Proposed Alterations and Extension to Dwelling, At 43, Mayfield, Oxspring, Sheffield.

This report has been prepared by Simon M Elliott - Dip. URP. The purpose of this report is to support the proposed development, as described above, at 43, Mayfield, Oxspring, Penistone, Sheffield S36 8YN.

1. Introduction

1.1 The purpose of this report is to highlight the relevant planning considerations for the proposed development, as described above. This report is to support the submission of a formal application for planning permission, which has been prepared by Garry Greetham Associates for the above-mentioned development and is to be considered along with that planning application. This application is for full planning permission for alterations and an extension to an existing semi-detached dwellinghouse.

1.2 This report takes account of the current design and layout of the application property as well as its immediate surroundings. Account has also been taken of the current Barnsley Unitary Development Plan (UDP) Policies and Supplementary Planning Guidance where they are relevant to the development that is proposed.

1.3 This report also takes account of other material planning considerations that are believed to be relevant to the proposed development or may have some influence on the LPA's decisions on this planning application. These including the design of the existing building and the merits of the proposed extension, and the Government's current stance relating to extensions to dwellings, particularly the emphasis towards allowing more development to be carried out within the curtilage of dwellings under the new 'permitted development' rights.

2. The Site & Surrounding Area

2.1 The site of the proposed development is at number 43, Mayfield, which is a semi-detached two-storey dwellinghouse with a detached garage to the rear. The property is located close to the junction of Mayfield with the B6462 Sheffield Road, in the village of Oxspring, where the surrounding dwellings vary quite considerably in terms of their size, design and external appearance. The dwelling gains access to Mayfield via a single width access drive that only serves this property. The front elevation of the dwelling is set well back from Mayfield and sits at a slightly higher level than the highway.



Front View of 43, Mayfield, Oxspring.

2.2 The application property is a substantial brick-built dwellinghouse with both red Rosemary roof tiles as well as flat profile red interlocking concrete tiled roofs. This property is a semi-detached dwelling and it has been altered and extended already and the attached property has also been altered and extended as well. The extensions to both of these houses are quite different and it is considered that the proposed extension will represent a significant improvement to the character and external appearance of this house.

2.3 The property on the lower side of number 43 is a large detached dwelling, which is constructed of coursed natural stone, together with a detached flat roofed double garage which is finished with painted render. On the opposite side of Mayfield to the application site is a row of three stone cottages which face onto Sheffield Road rather than towards the application site. The main views of the proposed development are from Mayfield and Sheffield Road and it is considered that the proposed development would sit very well against the design of the existing dwelling and its immediate surroundings.

3. Planning Policy & Other Material Considerations

3.1 This application has been prepared following the consideration of a number of different options for a first floor extension to the property in question. The property is a semi-detached dwelling and has a pitched roofed canopy above the door on the front elevation of the house. A flat roofed single storey extension has been added to the property at some time in the past and there is a canopy on the side elevation over the entrance door on that elevation as well. The proposed first floor extension is to be built on top of the existing side extension and the flat roof is to be replaced with pitched tiled roof to match the main house roof. A single detached garage (concrete sectional garage) has also been erected to the side of the dwelling.

3.2 In terms of the design of the proposed extension it is considered that it will comply with the guidance given in Policy H8E of the UDP and the Council's SPG Note on House Extensions. It is considered that the Council's primary concern with regard to the proposed extension relates to its impact on the visual amenity of the street scene. It is considered that because of the size and location of the proposed extension relative to the neighbouring properties it will not have a detrimental impact on the outlook or amenities of the neighbouring residents.

3.3 It is noted from the Council's Supplementary Planning Guidance note on House Extensions that there is a preference for new side extensions to be set back from the front elevation of the dwellinghouse. The reasons for this can be two-fold, depending on the type of property and how the proposed extension relates to the neighbouring dwellings. In this particular case it is not considered that the extension needs to be set back from the front elevation to avoid a terracing effect between this dwelling and the adjacent property. First of all, the proposed extension is set well away from the boundary and the adjacent property is also set well away from the boundary and also at a lower level, with a detached double garage located between the house and the boundary with number 43 Mayfield.

3.4 The second reason why extensions are sometimes requested to be set back from the front elevation of a property is to ensure that the extension is viewed as subservient to the original dwelling. In this particular case, however, the existing side extension is being used as the template for the first floor extension. This half of the pair of semi-detached houses is also significantly different to the attached house at number 43, which has also been extended to the side – with a single storey flat roofed extension.

