

2023/0596

Mrs Holly Rowe

3 Summerford, Ingbirchworth, Sheffield, S36 7GS

Erection of two storey rear extension including rear rooflights to house

Site Description

3 Summerford is a two-storey detached dwelling located in Ingbirchworth and in an area that is principally residential and surrounded by vast Green Belt land. Ingbirchworth Sports Ground is located to the North, Ingbirchworth Reservoir to the South and West, and Ingbirchworth Conservation Area to the South-East.

Summerford has a relatively consistent street scene comprising of other two-storey detached dwellings of similar scale and appearance with associated single storey detached garages and formed driveways to the front or side. Summerford slightly slopes downwards from the junction with Wellthorne Lane before levelling off and forming a cul-de-sac within a relatively modern estate.

The applicant dwelling is a stone-built property fronted by minimal garden space and paving, with 2 no. detached garages to the side (North), and pedestrian access between leading to a rear garden. The dwelling has an existing rear projection forming its footprint and fronted by a small patio area. Two existing timber constructed outbuildings are positioned adjacent to the Northern boundary line with an additional outbuilding built adjacent to the Southern boundary line and within the curtilage of an adjacent neighbouring property. Rear boundary treatments comprise of timber panelled fencing with an established tree line beyond the Eastern (rear) boundary and a small number of younger tree specimens planted to front the fencing.



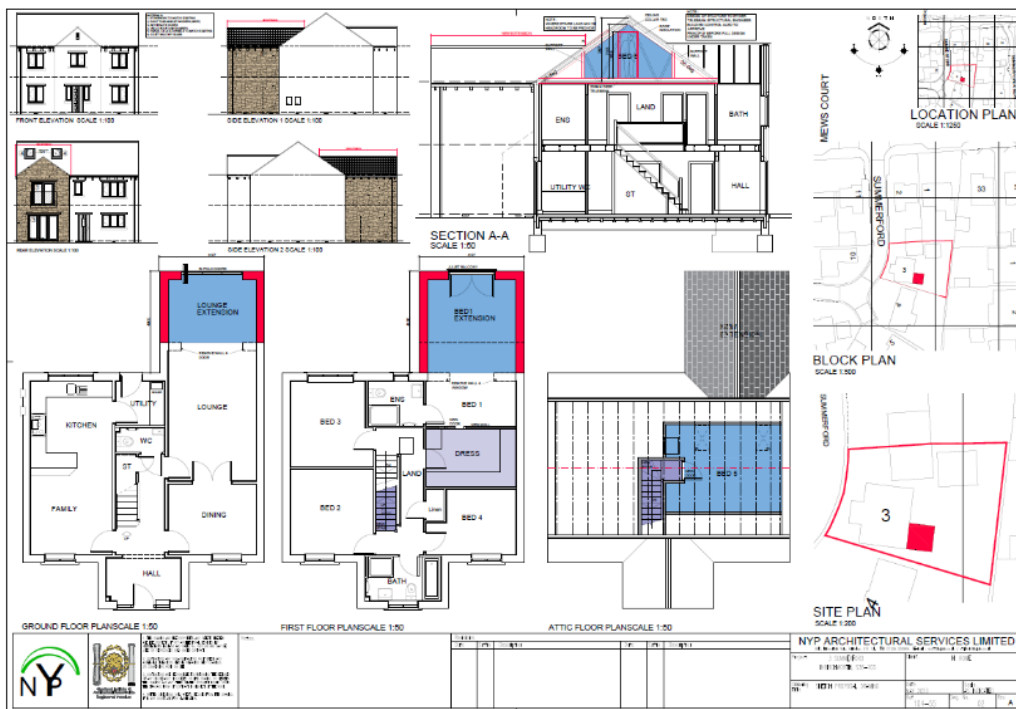
Planning History

- 2014/0198 - Erection of 13 detached dwellinghouses with associated access, car parking and landscaping. – Approved with Conditions.
- 2015/0835 - Variation of conditions 2 and 17 of app 2014/0198 Erection of 13 detached dwellinghouses with associated access, car parking and landscaping. – Approved with Conditions.

Proposed Development

The applicant is seeking approval for the erection of a two-storey extension to the rear of the dwelling, the insertion of 2 no. roof lights into the roof plane of the original dwelling to facilitate the conversion of existing loft space, and minor internal alterations.

The proposed extension would project from the rear elevation of the original dwelling by a total of approximately 4 metres and have a width of approximately 4.1 metres. It would feature an apex roof with an approximate eaves and ridge height of 5.3 metres and 6.8 metres respectively. Proposed external materials include the use of stonework, grey roof tiles, and anthracite grey doors and windows. A Juliet balcony would also feature at first-floor level on the rear elevation of the proposed extension.



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 within the adopted Local Plan, which has no specific land allocation and 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: House Extensions and Other Domestic Alterations

This document establishes the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations; reflecting the principles of the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

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 places.***

Consultations

Gunthwaite and Ingbirchworth Parish Council were consulted on the proposals and no response was received.

Representations

Neighbour notification letters were sent to surrounding properties and no responses were received.

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation. The site and surrounding area are made up principally of housing; therefore, extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity, and highway safety.

