

2023/0388

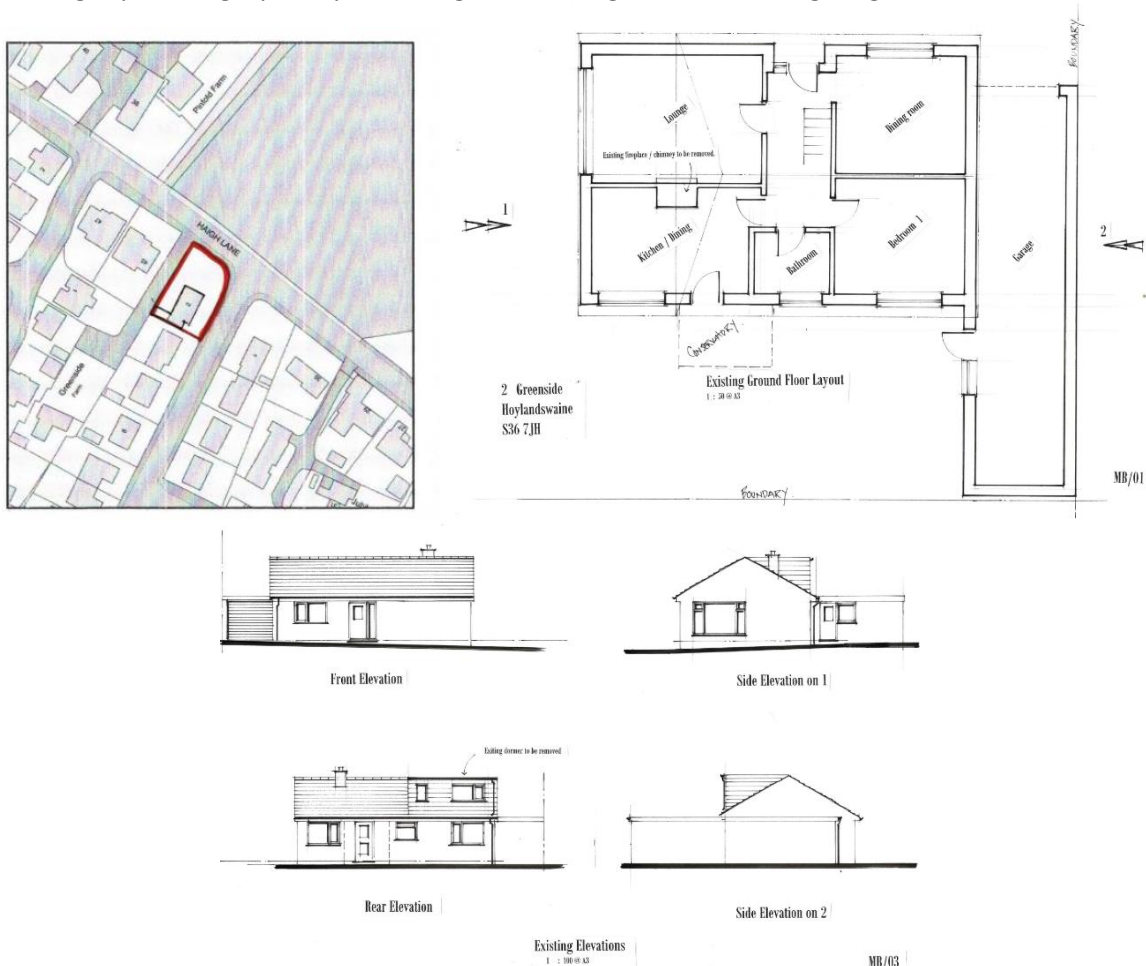
**Applicant:** Mr and Mrs Mick and Bev Glymond

**Development:** Single storey side/ rear extension

**Address:** 2 Greenside, Hoylandswaine, S36 7JH

### Site Location & Description

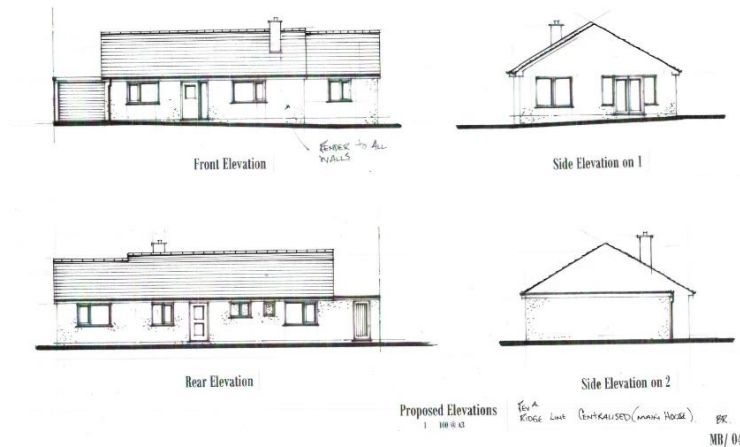
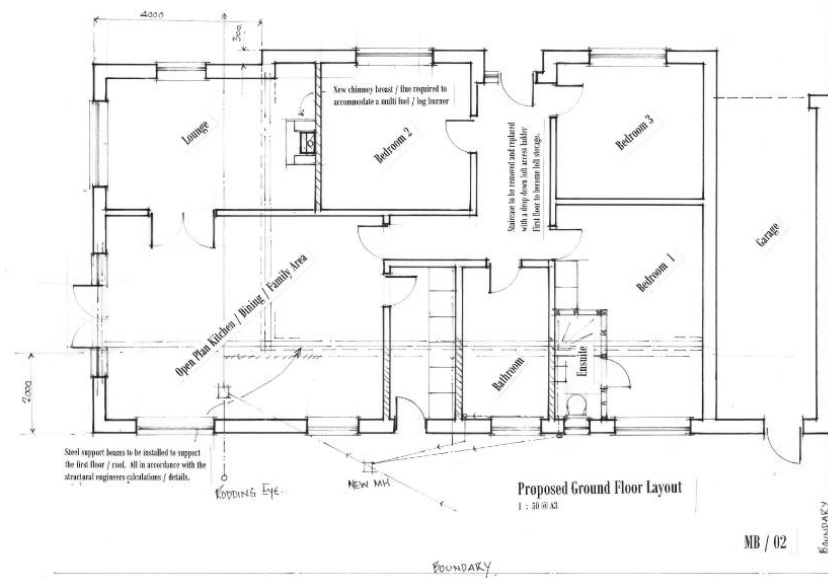
The site is located on the corner of Haigh Lane and Greenside. The site consists of a stone built detached bungalow, designed with a pitched roof, a rear dormer, rear conservatory extension and has a long-attached side extension providing a garage. The garage and rear dormer have been designed with a flat roof construction. Due to the site constraints the property has a large side garden and small front and rear garden areas. The front and rear are bound by a low-rise stone wall with hedges providing a privacy screening to the side garden area along Haigh Lane.



