

Mr & Mrs Ashton

Erection of single storey lean to side extension, 1.5 storey first floor gable extension to rear, loft conversion including rooflights, other window fenestration alterations, glass balustrade and changes to the external facing materials

The Police House, 13 Hillside Way, Wortley, Sheffield, S35 7DD

Site Description

The application relates to a stone fronted, 2 story, detached former police house which has undergone recent extensions and alterations. To the front of the dwelling is a small buffer garden and a 'Y' shaped driveway providing off road parking for several vehicles. There is also a detached single garage in the Eastern corner of the plot to the front of the dwelling. To the rear are single storey flat roofed projections, one of which has a balcony above. They in turn open onto a garden area, mainly laid to lawn. The property sits lower than Hillside Way and the site slopes down from East to West.

To the South of the dwelling is a single storey detached property and to the North is a detached, 2 storey dwelling built on a lower level and set further back on its plot. Beyond the rear boundary are open fields with far reaching views.



Site History

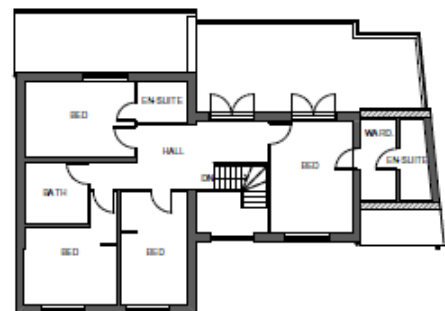
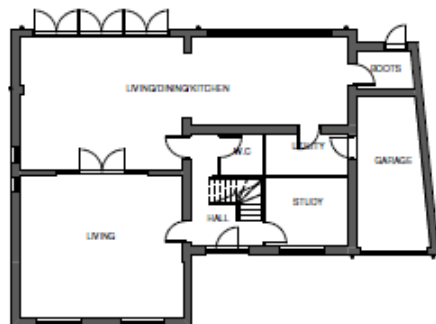
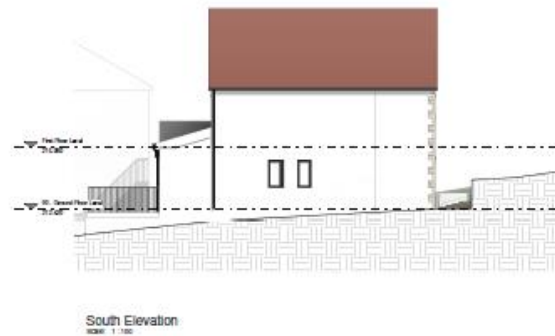
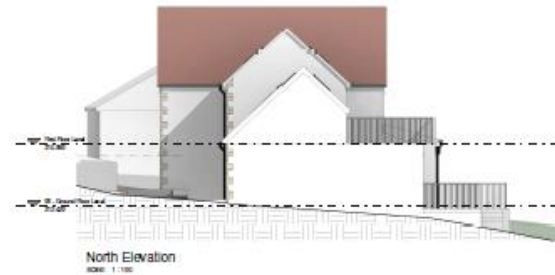
2012/0184 - Erection of two storey front extension, first floor side extension and single storey side and rear extensions to dwelling – approved subject to conditions

2015/1411 - Erection of detached garage and increase size of existing rear terrace – approved subject to conditions

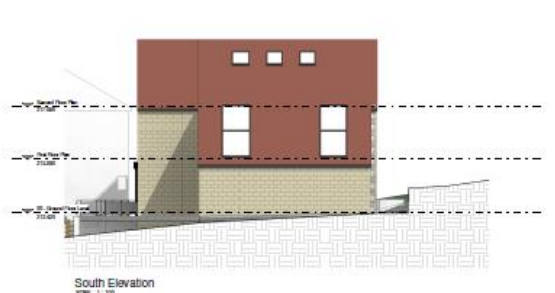
Proposed Development

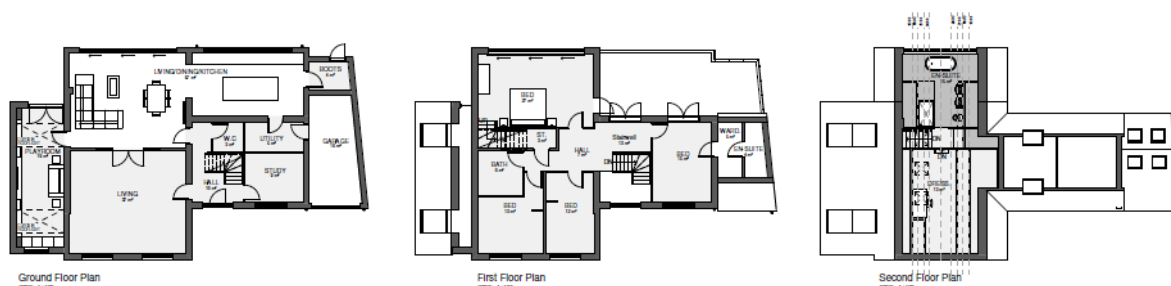
The applicant seeks permission to erect a lean-to single storey extension on the Southern elevation and a 1.5 storey gable extension, with large expanse of glazing, over an existing single storey extension to the rear. The scheme also includes creating rooms within the roof space, minor fenestration alterations and the replacement of the existing roof terrace balustrade with glass, as shown below.

