

2023/0756

Mr Chris Charlesworth

45 Westfield Avenue, Thurlstone, Sheffield, S36 9RL

Two storey side and rear extension to existing dwelling.

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### Site Description

The application relates to a plot located on the south side of Westfield Avenue. The application site lies to the north of a local recreation ground and play area (Westfield Avenue Green Space) and south-west of Thurlstone Primary School, with a public footpath immediately adjacent to, and east of, the application site. The surrounding area is principally residential comprising two-storey semi-detached dwellings of a similar scale and appearance which are fronted by a mix of hardstanding and garden space.

The property in question is entirely rendered in a light grey colour and features a hipped roof that utilises red coloured tiles. An existing open porch surrounds the entrance door on the principal elevation and an existing single storey projection extends from the east. To the rear of the property is private garden space and an existing timber constructed outbuilding positioned with its gable end adjacent to the eastern boundary. To property is fronted entirely by hardstanding bounded by low stone-built walls which see staggered increases along the eastern boundary line. The rear boundary comprises hedging.



### Planning History

There are no previous planning applications associated with the application site.

## Proposed Development

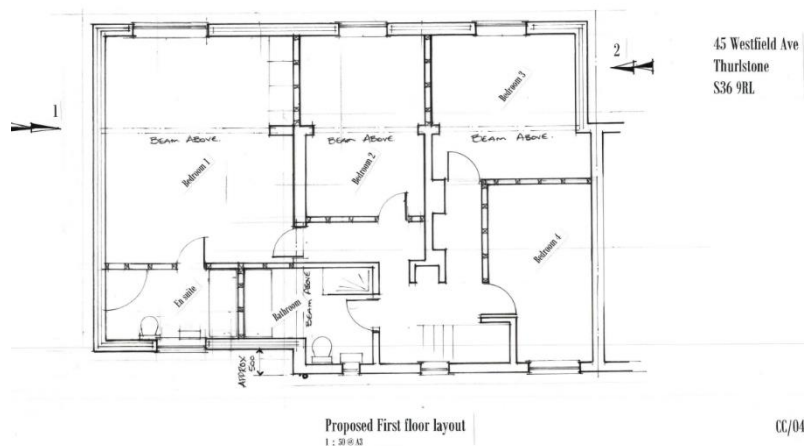
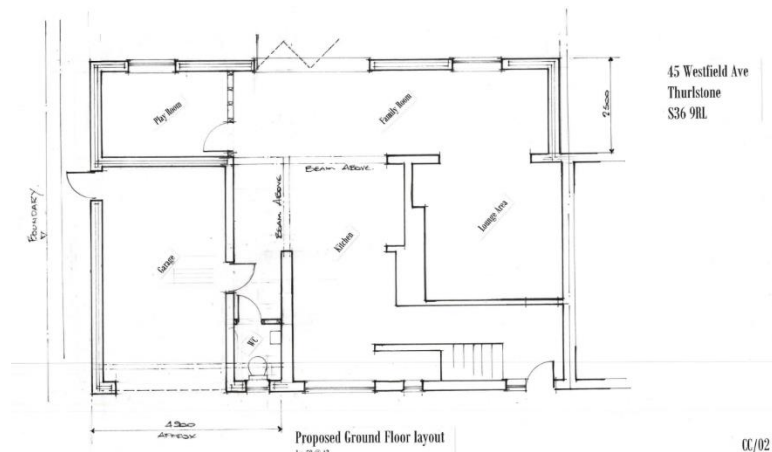
The applicant is seeking approval for the erection of a two-storey extension to the side and rear of the property, incorporating an integral garage at ground floor level to the side of the property and including various internal alterations.

The proposed two-storey extension to the side of the property would have an approximate sideways projection of 4.9 metres, extending the length of the property by approximately 8.6 metres. It would feature a hipped roof with an approximate eaves and ridge height of 5.1 metres and 7.4 metres respectively.

The integral garage would measure approximately 3.2 metres by 5.6 metres internally.

The proposed two-storey extension to the rear of the property would have an approximate rearwards projection of 2.5 metres and have a width of approximately 12.1 metres. It would feature two hipped roofs with an approximate eaves and ridge height of 5.1 metres and 7.4 metres respectively.

The extensions, together, would wrap around the existing dwelling and be constructed of rendered brickwork to match the appearance of the existing property, including matching red coloured roof tiles.





## 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**

Highways DC, Public Rights of Way, and Penistone Town Council were consulted on the application. Highways DC provided no objections, and no response was received from Penistone Town Council. Public Rights of Way provided no objection but requested the inclusion of an informative.

## **Representations**

Neighbour notification letters were sent to surrounding properties and no representations were received. The application was also publicised by a site and press notice, expiring 18/09/2023 and 16/09/2023 respectively.

