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2022/1195

Mrs D McHale

Erection of single storey rear/side extension to dwelling

8 Delph Edge, Green Moor, Sheffield, S35 7DW

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### Site Location & Description

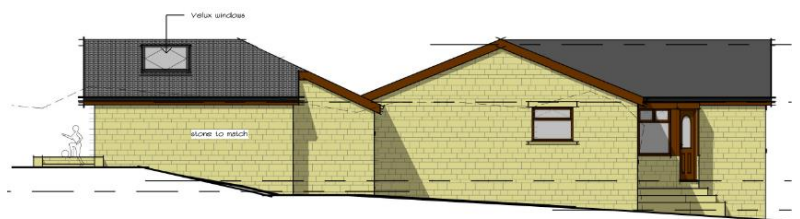
Delph Edge is a small residential cul-de-sac located within Green Moor; the residential estate is characterised by single storey detached dwellings of a similar style.

The application relates to a single storey, detached artificial stone dwelling located on the southern side of Delph Edge. The dwelling is set back from the highway with a modest garden to the front and driveway to the side and currently benefits from a single storey conservatory extension to the rear elevation.



## Proposed Development

The applicant seeks permission for the erection of a single-storey side and rear extension. The extension is to be located on the rear, south-eastern corner of the dwelling, projecting 5m from the side elevation and extending 7.6m from the rear elevation and 3m beyond the existing rear conservatory. The extension is to have a height of 2.7m to the eaves and 4.4m to the ridge.



## Site Location Plan

1 : 1250



## Front Elevation (North Facing)

1 : 100



## Rear Elevation (South Facing)

1 : 100

## **Policy Context**

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise, and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

### Local Plan

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 GD1 General Development

Policy D1 High Quality Design and Place Making

Policy SD1 Presumption in favour of Sustainable Development

### Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

## **Consultations**

Parish Council – no observations to make

## **Representations**

Neighbour notification letters were sent to surrounding properties; no representations have been received.

## **Assessment**

### Principle of development

The site falls within urban fabric which has no specific land allocation; however, 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

Supplementary Planning Document – House Extensions and other Domestic Alterations states that single storey extensions to the rear of semi-detached dwellings should not project more than 4m and that the eaves height should not exceed 2.5m where the extension would project beyond 3m; no guidance is provided in relation to detached properties other than extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected.

The proposed extension is to project 7.6m beyond the rear elevation of the existing dwelling, 3m beyond the rear elevation of the existing conservatory extension which could result in some increase in overshadowing of the neighbouring property to the east, 10 Delph Edge. However, the neighbouring dwelling is set back, and at an angle in relation to the application property and away from the existing 2.2m boundary hedge. This, in addition to the low eaves level of the proposed extension are not considered to increase levels of overshadowing to a detrimental level.

The proposed extension does not include windows along the side elevation facing the neighbouring property, which would not increase levels of overlooking, and whilst there are windows located on the rear elevation, there are no dwellings located beyond the rear boundary.

In light of the above, it is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook of neighbouring properties to a detrimental level and is in compliance with Local Plan Policy GD1.

### Visual Amenity

The Supplementary Planning Document for House Extensions states that 'the design of a two-storey side extension should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection, i.e., more than 2/3 the width of the original dwelling'. Whilst the property in question is single storey, a single storey side extension is tantamount to a two-storey extension on a two-storey property and therefore the principles apply. In this instance the proposed side extension projects 5m from the side elevation and therefore complies with the guidance set out in the supplementary planning document.

The document also states that a two-storey side extension should have a set back from the front elevation by at least 500mm, to allow for a vertical break in the roof plane, a lowering of the ridge line and to reduce the terracing effect. The set-back also lessens the unsightly bonding of old and new materials; the proposal allows for a set-back of 7.7m, in excess of the requirements of the SPD.

The proposed extension is designed to reflect the original dwelling in terms of roof style and pitch and is to be constructed from materials which match the original dwelling. It is acknowledged that due to the location of the proposed extension it has resulted in a uniquely designed roof, however the highest point of the roof does not exceed the height of the main dwelling and given that the extension is set back significantly from the highway it would not pose a dominant feature within the street scene. It is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan Policy D1: High Quality Design and Place Making.

### Highway Concerns

The proposal does not result in the requirement for additional parking provision, nor does it see the loss of existing parking provision and therefore it is considered that the extension would not impact on highway safety and as such is acceptable and in compliance with Local Plan Policy T4.

### Conclusion

Based on the assessment above it is considered that the proposed development would not have a significant adverse impact on the amenity of neighbouring residents by means of overshadowing, overlooking or loss of outlook, nor would it have a detrimental impact on the character of the street scene or upon highway safety and as such is in compliance with Local Plan Policies GD1, D1 and T4 and is acceptable.

### **Recommendation**

**Approve** with conditions