2024/0098

Mr and Mrs Quinn

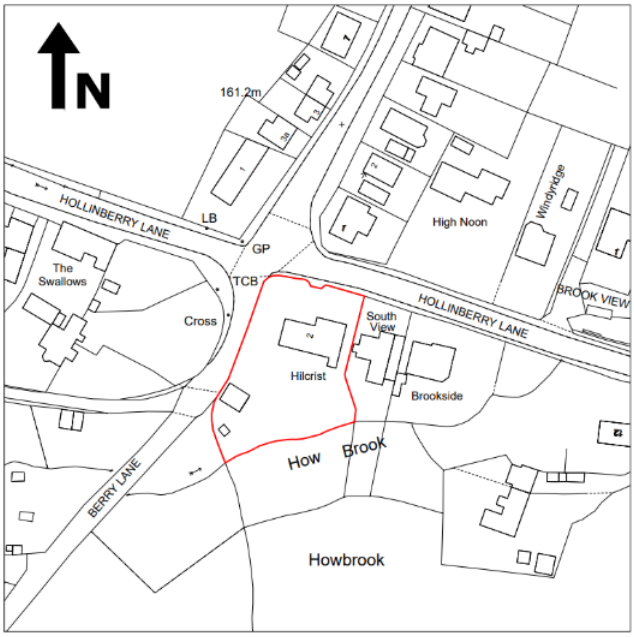
Hilcrist, Hollinberry Lane, Howbrook, Sheffield, S35 7EL

Conversion of existing integral garage into living accommodation, erection of front porch, formation of new window and door openings, external landscaping, alterations to existing rear conservatory including replacement roof and new render finish to all elevations.

Site Description

The application relates to a well-screened prominent corner plot at a crossroads junction intersecting Hollinberry Lane, Berry Lane and Carr Head Road. The application site and surrounding area is in the Green Belt. The surrounding area is principally residential comprising a mix of dwelling types of varying scale and appearance.

The property in question is a single storey detached property with a tripe attached garage to the side and a small conservatory to the rear. The dwelling has a red brick construction with a pitched roof with grey coloured roof tiles. The property is fronted by a driveway and areas of soft landscaping (some raised). To the side and rear are further areas of soft landscaping and mixed vegetation which to the rear are set on varying levels. The rear garden is relatively large and accommodates two existing outbuildings to the south-west corner of the site where there is an additional access gate off Berry Lane.



Planning History

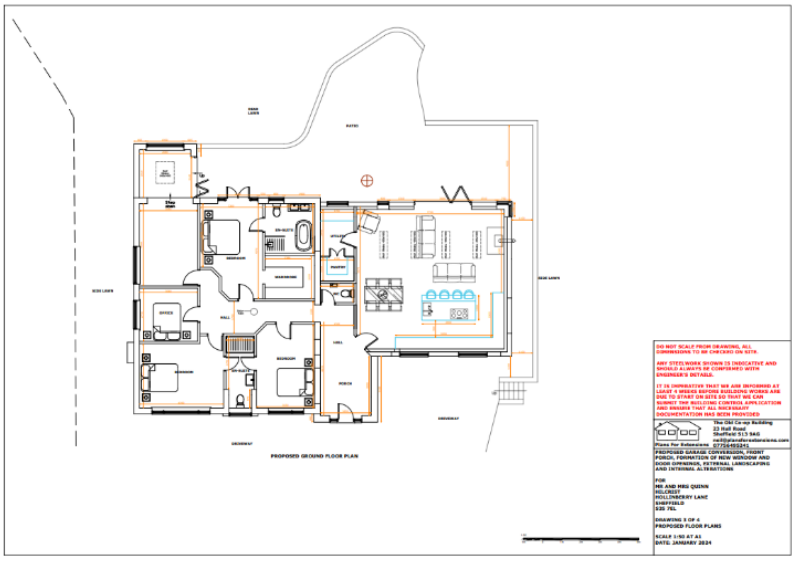
There are several previous applications associated with the application site dating from 1974. However, the most recent and relevant application is as follows:

