2024/0140

Mathew Bradshaw

2 storey side extension, loft conversion and rear dormer to 2 storey detached dwelling

21 Hollin Moor View, Thurgoland, Sheffield, S35 7EE

Description

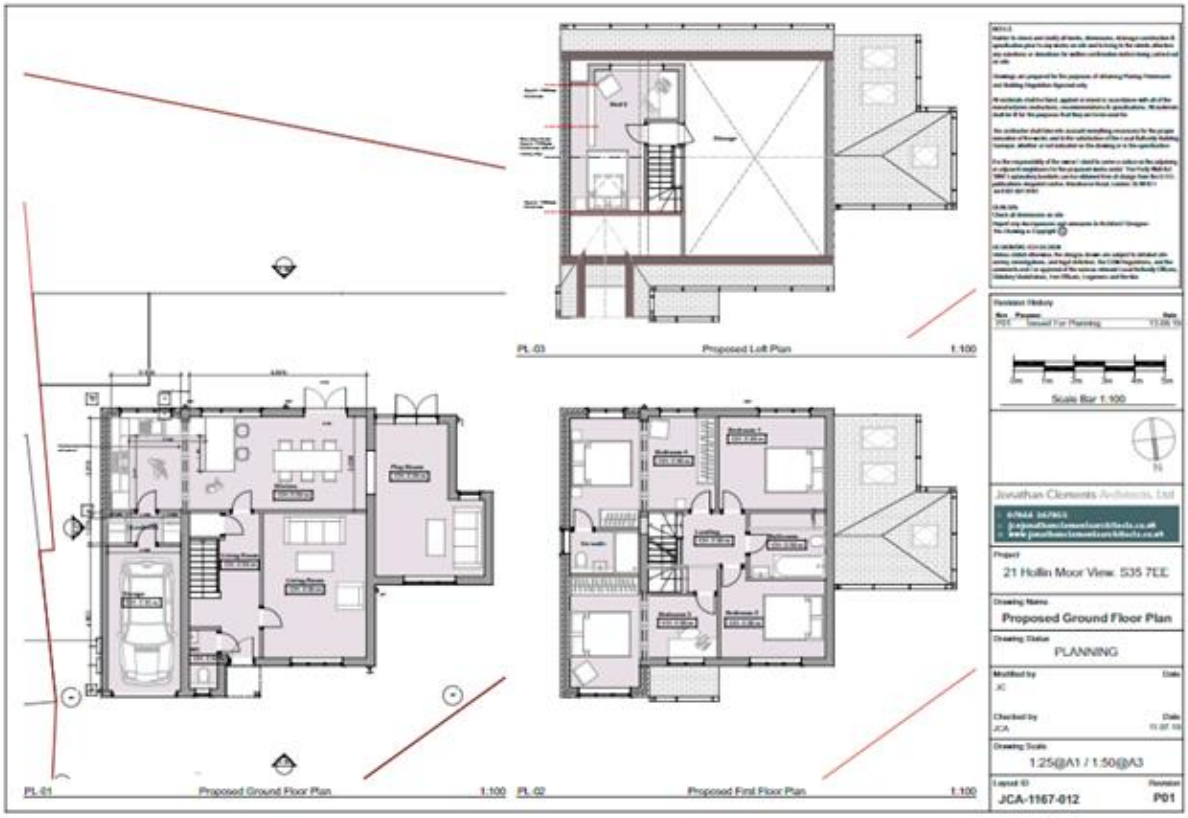
The property is a two storey detached dwelling with a side attached garage and a single storey side extension. The property is set on a fairly modern housing development at the end of the cul-de-sac. The properties are constructed of stone and there are a number different house types. There have also been a number of properties which have been extended, in particular number 17 which has had a similar side extension as is proposed with this application, that has been built recently.



Planning History

2021/0899 - Erection of two storey side extension including rear dormer extension to dwelling – Approved with conditions – Permission is due to expire on the 20/08/2024