Existing



Proposed





Policy Context

The site is allocated as Urban Fabric within the Local Plan Proposals Maps. The site is not within Wortley Conservation Area but is visible from it, as such, the matter of setting has to be considered. The following Local Plan policies are relevant:

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

Policy HE1 The Historic Environment

SPD's

Supplementary Planning Document (SPD) – 'House Extensions and other domestic alterations' 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.

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.

NPPF

The NPPF 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.

Paragraphs of particular relevance to this application include:

Para 7 - The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 11 – Plans and decisions should apply a presumption in favour of sustainable development.

Para 92 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places

Para 111 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Para 126 - The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. 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.

Representations

Notification letters were sent to surrounding properties. 2no. letter of objection have been received. The main points of concern are;

- Proximity to bedroom windows
- Noise and disturbance during construction
- Increase overshadowing/loss of daylight/sun light
- Reduce enjoyment of home and garden
- Increased overlooking/loss of privacy

Consultees

Conservation Officer – no objections, some concerns with the sizing but overall concludes there would be no significant harmful effect on the conservation area.

Assessment

Principle of Development

The site is allocated as Urban Fabric within the 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.

The site is not in the conservation area but is immediately adjacent, so the matter of setting comes into view. Originally, the house was the old C20 Police house but has been extended beyond recognition under applications 2012/0184 and 2015/1411.

Residential Amenity

It is acknowledged that the single storey lean to extension is very close to the boundary shared with the neighbouring bungalow. It also projects beyond the rear boundary of the bungalow. However, although the total height of the extension is unusually tall for a single storey extension, the eaves height would remain modest. Furthermore, the extension would be adjacent to a blank side gable elevation and only project beyond the neighbouring rear elevation by just over 2m. The extension would also be orientated to the North, as such, overshadowing would not be to an unreasonable degree, and the extension would not result in a significantly overbearing feature, in accordance with Local Plan Policy GD1.

It is noted that the 1.5 storey first floor extension would extend out the existing gable to the rear of the property over an existing single storey extension. This would also extend beyond the rear elevation of the neighbouring bungalow; however, this extension would be set in from the boundary by circa 4m and would meet the 45-degree rule. Again, it would also be orientated to the North and the rear elevation of the neighbouring property is angled away from the extension slightly, as such, it would not significantly increase overshadowing or be an overbearing feature.

There are rooflights proposed facing the neighbouring bungalow, however, the one on the single storey lean to would have a very high sill level and the ones in the roof space serve

non-habitable rooms, plus would have high sill levels and no direct views, as such, privacy levels would be maintained.

The proposed extensions would sit to the South of the 2-storey dwelling to the North and would be built on a higher level than that property. However, the single storey lean to would be obscured from the neighbouring dwelling by the host property and the 1.5 storey first floor extension would be set in from the boundary by approximately 8.5m, in addition, the neighbouring property is set further back on its plot than the application property, as such, overshadowing of habitable room windows and private amenity space would not be significant and any additional overshadowing would likely to be to the front where the neighbouring detached garage is positioned.

The only additional opening facing the property to the North would be a glazed door opening out on to the balcony. The door would be set in from the boundary and would not have direct views of principle elevation habitable room windows or private amenity space.

Visual Amenity

The resultant dwelling would be large when compared to neighbouring properties and also large in comparison to the original police house. However, the size and character of the property has changed significantly following 2no. previous planning applications which have been built out. The actual proposals under consideration are relatively modest compared to the property as it stands and predominantly include a single storey lean to side extension and a 1.5 storey extension above an existing flat roofed extension which would just extend out an existing gable by circa 3m.

It is noted the lean-to extension would infill the gap between the existing side elevation and the shared boundary, as such, there would be less separation between the 2 neighbouring detached properties. However, the extension has been designed with a modest eaves height to slope away from the neighbouring bungalow and continue the line of the existing roof away from the shared boundary, as such, the extension would not overly dominate the neighbouring property and there would still be the illusion of separation.

The only change to the front elevation would be very modest changes to the existing front entrance glazing and the addition of the front elevation of the lean-to extension. To the rear there would be some modest fenestration changes and the inclusion of a glass balustrade around the existing balcony. The largest change would be the first-floor gable extension, it would not increase the footprint of the dwelling and it would extend out the existing gable, however, the amount of glazing proposed would be in contrast to the host property and neighbouring dwellings in that it would have a more contemporary appearance.

However, although there would be views of the extensions across the neighbouring fields, they would be viewed against the host dwelling and neighbouring dwelling, also the character of the host dwelling has been significantly changed over recent years to appear more contemporary. Furthermore, the rear elevation of the dwelling is currently rendered which is in contrast to the front elevation of the host property and the neighbouring properties. The applicants proposed to introduce some stonework on the gable which would sit more comfortably against the neighbouring properties and be a nod to the original dwelling.

Overall, the proposals would maintain the visual amenity of the area to a reasonable degree, in accordance with Local plan Policy D1.

Conservation

As outlined above, the dwelling is not within the Conservation Area but there are some views from it to the site so setting has to be considered. The Conservation Officer has stated *'it is unlikely to have a significantly harmful impact on the conservation area or its setting unless*

you are an immediate neighbour or viewing the property from the south west in the fields below (where I believe there is no PROW). Moreover, I would note close neighbours are not historic buildings and lend little in terms of their contribution to the conservation area and would rate them as neutral.

Highways

The existing parking and maneuvering facilities would not be affected by the proposed extensions and alterations.

Conclusion

Taking into account the relevant development plan policies and other material considerations, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission for the scheme. The proposal therefore complies with the development plan as a whole and the advice in the NPPF.

As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation Grant – Subject to conditions