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2024/0748

Manos

Cayenne House, Sim Hill, Hand Lane, Crane Moor, Sheffield, S35 7BB

**Proposed two storey extension to side/rear, widening of access to gate, demolition of existing outbuildings, amendments to existing window apertures, rendering of existing building**

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### Site Description

The application relates to a plot located on the north side of Hand Lane and adjacent to the junction with Thurgoland Hall Lane and Hollin Moor Lane. The surrounding area is characterised by a mix of residential and agricultural uses set within the Green Belt.

The property in question is a two-storey detached house constructed of brickwork with a pitched roof with grey roof tiles. The application property is flanked by existing single storey side extensions and is fronted by an existing detached garage and outbuildings located to the south-east corner of the plot. The application property is set centrally within a large plot that is elevated from the ground level of Hand Lane. The application site is also significantly screened by existing vegetation forming the north and west boundaries. The application site is served by an existing access to the north-west corner of the plot off Hollin Moor Lane which leads onto an extensive driveway and hard surfaced area to the north and east of the property.



## Planning History

There is one previous application associated with this site.

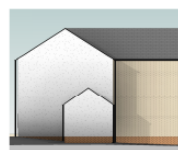
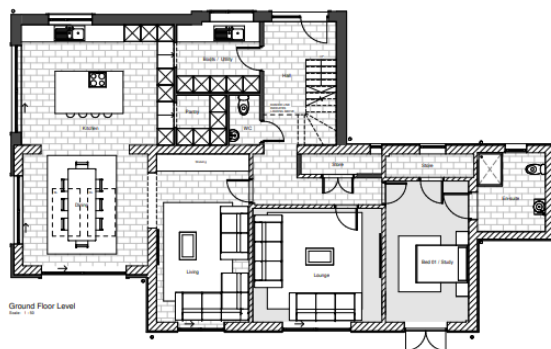
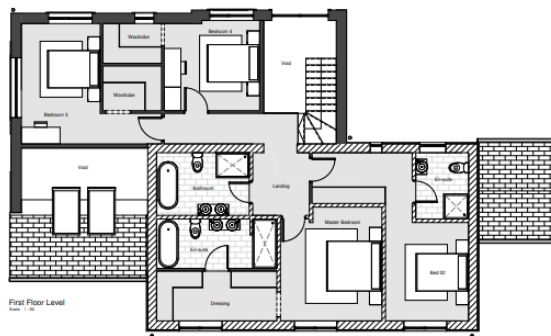
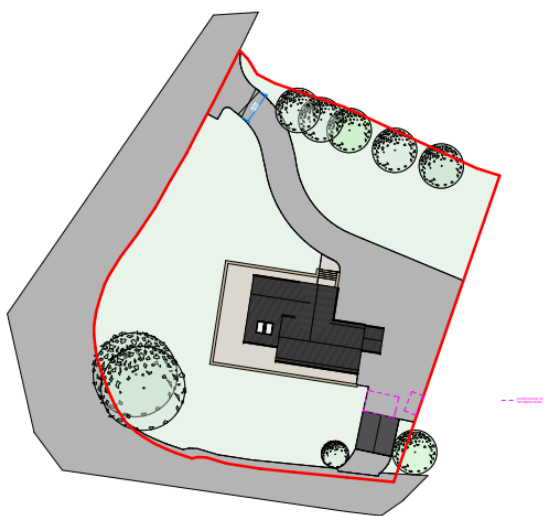
1. B/82/1542/PR – Erection of porch extension and alterations to dwelling. – Approved.

## Proposed Development

The applicant is seeking permission for the demolition of existing outbuildings, the erection of a two-storey extension to the side and rear of the application property, alterations to the existing window apertures, the rendering of the existing building and the widening of the existing driveway.

The proposed extension would project from the west and north-facing elevations of the application property by approximately 4.9 metres and 4.8 metres respectively with a depth of approximately 9.5 metres and a total width of approximately 12.1 metres. The side part of the extension would adopt an asymmetrical design with a pitched roof with an approximate eaves and ridge height of 2.8 metres (south) and 5.6 metres (north), and 7.2 metres respectively. The rear part of the extension would adopt a pitched roof with an approximate eaves and ridge height of 5.6 metres and 7.2 metres respectively. The rear part of the extension would also adopt a gable roof with an approximate eaves and ridge height of 5.6 metres and 7.8 metres respectively.



[illegible][illegible]

## 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 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.***

### 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 Consideration

- ***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 and development works within domestic curtilages are acceptable in principle if they would remain subsidiary and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety. Development should also not have a harmful impact on the appearance or character and should preserve the openness of the Green Belt.