Residential Amenity

Proposals for extensions are considered acceptable where they do not adversely affect the amenity of neighbouring properties.

The SPD states that *'two-storey rear extensions will be considered on the basis of the extent of overshadowing, loss of privacy and outlook, and that extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected.'*

In this instance, the proposed extension would be positioned on the East elevation of the dwelling and South of adjacent neighbouring properties, including 1 and 2 Summerford. Generally, extensions positioned to the South, South-East and South-West of neighbouring properties are more likely to contribute to increased levels of overshadowing due to the natural movement of the sun path; however, in this instance, the proposed extension would maintain a sufficient distance from the North (side) boundary line (approximately 12.5 metres) and would follow the footprint of an existing rear projection forming the original dwelling. Further mitigation would be provided by existing outbuildings and detached garages both within the curtilage of the applicant dwelling and to the rear of 2 Summerford that are positioned directly adjacent to the shared boundary line and that are likely to contribute to existing levels of impact that are experienced and tolerated.

The proposed extension would be positioned North of adjacent neighbouring property 4 Summerford but much closer to the shared (South) boundary line at approximately 1.5 metres (measured at its closest point). Generally, extensions positioned to the North of neighbouring properties are less likely to contribute to increased levels of overshadowing due to the natural movement of the sun path. However, it is acknowledged that some overshadowing could occur due to the proximity of the extension to the boundary line. These impacts, however, are not considered to be detrimental as they would not significantly increase beyond levels currently experienced and tolerated, especially where the extension would be built adjacent to blank gable walls and an existing outbuilding within the curtilage of 4 Summerford is positioned directly adjacent to the shared (South) boundary line.

The proposed extension would follow the existing footprint of a rear projection forming the original dwelling, maintaining a reasonable distance from either shared side boundary, and positioned in a way that would not directly obstruct habitable room windows of neighbouring properties; as such, the proposals are unlikely to result in a loss of outlook.

Regarding overlooking and loss of privacy, the SPD states that *'12 metres should be maintained to a blank gable wall and 10 metres should normally be provided between rear-facing windows on the first floor (and above) and the rear boundary. 21 metres should also be maintained between habitable room windows on the extended property and any other property with habitable room windows.'*

In this instance, the proposed extension would be of two-storeys and would maintain approximately 9.7 metres between the rear-facing first-floor windows of the extension and the rear boundary, and approximately 27.5 metres would be maintained between the habitable room windows of the extension and neighbouring properties 1 and 2 Summer Fold Croft to the rear (East). Whilst the distance maintained between the extension and the rear boundary does not meet the guidance of the SPD, the difference is negligible, especially in the context of existing boundary treatments comprising of high timber fencing and various vegetation, including an established tree line that would continue to offer sufficient screening.

Moreover, the privacy of neighbouring properties 1, 2 and 4 Summerford would be maintained to a reasonable degree as the proposed extension does not include provisions for any windows located in either of its side elevations. Moreover, maintained distances from shared boundary lines and

existing outbuildings positioned directly adjacent to these are likely to continue to offer sufficient screening and mitigation.

The proposed Juliet balcony and 2 no. roof lights within the Western roof slope of the roof of the original dwelling fall within the parameters of permitted development and could be implemented without the need for planning permission.

Therefore, the proposals are not considered to be overbearing resulting in increased overshadowing and overlooking, or reduced levels of outlook, that would significantly increase beyond existing levels of impact that are currently experienced and tolerated and would otherwise be detrimental to the amenity of neighbouring properties.

The proposals, are therefore, considered to comply with Local Plan Policy GD1: General Development and would be acceptable regarding residential amenity.

Visual Amenity

The SPD states that *'materials should normally be of the same size, colour and texture as to the existing house or as close a match as possible' and that 'the roof style, pitch and detailing should match those of the existing dwelling, particularly where the extension will be prominent within the street scene.'*

In this instance, the proposed extension would not be visible from the public realm of Summerford. The proposed extension would use external materials that would match or be of a similar appearance to those used in the construction of the original dwelling, including stonework, grey roof tiles, and anthracite grey doors and windows. It would feature an apex roof that would sympathetically reflect the style and pitch of the roof of the original dwelling, maintaining the existing eaves height and adopting a lower ridge height, reflecting the scale and proportions of an existing front projection forming the original dwelling.

The proposals, therefore, are considered sympathetic to the main dwelling and would conserve and not unduly harm the character of the street scene and local area.

The proposals, therefore, are considered acceptable and in compliance with Local Plan Policy D1: High Quality Design and Placemaking and would be acceptable regarding visual amenity.

Highway Safety

The dwelling benefits from an existing double width detached garage and driveway positioned directly North of the dwelling.

The proposals would not result in an additional requirement to provide further off-street vehicular parking spaces, and the location of the proposed extension to the rear of the dwelling is unlikely to interfere with existing provisions.

Therefore, it is considered that the proposals would not result in any detrimental loss of existing off-street parking provision that would otherwise adversely affect highways safety.

As such, the proposals would be considered acceptable and in compliance with Local Plan Policy T4: New Development and Transport Safety.

Recommendation

Approve with Conditions