### Proposed Development

The proposal is for a single storey side rear extension to the property. The proposal will project 4m to the side and 2m to the rear connecting in an L-shape. The garage projection to the rear will be reduced in line with the proposed extension. The proposal will provide a bedroom extension, kitchen/ dinner and family room extension, utility room with rear entrance and an extended family

bathroom. The existing distance to the boundary from the rear elevation is 5.30m, the extension will reduce this to 3.30m. The rear dormer will be removed as part of this proposal.



## Relevant History

None

## 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 significant 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

In reference to this application, the following Local Plan policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development

Policy GD1: General Development

Policy T4: New Development and Highway Improvement

Policy D1: High quality design and place making

#### SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - House Extensions

Supplementary Planning Document – Parking

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**

Parish Council – No comments received

#### **Representations**

2 Neighbours have sent in comments with the following concerns:

- The access road to the rear must not be used during the construction/demolition process for deliveries and loading/off-loading of materials and/or equipment as we are concerned about potential damage to the road surface and the interruption of the right of way.
- Overlooking to side living room window

#### **Assessment**

##### Principle of development

The site falls within urban fabric and 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.

### Residential Amenity

The proposal is for a wraparound extension projecting to the rear by 2m and to the side by 4m. The neighbour adjacent at number 45 Haigh Lane has concerns with regards to the potential overlooking of their ground floor side window serving the living room. As a general guide habitable room windows on an extended property should not be less than 21m from any other properties with habitable room windows, to ensure reasonable privacy. A distance of 12m should also be maintained to a blank gable wall. The proposal will project to the rear by 2m which will reduce the distance between the two properties from 12.5m to approximately 10.5m. In this case there are a number of factors to consider. There is a private access road running between the host property and the neighbour. There are stone walls providing boundaries to both properties. The window in question is at ground floor level and will benefit from some privacy protection from the existing boundaries. The protection of side secondary windows are not offered the same protection as front and rear main windows.

I acknowledge that although the proposed rear extension will extend the existing windows a further 2m closer to the rear boundary and introduce an additional window, in this instance I do not believe the potential impact in terms of loss of privacy will be excessive. This is due to the fact that there is an existing private access road running between both properties and existing boundary walls which will offer some privacy. For this reason in this instance the proposal is not expected to detrimentally impact the residential amenity of the neighbours.

As the proposal will project to the rear by a further 2m and will also reduce the distance between the neighbour's side elevation to less than the recommended 12m. Again due to the combined effect of the existing boundaries and access road separating the two properties, in this instance a reduction in separation distance is acceptable.

The proposal is therefore not expected to detrimentally impact residential amenity and is in compliance with Local Plan Policy D1, GD1 and SPD: House Extensions and other Domestic Alterations.

### Visual Amenity

The design of single storey side extensions should reflect the design of the existing in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection. On corner plots the sideways projection should not exceed more than half the width of the existing gap between the original dwelling and the side boundary. The proposal will project to the side by 4m which is within the parameters of planning policy. The side projection is stepped back with a corresponding lowered roof line in line with policy.

The proposed materials are render which is different to the stone in the host property. Although conflicting materials is not usually acceptable the proposed render colour will match the host property. Greenside is characterised by dwellings with a mix of brick and render together and Haigh Lane has a mixed palate of materials including render. For the most part planning policy states that materials should match the host property in style and colour, however as properties have a mix of

render and brick on the same building within this location the proposed mix of materials is not an alien feature.

The proposals are therefore not expected to be visually detrimental within the surroundings and is therefore in compliance with Local Plan Policy D1 and SPD: House Extensions and other Domestic Alterations.

#### Highway Safety

The proposed extension creates additional living space by way of two additional bedrooms. The existing provision of 2 off street parking spaces are in line with recommendations within SPD: Parking. The proposal is therefore acceptable in terms of highway safety and in compliance with adopted local plan policy.

#### **Recommendation**

**Approve with conditions**