### Green Belt Assessment

Extensions and alterations to an existing domestic property are acceptable in principle if cumulatively they would not amount to more than a doubling of the size of the original building. Original means as existed in 1948 or, in relation to a building constructed later, as it was built. Outbuildings will not be considered when calculating the original floor space but will be considered when calculating the cumulative additions to the original building.

The application property is first shown on a 1960 OS map. The property shown is considered to be the original building. The original building had a total cumulative floorspace of approximately 180.9 sqm measured externally over two floors and approximately 342.2 sqm of cumulative floorspace is proposed. The proposed floorspace includes an existing detached garage which would be retained. 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.

### Visual Amenity

Extensions and alterations to a domestic property and development works within domestic curtilages are considered acceptable if they would not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling. Development should also not have a harmful impact on the appearance or character and should preserve the openness of the Green Belt.

The application property is a two-storey detached dwelling constructed of red brick with a pitched roof with grey roof tiles and is flanked by existing single storey side extensions. The existing property has a relatively plain appearance and more modern construction that contrasts somewhat with surrounding properties which are predominantly characterised by their stone constructions that have weathered over time. Some render is also featured.

The proposed alterations to the south-facing elevation of the application property would be relatively minor and would involve alterations to the existing window apertures and external materials. While the new windows would adopt a more modern appearance and increased size, the proportions and alignment of the existing openings would generally be maintained. It is shown that the south-facing elevation would be rendered. While the use of render is acceptable in principle, the shown materials are only indicative, and the provision of full external materials details will be required by condition.

The proposed extension to the side of the application property would adopt an asymmetrical design and would maintain the projection of the existing single storey side extension. The existing extension does not have an excessive sideways projection of more than two thirds the width of the original dwelling and the asymmetrical design would ensure that the extension would appear subservient to the existing building while largely maintaining the appearance of a single storey extension from Hand Lane. Existing boundary vegetation forming the western boundary treatment is also likely to provide significant screening of the application property with limited views from the public realm of Thurgoland Hall Lane and Hollin Moor Lane. The extension is shown that it would be constructed of stone which

is acceptable in principle. However, the shown materials are only indicative, and the provision of full external materials details will be required by condition.

The proposed extension to the rear of the application property would adopt a more traditional form that would incorporate a gable element, adopt a modest rearward projection and adopt a ridge height that would not exceed the height of the existing roof. The extension would also adopt sympathetic roof types and would incorporate large windows alongside a two-storey expanse of curtain glazing. The new windows would maintain the horizontal alignment of existing openings while repeating the proportions of other proposed windows. Moreover, it is shown that the north-facing elevation would be rendered with the extension constructed of stone. While the use of render and stone is acceptable in principle, the shown materials are only indicative, and the provision of full external materials details will be required by condition. In addition, while the proposal could be viewed from the public realm of Hollin Moor Lane near the existing site access, the extent would be relatively limited and existing boundary vegetation would likely continue to provide a significant level of screening. The application property would also likely appear in isolation from this location and the proposal would therefore not significantly detract from or alter the character of the street scene.

In relation to the openness of the Green Belt, the proposal would be implemented within the existing residential curtilage of the application property, would be attached to the application property, and would be constructed of appropriate materials. The proposal would therefore not harm the openness or visual amenity and character of the Green Belt.

Considering the above, it is acknowledged that the proposals would alter the external appearance of the existing building that would result in a distinctly modern appearance. However, the proposals are relatively restrained with only modest additions and alterations proposed that would allow the character of the existing building to continue to be reflected by way of scale, massing and design. Moreover, while the indicative external materials would be a departure from those currently utilised, they would not be at odds with the local character and would generally appear sympathetic and harmonious. The indicative materials would also add interest to the application property by way of texture and colour and would contribute to a strong individualised character in a relatively isolated area with some existing variance in 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

Extensions and alterations to a domestic property and development works within domestic curtilages are considered acceptable if they would not adversely affect the amenity of neighbouring properties.

The application property is relatively isolated within its plot and is set away from all boundaries and surrounding neighbouring properties. The proposed extensions would be erected to the westernmost side of the application property. As such, any potential overshadowing impact is likely to occur and be limited to the curtilage of the application property. Glazing would be limited to the north, west and south-facing elevations of the application property and proposed extensions and would face into the application site and away from surrounding neighbouring properties. The application site is also well-screened by existing vegetation along its west and north boundaries which would provide further mitigation. The proposal would not result in reduced levels of outlook.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking and loss of privacy, or reduced levels of outlook.

The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

### Highway Safety

The proposal would not be prejudicial to highway safety. The existing site access to the north-west corner of the application site off Hollin Moor Lane and existing off-street parking arrangements would be maintained. The existing driveway would also be widened near the existing access gate.

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**