## **Assessment**

### Principle of Development

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

### 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 SPD states that two-storey extensions to the side of a dwelling *'should not have an excessive sideways projection (i.e., more than two thirds the width of the original dwelling).'*

In this instance, the original dwelling has a width of approximately 7.5 metres and the proposed two-storey side extension would have an approximate sideways projection of 4.9 metres. The proposals, therefore, would not exceed more than two thirds the width of the original dwelling (approximately 5 metres).

The proposed side extension would project from the eastern elevation of the host property and be located to the west of adjacent property, 43 Westfield Avenue. Generally, extensions located to the west of neighbouring properties are expected to have a lesser impact regarding overshadowing, with impacts typically limited to late evening. Moreover, due to level differences, the host property is sited higher than 43 Westfield Avenue; as such, it is acknowledged that some overshadowing could occur, however, impacts are expected to be relatively limited and would be further mitigated by a public footpath that separates the two properties.

The eastern elevation of the proposed side extension would be blank, incorporating a single doorway for access. As such, it is not considered that the proposals would reduce levels of outlook or result in the loss of privacy that would be to the detriment of the amenity afforded to neighbouring properties.

The SPD states that two-storey extensions to the rear of a dwelling *'will be considered based on the extent of overshadowing, loss of privacy and outlook. Two-storey extensions to the rear of semi-*

*detached houses which abut a party boundary and adversely affect main windows will not normally be allowed. Therefore, two-storey extensions to the rear of semi-detached houses should be designed with a rear projection less than 3.5 metres.'*

A 45-degree rule will also be applied to the proposals. This is a test that is applied as a guide to determine and limit the extent of overshadowing to adjacent neighbouring properties.

In this instance, the proposed rear extension would have an approximate rearwards projection of 2.5 metres. It would project from the southern elevation of the host property and be located to the east of adjoining property, 47 Westfield Avenue. Generally, extensions located to the east of neighbouring properties are expected to have a lesser impact regarding overshadowing, with impacts typically limited to early morning. Moreover, due to the proximity of the extension to the party boundary, it is acknowledged that some overshadowing could occur; however, impacts are expected to be relatively limited, especially as the proposals would comply with the 45-degree rule.

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, and windows to habitable rooms on an extended property should not be less than 21 metres from any other properties with habitable room windows.'*

In this instance, approximately 5.9 metres would be maintained to the rear boundary with the nearest residential properties beyond considerably distanced from the application site. Though the proposals would not comply with guidance, they are not expected to result in increased overlooking, loss of privacy or adversely impact habitable room windows of neighbouring properties. Moreover, the western elevation of the proposed rear extension, directly adjacent to the party boundary shared with 47 Westfield Avenue, would be blank.

Furthermore, neighbouring properties, including 43 and 47 Westfield Avenue were consulted on the application and no representations were received.

The proposals are, therefore, not considered to be overbearing, resulting in increased overshadowing, overlooking, or reduced levels of outlook that would significantly increase beyond existing levels of impact that are likely to be experienced and tolerated.

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

### Visual Amenity

The proposed extensions would be visible from the public realm of Westfield Avenue to the north and Westfield Avenue greenspace to the south.

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'*.

The proposals show that the external materials to be used, include rendered brickwork and red coloured roof tiles that would match or be of a similar appearance to the existing external materials of the host property.

The SPD also states that *'all two-storey side extensions should have a pitched roof following the form of the existing roof and that to prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 0.5 metres from the main front wall of the dwelling. Where practicable a side extension should also be set in by one metre from the side boundary with an adjacent property, and that where the rear elevation of the dwelling is clearly visible, a further setback of at least 0.5 metres should be provided to ensure that the extension remains subordinate and to avoid the unsightly bonding of old and new materials.'*

In this instance, a setback from the main front wall of approximately 0.6 metres would be provided at first-floor level, a minimum set-in of approximately 0.9 metres from the eastern boundary would

be provided, and no setback at the rear would be provided. The proposals would, therefore, only partially comply with guidance; however, the proposals would maintain the existing eaves height of the roof of the original dwelling and adopt a lower ridge height below the ridge line of the roof of the original dwelling.

Overall, the scale of the proposal development is relatively large but is aligned with policy guidance. The proposals would remain subordinate to the original dwelling, including the avoidance of a terracing effect. They would adopt sympathetic features, including roof style and pitch, and external materials would reflect the style and character of the original dwelling.

The proposals, therefore, are considered sympathetic to the main dwelling and consistent with the character of the street scene and 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 application site benefits from an existing driveway to the front and side of the property; however, it is acknowledged that existing arrangements would be impacted by the proposed development due to its location. Moreover, the proposals include the provision of a ground floor integral garage measuring approximately 3.2 metres by 5.6 metres (internally) which would not meet modern spacing standards, albeit marginally. The proposed garage would, therefore, not be included towards the parking provision of the site.

Nevertheless, it is considered that sufficient space would remain to the front of the property to accommodate the off-street parking of two vehicles with no objections raised by Highways. The proposals, therefore, would maintain highway safety to a reasonable degree.

The proposals, therefore, are considered acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety*.

#### **Recommendation**

#### **Approve with Conditions**