matching materials.

The extensions proposed include:-

- A side attached single garage measuring 3.5m by 6.5m
- A side extension with rooms within the roof space measuring 5.3m by 9.9m
- A new pitched roof to the existing single storey extension.
- The existing garage will be removed as part of the proposal.
- A 1.8m high boundary wall/fence along the property frontage





## Policy Context

### NPPF

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 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.

The following policies are of relevance to this proposal:-  
 Policy SD1 Presumption in favour of Sustainable Development  
 Policy GD1 General Development  
 Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt  
 Policy T4 New development and transport safety

### Supplementary Planning Document

#### House Extensions

Walls and fences

## **Consultations**

Thurgoland Parish Council – No objections/observations  
Highways – No objections

## **Representations**

1 letter of objection has been received which raises the following concerns:-

- Concerns regarding proposed garage
- Loss of light/overshadowing to windows
- Access will be required due to the proximity of the garage to the boundary

## **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.*

Original dwelling:- 83.5sqm

Proposed extensions and existing single storey rear extension (rooms within the roof space do not apply and the existing garage is to be removed as part of the proposal):- 83.2sqm

The proposed extensions therefore do not exceed 100% of the floor area of the original dwelling, in line with Green Belt policy. Permitted development rights should be removed as part of any planning permission to ensure that the dwelling cannot be extended further with permitted development rights.

### Residential Amenity

The property is situated to the south east of Brontella. An objection has been received from the occupiers of Brontella with regard to an overbearing and overshadowing impact and access issues with regard to this garage. The proposed garage which runs along this side of the property has now been reduced in size and is now a sufficient distance of 8m away from the side elevation of Brontella as to not cause any impact upon their residential amenity by way of overshadowing, overbearing impact or loss of light from the proposed garage. There are no windows in the side elevation facing Brontella, therefore no overlooking will occur. There are no properties to the south east of the applicant's dwelling.

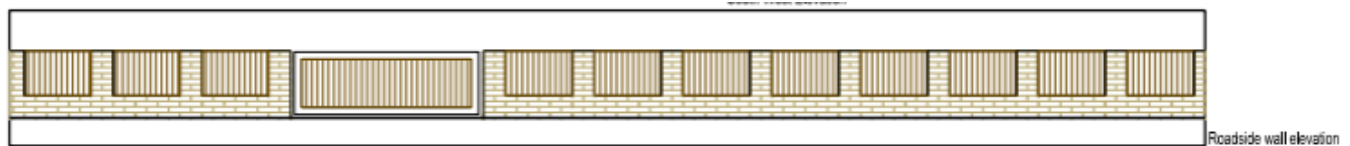
The proposal is considered to be acceptable in terms of overbearing/overshadowing impact and overlooking/loss of privacy impact in accordance with the SPD House Extensions and Local Plan policy GB2.

### Visual Amenity

The proposal involves the erection of side and rear extensions with rooms in roof and new front boundary wall. The proposed side garage extension has been reduced in size during the course of the application, due to concerns with regard to the overall floor area, from a double to a single garage. The extensions would be constructed of matching materials.

The SPD states that side extensions should normally be designed with a set back from the front elevation and a corresponding lowered roofline. In addition extensions should not exceed 2/3rds of the width of the original dwelling. The proposed garage extension is designed with a lowered roofline and a set back, and as such, would appear subservient to the main dwelling. The proposed side extension with rooms within the roof space has not been designed with a lowered roof or a set back, however as this is an individually designed dwelling, with a front and rear projecting gable, it is felt that the side extension would not appear dominant and would appear as part of the original dwelling once constructed. The extension does not exceed 2/3rds of the width of the original dwelling.

The proposal also includes the erection of a new fence/wall up to a height of 1.8m along the front boundary. The current dry stone wall appears to be less than 1m in height and will be removed and replaced as part of the proposal. The design of the wall/fence is as such that the stone wall appears of a similar height to the existing with pillars and fence panels to break up the bulk visually.



The proposed wall/fence is set back from the highway by approximately 2m – 2.5m and the proposed gates set back 5m into the site. The proposed wall would be 0.8m higher than what is normally allowed under permitted development rights, which is not significant given that the wall/fence is set back from the road, in addition, there is a stone wall set further down Coates Lane which is in excess of 1m in height which has set a precedent for walls of this nature adjacent to the highway. The proposal is therefore acceptable in terms of visual amenity in accordance with policy GB2 of the Local Plan and the House Extension SPD.

### Highway Safety

The proposals include ample parking and turning provision within the site. It is proposed to erect a 1.8m high boundary wall/fence along the property frontage, however given that the gate is set back 5m into the site and the access has a width of approx. 5m, pedestrian visibility splays are not compromised by the proposed wall height.

It is considered that the proposals do not adversely impact upon the highway and are therefore acceptable from a highways perspective in accordance with policy T4 of the Local Plan.

### **Recommendation**

**Grant** subject to conditions