

Proposed Two Storey Rear and Single Storey Side Extension  
At  
8 Berry Holme Close, Chapeltown, Sheffield S35 1AB

## Design and Access Statement



Front View

### 1. INTRODUCTION

1.1 This proposal involves extending the property to the side and rear, to provide a single storey garage to the side, an extended lounge to the rear and a part extension over the rear lounge extension, providing an extension to the rear corner bedroom.

### 2. SITE

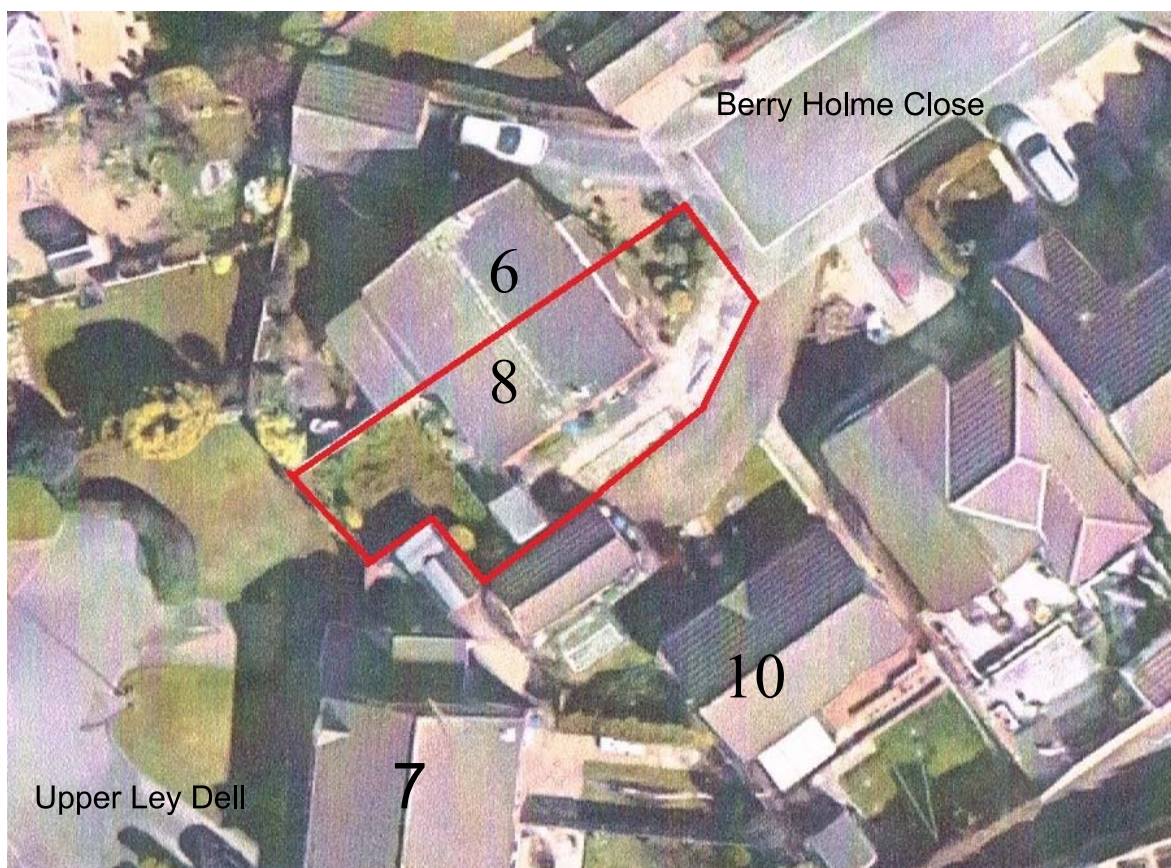
2.1 The existing 3 bed, semi-detached, dwelling house dates from around the mid to late 1980's and is one of around approximately 140 houses that were built on the site of the old Parramore Foundry that closed in 1981. The estate in general sits within a designated housing area and contains a mix of brick built detached/semi-detached two storey houses/bungalows and is an example of a branching cul-de-sac design, there being no through routes provided by the estate road network. The centre of Chapeltown is approximately 300metres away, due North West.