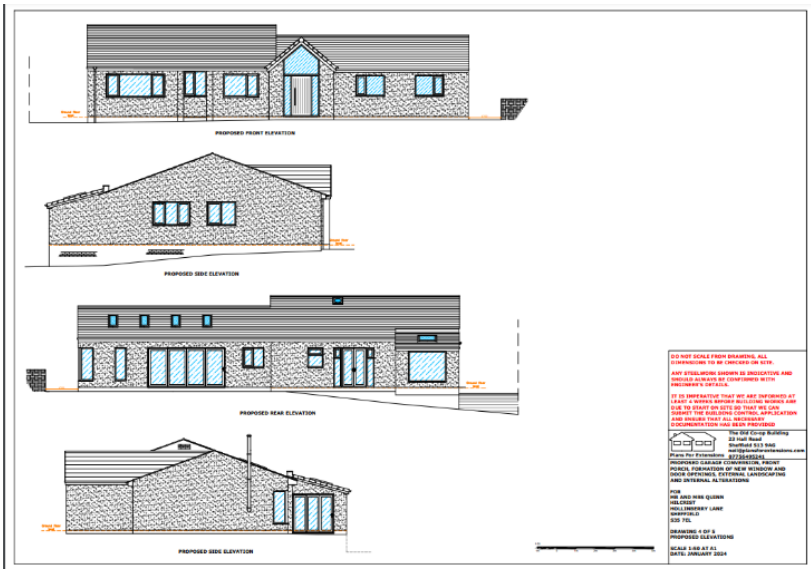
1. B/91/0898/WO – Erection of private garage extension. – Approved.

Proposed Development

The applicant is seeking permission for the conversion of an existing integral garage into living accommodation, erection of front porch, formation of new window and door openings, external landscaping, alterations to existing rear conservatory including replacement roof and new render finish to all elevations.

The proposed porch would project from the main front wall of the dwelling by approximately 0.44 metres and from the front elevation of the attached garage by approximately 3.44 metres with a width of approximately 3.4 metres. The porch would adopt a gable roof with an approximate eaves and ridge height of 2.7 metres and 4.3 metres respectively. The porch would be finished in an off-white render alongside all other elevations.





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 – Green Belt

The site is allocated as Green Belt in the adopted Local Plan. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GB1: Protection of Green Belt.***
- ***Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt.***
- ***Policy D1: High quality design and place making.***
- ***Policy GD1: General Development.***
- ***Policy T4: New Development and Transport Safety.***
- ***Policy HE1: The Historic Environment.***

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.***
- ***Section 13: Protecting Green Belt land.***

Other Material Considerations

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

Consultations

Wortley Parish Council – No response.
Conservation Officer – No objection.

Representations

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

Assessment

Principle of Development

The application property is located in the Green Belt where the alteration to and extension of existing buildings and their curtilage are acceptable provided that it will not have a harmful impact on the appearance or character and will preserve the openness of the Green Belt.

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.

Green Belt Assessment

Extensions to a domestic property within the Green Belt are acceptable in principle provided that cumulatively they would not amount to more than a doubling of the size of the original building.

The original building is that which was existing in 1948 or, in relation to a building constructed later, as it was built. The original building in this instance is shown on the plans in relation to planning application B/74/0383/WO.

- The floorspace of the original building was approximately 143 sqm.
- The total cumulative existing floorspace (including outbuildings) is approximately 252 sqm.
- The total cumulative proposed floorspace is approximately 262 sqm.
- The total increase upon the size of the original building is approximately 83%.

The proposal would therefore not amount to more than a doubling of the size of the original building, in accordance with Local Plan Policy GB2 and the principles of the NPPF. The proposal would also only be marginally larger than the existing dwelling and would not extend beyond the existing residential curtilage and would be attached to the existing dwelling and be constructed of appropriate materials. Nevertheless, to avoid any further impact on the Green Belt, a condition will be attached to any forthcoming decision to remove permitted development rights.