3.5 It is considered that the addition of a first floor extension with a pitched tiled roof on top will represent a significant improvement on the design and appearance of the existing extension and therefore the property as a whole. The existing side extension has been fully bonded to the original house and it is proposed that the first floor extension will be treated in the same way, with matching brickwork and bonded in the same way as the ground floor extension. The extension is less than 2.0 metres in width and it is considered that in this particular case it is not necessary for the first floor of the extension to be set back as this would be at odds with the ground floor extension. The extension would also be viewed as a subservient extension to the original dwelling and not as an unduly intrusive feature when viewed within the street scene.

3.6 In terms of the Planning Policies and Guidance notes that are considered to be relevant to this proposal I wish to highlight the following:
UDP Policy H8E, which relates to Proposals to Extend Dwellings.
Supplementary Planning Guidance Note 4 (SPG 4), which provides more detailed advice on the design and size of House Extensions.

3.7 **Policy H8E** advises that proposals to extend dwellings should:

A) Be of a scale and design which harmonises with the existing building.
B) Not adversely affect the amenity of neighbouring properties.
C) Maintain the character of the street scene, and
D) Not interfere with highway safety.

3.8 **SPG 4** provides more detailed advice on house extensions and includes a section on Design Principles. This is the only part of SPG 4 that is referred to in this report as the extension is not considered to have any impact on parking or the amenities of the neighbouring dwellings. SPG 4 advises that "It is important that any extension is designed to be in keeping with your property and the character of your neighbourhood. Therefore, before designing the extension, examine the character and details of your house. An extension will tend to be more successful if you follow these guidelines.

Building Form – the extension should not normally be larger than the existing house.

Roof – The roof style, pitch and details should match those of the existing house, particularly where the extension will be prominent within the street scene or extend on parallel lines at a smaller scale.

Materials – Materials should normally be of the same size, colour and texture to the existing house or as close a match as possible. Where materials cannot be exactly matched, a small set-back of the extension from the main wall by at least one course of bricks can avoid the unsightly bonding of old and new.

Details – Windows and doors should generally repeat the proportion and style of the existing dwelling, lining through with existing openings and using matching design details such as heads and sills.

Levels – Where the height of development proposed differs significantly from that in the area, developers may be asked to provide elevation drawings showing the relationship between the proposed and existing development in terms of streetscape.

3.9 There is also a section in SPG 4, which is entitled **Side Extensions**. The content of this section is clearly relevant to the development that is now being proposed. However, for the reasons given above it is considered that the design of the extension will ensure that it will be viewed as a complementary addition to the existing dwelling. The detailing of the proposed works will fit in very well with the external appearance of the existing building form, as viewed from both Mayfield and Sheffield Road. The proposed extension will have external facing materials to match those on the existing building in all respects and a note to this effect is included on the submitted plans.

3.10 The proposed extension represents only a minor addition to the existing house and neither the design nor the size of the proposed extension is architecturally inconsistent with the character of the existing property. As such, this extension would not appear as an intrusive feature in the street scene. There is a great deal of variety in the size and design of all of the dwellings immediately surrounding this property and this small addition to one of those dwellings will not have an adverse effect on the area as a whole in any way.



View of 43 Mayfield and adjacent Dwellings.

4. Conclusions

4.1 In conclusion it is considered that the extension to the existing dwelling, as now proposed, represents an acceptable form of development on this stretch of Mayfield. The existing dwellings immediately adjacent to this property vary greatly in terms of their size, design and external facing materials. There is no constant theme running through the dwellings adjacent to this site and many have already been altered and extended in a variety of ways. It is therefore considered that the proposed extension will not be materially detrimental to the character or visual amenity of the street scene.

4.2 The existing dwelling is a semi-detached house and because of the size of the proposed extension it will be viewed as a subservient structure to the main body of the house. It is considered that the design of the extension will ensure that it will not have a materially detrimental impact on the visual amenity of the area or the amenities of neighbouring residents. Quite the opposite, it is felt that this development will represent an attractive addition to this property and will not be contrary to any of the Council's UDP Polices or guidelines outlined above in this report.

4.3 It is clear that this proposal will not be materially detrimental to the character of the area. The access and parking spaces for the property already exist and the proposed development will not affect them and will not, therefore, have an adverse impact on the interests of highway safety.

4.4 The construction of the proposed extension is not considered to represent an unacceptable form of development in this location. The overall effect of the new development will not represent a relatively insignificant addition to this property and not an alien feature that is likely to attract any objections. Therefore, the Council is respectfully requested to grant planning permission for the proposed development, subject to conditions as are typical for this type of development as are deemed to be necessary, in line with current Government advice.