
2022/0878

Erection of single storey side extension to dwelling

12 Hall Farm Drive, Thurnscoe, S63 0JJ

Site Location & Description

The site is located within a Housing Estate circa early ninety's, off Shepherd Lane in Thurnscoe. The site is a corner plot which forms a prominent position within the street scene. The site consists of a single storey semi-detached bungalow designed with a pitched roof, red brick, and a bay window at the front. The property benefits from a good-sized front/ side and rear garden. The front/side garden is bound by a low fence, and off-street parking is provided at the rear of the property. The property is located amongst similar designed bungalows. Due to the orientation of the property, the rear elevation faces the side elevation of No.14 Hall Farm Road



Proposed Development

The proposal is for a single storey side extension, projecting to the side by 2.8m, set back from the front with a corresponding lowered roof line. The roof has been designed with a pitch to match the existing, and the materials are also proposed to match the host property. The proposal will provide a kitchen extension at the front of the property and a bedroom extension to the rear. The proposed side projection has been reduced as part of the planning process.

Policy Context

Planning decision should be made in accordance with the local 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 Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

NPPF

The National Planning Policy Framework 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 Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the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.

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 achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces, and wider area development schemes.

Within section 12, paragraph 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Local Plan

The Local Plan is the adopted development plan for the Borough. In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – sets out principles when considering development proposals.

Policy GD1: General Development – sets out appropriate proposals for development.

Policy D1: High quality design and place making – sets overarching design principles for the borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

Policy T4: New Development and Highway Improvement - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure, and convenient access and movement.

SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - 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:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

These policies are considered to reflect the Principles in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

Highways – No objections

Representations

1 letter of concern has been received from the neighbour to the rear has the following comments:

- Any extension on the side will restrict views from lounge and kitchen window
- Highway safety concerns resulting from the restricted view
- Loss of enjoyment of home
- Open plan estate with covenant restrictions
- Not within the building line

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 on highway safety.

The neighbour to the rear is objecting to the proposal. The concerns will be looked at as part of this assessment.

Residential Amenity

The neighbour has concerns regarding the restricted view from lounge and kitchen windows. The proposed extension will project to the side by 2.8m. Although the proposal may restrict some of the view currently enjoyed, the loss of view is not considered a material planning consideration. Notwithstanding that, the proposal will be approximately 10m away from these windows and be located at the side therefore any restriction that may occur will be minimal and due to the orientation and position of the properties significant overshadowing is not expected.

An additional window will be located at the rear of the extension and will serve the bedroom. There is an existing rear facing bedroom window within the host property facing the same direction. It can be argued that the additional bedroom window may cause some additional overlooking. The neighbouring dwelling to the rear projects out further than the host property, therefore the view from this window will be partly restricted. Due to the aspect of the windows facing side on, the proposal may only partly overlook the open plan front garden area, at a distance of approximately 8m to the boundary and 10m to the bay window, and not look directly into the neighbouring windows, therefore, in this instance the potential overlooking is not deemed excessive. The proposed side extension is modest in size and due to the orientation of the properties is not expected to cause any detrimental overshadowing or significant overlooking.

The amended proposal is not expected to cause any significant loss of residential amenity when assessed against Planning Policy. The proposal is therefore in compliance with Local Plan Policy GD1 and House Extensions SPD and is considered acceptable in terms of residential amenity.

In terms of the covenant on the property, this is a legal agreement and is not covered under planning legislation.

Visual Amenity

Given the location on the corner plot the side elevation is a dominant feature within the wider street scene, therefore careful consideration needs to be taken with any extensions to this elevation.

The objector has concerns with regards to the impact on the existing building line. Although I agree the properties to the rear follow a similar building line, it is slightly staggered, with some properties slightly forward of others. This property is a semi-detached dwelling located on the corner facing away from this street scene.

SPD: House Extensions and Other Domestic Alterations states that on corner plots the sideways projection shouldn't exceed more than $\frac{1}{2}$ of the width of the existing gap between the original property and side boundary. This will work towards lessening the impact in terms of the street scene. The side projection has been reduced to comply with this policy, and although the proposal will project further than the existing properties to the rear, when assessed taking in both street scenes impacted, it is not deemed significant enough to warrant refusal.

Materials should normally be of the same size, colour and texture as the existing house or as close a match as possible. Windows and doors should generally repeat the proportion and style of the existing dwelling, lining through with existing openings and using matching design details. The roof, style pitch and detailing should match those of the existing dwelling, particularly where the extension will be prominent within the street scene. The materials have been identified as brick finish and tile. A condition will be attached to the decision notice ensuring matching materials are used.

The side extension has been designed with a pitched roof to match the existing, and in compliance with planning policy has a set back from the front with a corresponding lowered roof line. The addition is clearly expressed, by means of a vertical break/ set-back, and the original identity of the house is retained resulting in a subordinate addition in line with Planning Policy.

The amended proposal is more in keeping with the area and corresponds well with the host property. The proposal is not expected to be detrimental within the surroundings and is therefore in compliance with Local Plan Policy D1 and SPD: House Extensions and other Domestic Alterations and considered acceptable in terms of Visual Amenity.

Highway Safety

The objector has concerns regarding the impact to highway safety by way of the restricted view. The highways team have assessed the proposal and have stated that the extension will be unlikely to impact upon highway safety or the local highway network and therefore offer no objection to the application on highway grounds.

The application proposes to extend the dwelling by increasing the size of the existing bedroom and kitchen, which is unlikely to increase the number of vehicle movements generated by the development. Access to the site will remain as existing. As the existing parking layout will not be encroached upon by the proposed extension and as there will be no additional parking need generated by the development it complies with the parking provision requirements within SPD Parking. The proposed extension to the dwelling will therefore be unlikely to impact upon highway safety or the local highway network in line with Local Plan Policy.

Recommendation

Approve with conditions