

---

2024/0423

**Mr & Mrs Battersby**

**1 Mount Pleasant Court, Crane Moor, Sheffield, S35 7BT**

**Replacement of rear single storey extension and erection of front porch.**

---

### Site Description

The application relates to a corner plot located on the south-west side of Mount Pleasant Court – a residential cul-de-sac located in an area that is principally residential two-storey dwellings of various scale and appearance. The surrounding topography is varied, and the settlement of Crane Moor is abutted by Green Belt land.

The property in question is a two-storey detached dwelling constructed of stone with a pitched roof with grey roof tiles. The property benefits from a two-storey hipped roof projection to the front and a single storey pitched roof extension to the rear. The property is fronted by areas of soft and hard landscaping with a driveway serving an integral garage. The property benefits from a modest sized plot which includes Crane Moor Dike to the south-west. The site is bounded by a mix of treatments, including timber fencing, stone walls, hedges and trees.



## Planning History

There are several planning applications associated with this site. The most recent and relevant applications are as follows:

1. 2007/0653 – Erection of first floor front extension over existing garages to 1, 3 & 5 Mount Pleasant Court and additional single storey rear extension to 1 Mount Pleasant Court. – Approved.
2. 2009/0882 – Erection of a sunroom extension to rear of dwelling. – Approved.
3. 2023/0191 – Erection of detached outbuilding in rear garden and associated concrete base to be used as garden room/home office (Lawful development certificate for a proposed form of development) – Withdrawn.

## Proposed Development

The applicant is seeking permission for the erection of a replacement single storey rear extension and the erection of a front porch.

The proposed extension would project from the rear elevation of the application property by approximately 3.7 metres and would have a width of approximately 11.9 metres and would adopt flat roof with a total height of approximately 3.4 metres. The extension would be constructed of closely matching external materials.

The proposed porch would project from the front elevation of the application property with a width of approximately 2.7 metres and would adopt a lean-to roof with an approximate eaves and ridge height of 2.3 metres and 3.3 metres respectively. The porch would be constructed of closely matching external materials.



## **Policy Context**

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which 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.

### Local Plan Allocation – Urban Fabric

The site is allocated as urban fabric in the adopted Local Plan which has no specific land allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy T4: New Development and Transport Safety.***

### Supplementary Planning Document(s)

- ***House Extensions and Other Domestic Alterations.***
- ***Parking.***

### National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- ***Section 12: Achieving well-designed and beautiful places.***

### Other Material Considerations

- ***South Yorkshire Residential Design Guide 2011.***

## **Consultations**

Thurgoland Parish Council – No Comments.

## **Representations**

Neighbour notification letters were sent to surrounding properties. No representations were received.

## **Assessment**

### Principle of Development

Extensions and alterations to a domestic property are acceptable in principle if they would remain subservient to and are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

### Residential Amenity

Extensions and alterations to a domestic property are considered acceptable if the proposal would not adversely affect the amenity of neighbouring properties.

The proposed rear extension would be erected to the south-east of 3 Mount Pleasant Court. It is acknowledged that some overshadowing could occur. However, the extension would be set down from 3 Mount Pleasant Court and existing good quality boundary treatments forming the western party boundary could offer further mitigation. In addition, the proposal would comply with the 45-degree rule (which is applied to assess and limit the extent of overshadowing and loss of outlook), in accordance with the House Extensions and Other Domestic Alterations SPD. New glazing would be limited to the rear and south-west side elevations of the proposed extension. The rear-facing glazing would face into the application site and away from surrounding neighbouring properties, and the side-facing glazing would face towards Ayton Wood Cottage where existing boundary treatments could provide an acceptable level of screening.

The proposed porch would be erected to the south-west side of an existing two-storey projection to the front of the application property and would therefore not contribute to any overshadowing of any surrounding neighbouring properties. New glazing would be located on the front and side elevations of the proposed porch and would serve a non-habitable space with sufficient separation distances (21 metres or more) maintained to the neighbouring properties opposite. The proposed porch would not contribute to reduced levels of outlook.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and would not have an overbearing impact. The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

### Visual Amenity

Extensions and alterations to a domestic property are considered acceptable if the proposal would not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing building.

The proposed extension would be partially visible from the public realm of Crane Moor Road and would adopt a flat roof, which is not preferred. However, an existing tree line and other existing boundary treatments along the southern and eastern boundary line of the application site, and the topography of Crane Moor Road which bows adjacent to the rear curtilage of the application property, could offer a degree of screening and reduced visibility that could reduce the prominence of the extension in the street scene. In addition, the extension would adopt a modest scale and would remain subservient to the existing building and would be constructed of closely matching external materials which would be reflective of the local character.

The proposed porch would be visible from the public realm of Crane Moor Road and Mount Pleasant Court and would replace an existing unenclosed porch. The proposed porch would adopt a sympathetic form and features, including closely matching external materials and a pitched roof type which would be reflective of the local character.

The proposal is therefore considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

#### Highway Safety

The proposal would not impede existing sufficiently sized off-street parking arrangements and would not result in a requirement to provide additional spaces.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

**Recommendation -  
Approve with Conditions**