

SHEFFIELD CITY COUNCIL PLANNING APPLICATION OFFICER REPORT

APPLICATION: 20/04431/FUL

PROPOSAL: Erection of a single-storey rear/side extension dwellinghouse

ADDRESS: 24 Smithfield Road
Sheffield
S12 3JL

LOCATION AND PROPOSAL

The application site relates to a detached dormer style bungalow which has the benefit of a previous extension at the rear which sits centrally to the rear elevation.

Permission is sought to erect a single storey extension to the rear.

PLANNING HISTORY

85/01761/FUL – Alteration to garage and extension to form sun lounge -
Granted – 11.09.85

90/03206/FUL – Extension to form covered way with 2 bedrooms over –
Granted Conditionally – 13.05.91.

SUMMARY OF REPRESENTATIONS

PLANNING ASSESSMENT

Policy context

The National Planning Policy Framework (paragraph 127) states that developments need to contribute towards creating visually attractive, distinctive places to live, work and visit, whilst also being sympathetic to local character. Innovation should not be prevented but developments should add to the quality of an area whilst providing a high standard of amenity for existing and future users. This assessment will have regard to this overarching principle.

The site is identified on the Unitary Development Plan Proposals Map as being within a Housing Area. The assessment takes account of policies BE5 and H14 from the Sheffield Unitary Development Plan (UDP). The Supplementary Planning Guidance (SPG) on Designing House Extensions is also relevant. Attention is given to the provisions of policy CS74 from the Core Strategy regarding design.

It is considered that the sections of these local plan policies being relied on below remain in accordance with the NPPF and can be afforded substantial weight.

Design (SPG guidelines 1-3)

The proposal is considered to be:

- Compatible with the character and built form of the area
- Development does not detract from that dwelling or the general appearance of the street or locality.
- Extension/s to be built of matching materials and features

The extension is relatively minimal and is designed with a flat roof with a roof lantern. Matching facing brick is proposed and the extension is not considered to detract from the existing dwelling in respect of its style.

The position of the extension to the rear will not detract from the street scene.

The plans are considered to comply with the criteria below:

- No over development of house plot with extension/s that leaves little garden space.
- The development protects and maintains minimum levels of privacy
- No unreasonable overshadowing and over dominance of neighbouring dwellings and no serious reductions in the light and outlook of the dwelling to be extended.

The extension is proposed to project 4 metres towards the rear and will be 4.5 metres wide close to the side boundary with No. 26. This property is set back into the site and as such the extension will not significantly affect the occupiers in respect of overshadowing/overbearing. This property has a number of side facing windows which face onto the application site area, as the extension has no side facing windows there will be no issues raised in respect of loss of privacy.

It is not considered that the occupiers of No. 22 will be significantly affected by the proposal owing to the relative location of the extension.

Highway impact (SPG guideline 8)

The proposal will not affect current parking arrangements.

SUMMARY AND RECOMMENDATION

It is considered that the development, would be in accordance with UDP Policy H14 and BE5 as well as the Council's SPG on Designing House Extensions and so it is recommended that planning permission be granted with conditions.