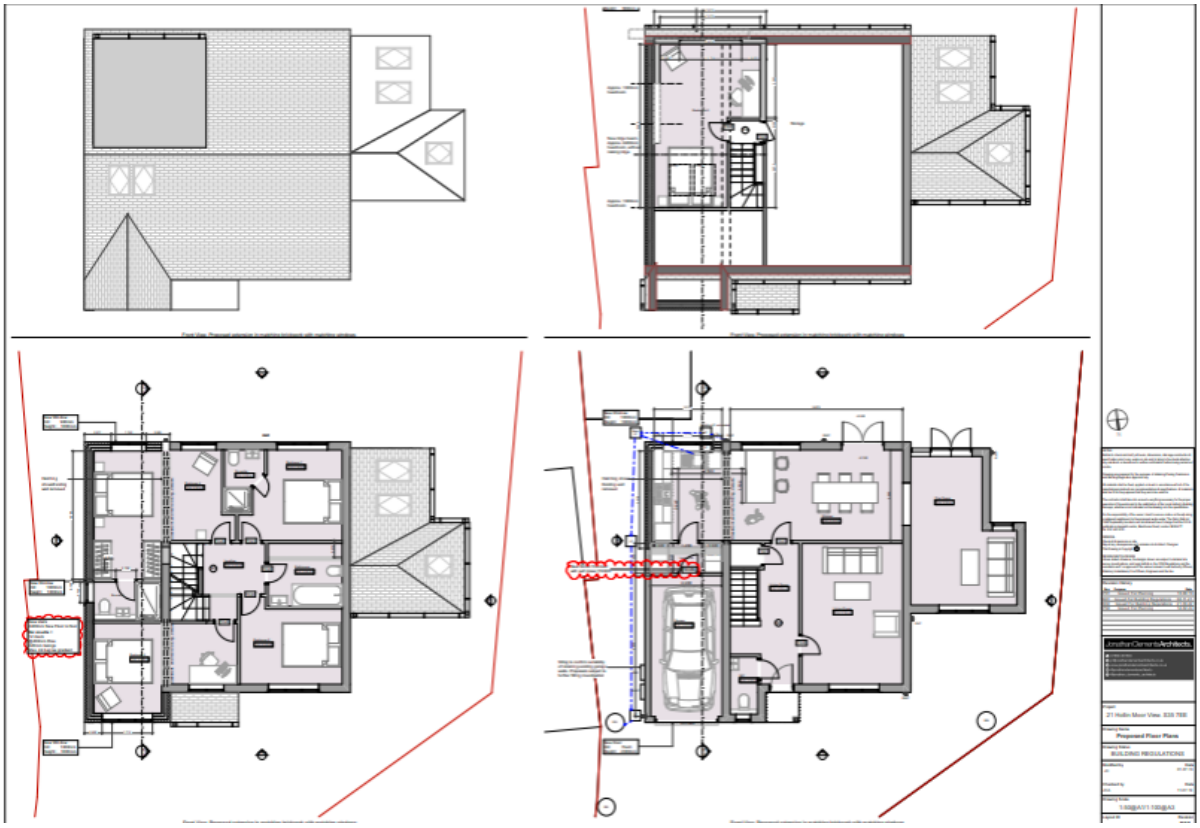
Proposed Development

The proposal involves the erection of a two storey side extension including rear dormer extension to dwelling. The rear flat roof dormer would be permitted development. The extension has a front facing gable as it would extend over the existing integral garage. 1 rooflight is proposed to the front roof slope.

The extension would allow for extensions to the bedrooms at first floor and an additional room within the roof space as part of the loft conversion, which once constructed would be permitted development.

The proposal would adopt matching external materials, including stone work and tiling.

The proposals externally are the same as previously approved under extant application 2021/0899, however some internal changes are made to the rooms and staircase.





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.

<u>Local Plan Allocation – Urban Fabric</u>

The site is allocated as urban fabric in the adopted Local Plan. 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 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, including visual amenity and highway safety.

The proposals externally are the same as previously approved under extant application 2021/0899, however some internal changes are made to the rooms and staircase.

Residential Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they would not adversely affect the amenity of neighbouring properties.

The proposal includes the erection of a two storey side extension, which could contribute to additional overshadowing of the dwelling immediately adjacent to the proposal, however any potential impact is likely to be limited to a secondary window located on the east side elevation of number 19. Secondary windows located on the side elevations of neighbouring properties are not afforded the same protection as front and rear-facing windows serving habitable rooms. Moreover, the extension would be located to the side of the property and would not project further to the rear than the existing dwelling. The proposal would not directly obstruct any habitable room windows of neighbouring properties and would therefore be unlikely to result in reduced levels of outlook. The dormer window to the rear is a high-level window therefore any additional overlooking to the properties to the rear is reduced.

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

Visual Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they do not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling.

The proposed extension does not include a set back as there is a front facing gable included over the existing integral garage, however, there are other examples of this style of property within the street scene, therefore the proposed extension will have the appearance of these house types. Number 17 has also been extended in the same way. In addition, the forward facing gable alleviates any issues in bonding materials and a reasonable gap is maintained so no terracing impact. The proposed side extension would not adopt an excessive sideways projection (more than two thirds the width of the original dwelling) in accordance with the house extensions SPD. The extension would incorporate sympathetic features, including a pitched roof and matching external materials, including stonework and tiling.

The proposed rear dormer is relatively large, however once the extensions are constructed it could be constructed under permitted development. The dormer would be set back from the eaves and would be set below the ridge. There are no other dormers within the street scene, however the dormer will be located on the rear elevation and not visible from the street scene so is acceptable in this instance.

The proposal is therefore not considered to significantly detract from or alter the character of the street scene and is considered to comply with Local Plan Policy D1: High Quality Design and Placemaking and would be acceptable regarding visual amenity.

Highway Safety

The proposal does not impede existing parking arrangements to the dwelling. The proposal is therefore considered acceptable and in compliance with Local Plan Policy T4: New Development and Transport Safety and would be acceptable regarding highway safety.

Recommendation

Approve with Conditions