The proposal is therefore considered acceptable and in compliance with *Local Plan Policy GB1: Protection of Green Belt* and would be acceptable.

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 application dwelling is located on a well-screened prominent corner plot at a crossroads junction intersecting Hollinberry Lane, Berry Lane and Carr Head Road. The application dwelling has a red brick construction with a pitched roof with grey coloured roof tiles. The surrounding area has a varied character comprising a mix of dwelling types of varying scale and appearance.

The proposed porch to the front of the application dwelling would adopt a sympathetic form and features, including a modest scale which would maintain the eaves height of the existing property and a gable roof. The porch would incorporate a glazed surround around the front entrance doorway and would be set below the ridge of the roof of the main dwelling and existing garage extension. Proposed roofing materials would be similar in appearance to those used in the exterior construction of the existing dwelling and would match those to be used for the proposed rear conservatory works.

The formation of new window and door openings would reflect the style and proportions of existing openings on the application dwelling and surrounding properties. The new openings would also align horizontally. Larger windows and doors would mostly be limited to the west side and rear elevations of the application dwelling which would either not be visible or would be screened from the public realm.

The proposed off-white rendered finish to all elevations would alter the appearance of the existing dwelling. However, there are existing examples of extensive rendering to properties opposite the application site and therefore would not appear out of character for the area.

Overall, the proposals would largely maintain the scale of the existing dwelling with the addition of a modest porch to the front. The porch would adopt a sympathetic form and features and would remain subordinate to the existing dwelling. The remainder of the proposed works would be cosmetic with alterations to existing elevations, including the formation of new window and door openings, a replacement roof to an existing rear conservatory and rendering. As such, the proposals are considered to be proportionate and are not considered to significantly detract from the character of the street scene.

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

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 application dwelling is set within a large, well screened corner plot. The proposal would largely maintain the footprint of the existing dwelling (except for a new proposed porch) with the majority of works to be internal or alterations to existing elevations, comprising new and replacement windows, changes to external materials, and a replacement roof to an existing rear conservatory. The proposed new and replacement windows would be located similarly to existing windows and the replacement roof would not significantly increase the height of the existing rear conservatory. Moreover, existing boundary treatments are likely to continue to provide a satisfactory level of screening therefore lessening any potential impact on neighbouring properties. Any potential impact is not considered to significantly increase beyond any existing level of impact which may exist and could likely be tolerated.

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.

Highway Safety

The proposal would result in the loss of an existing attached triple garage. However, an existing driveway to the front of the application dwelling would largely be retained and would continue to be sufficient to suitably accommodate a minimum of two off-street parking spaces in accordance with the parking SPD.

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

Landscaping

There is an existing area of protect trees to the south of the application site and beyond comprising Sycamore, Ash, Elm, and other occasional species. An existing patio to the rear of the application dwelling would be extended to form a new access path from the front, extending along the west side of the property. A raised lawn area would be maintained to the west with a retaining wall. The proposed works are likely to involve some excavation as the area is currently raised from the ground level of the application dwelling. Within the proposed area of works is existing low-level planting (shrubs), a high confiner hedge to the west and a small tree. The Forestry Officer was not formally consulted on this application; however, discussions were held, and they did not identify any protected trees in the immediate vicinity of the proposed works or specimens of significance. As such, the Forestry Officer raised no objection and there was no requirement for the applicant to provide additional details.

Conservation

A wayside cross (Scheduled Ancient Monument) at Howbrook crossroads is located opposite to the application site on Berry Lane. Schedule Ancient Monuments (SAMs) are designated under the Ancient Monuments and Archaeological Areas Act 1979 and therefore there is no provision for the protection of the setting or notification requirement to Historic England. Nevertheless, the Conservation Officer was consulted, and no objections were raised given that the proposals would be similar to existing properties in the area that are considered to have a neutral contribution to the setting of the SAM. The proposal is therefore considered to comply with *Local Plan Policy HE1: The Historic Environment* and would be acceptable.

Recommendation -
Approve with Conditions