2.2 The dwelling house in question sits at the head of a cul-de-sac, in what can only be termed a very creative developer layout; maximizing plot density at the expense of space amenity and this particular plot appears to be the casualty of the modern township estate guidelines that are still in evidence today.

2.3 With the sole exception of a small garden hut the property has undergone no development in the past. When viewed on plan the limitations placed on further development of this plot are all too evident but arguments will be presented to reason that the proposals have been well considered in order to maximize its reduced potential to extend, while mitigating its impact on adjoining neighbour's, in order to meet my clients needs.

2.4 The attached neighbor at No 6 has a detached garage and a single storey rear extension, running the full width of the rear elevation, that projects approximately 3m out from the rear wall and whose gable wall sits on, or closely adjacent to, the separating boundary with my client's plot.

2.5 The bungalow at No 10 whose principle elevation sits approximately 10m away and faces my client's gable, has a detached garage, rear conservatory, greenhouse and garden shed.



Aerial View of Site

### 3 PROPOSAL

- 3.1 It is proposed to extend at ground floor level across the full width of the existing rear elevation to form an extended lounge and approximately half way down the side elevation from the rear corner, to form the garage element. The extended lounge projection will project out 2m from the rear wall and the garage portion will extend out approximately 3.8m beyond the rear wall. The first floor rear corner bedroom will be further extended by the addition of an extension that sits over the ground floor lounge extension, projecting out 2m, with a width of approximately 3.2m.
- 3.2 It is also the intention to infill the existing front canopy to form a weather porch. It is thought that this can be achieved with little alteration to the existing canopy structure, save incorporating new frames for door and windows and making good the existing floor levels.
- 3.3 All materials and building styles/detailing, will match the existing wherever possible.

### 4 DESIGN CONSIDERATIONS

- 4.1 The client's design brief was to provide an extension that would provide a garage and a rear lounge extension as well as additional bedroom space. The client's initial thoughts were that the garage and bedroom extensions could be accommodated by placing a two storey extension to the side but the proximity of the principal elevation to No 10 Berry Holme Close would almost certainly prevent that.
- 4.2 Having explained this policy to the client he became mindful of placing any single storey extension the full length of the side, as this would also have an effect on the outlook from No 10. There is however an opportunity presented by the existing detached garage of No 10 to partially mask any side extension, as long as it was positioned far enough back down the side elevation. Therefore it was decided to set the garage extension back to the rear side of the existing side window reveal. This hides all but a 1.35m projection of new wall beyond the existing detached garage profile of No10. This does mean that the garage encroaches into the existing rear garden space of No 8 further than would be the case if it sat fully alongside the existing dwelling.
- 4.3 The rear lounge extension has been sized at a modest 2m projection, mindful of its impact on what is an already small rear garden space and this sits 1m short of the overall projection of the extension of the attached neighbor at No 6.
- 4.4 The two storey element of this rear extension is of the same projection at 2m but the side wall nearest the attached neighbor has been set at a position so that it sits clear of the 45 degree plane, as measured from the attached neighbour's nearest window reveal at first floor level.

4.5 It would be remiss of me not to examine at this stage, policy and guidance that conflict with the proposals. I will begin by examining an area of the Supplementary Planning Guidance from the Unitary Development Plan that has particular relevance to this proposal, namely Guideline 4 Over Development of a House Plot.

The guidance states.....

In most circumstances the Council considers a garden size of 50sq.m. the minimum for a two or more bed roomed house. A minimum distance to the back boundary from the rear elevation of 10m is also normally required for reasons of neighbour's privacy as well as amenity. Any extensions that would reduce garden areas below this size are unlikely to be considered acceptable, but exceptions may be made in areas of terraced housing.

4.6 The existing area of rear garden available on this plot measured from the rear wall face to external boundaries is 47 square metres. These proposals would reduce it to 27.5 square metres. This may appear wholly unacceptable at first glance but this design guidance is currently at odds with how this extension would be asked to satisfy the requirements if it were wholly single storey and being judged against the design guidance contained on the "planning portal", permitted development guidance page.

4.7 On this page it is explained that, in permitted development scenarios, the criteria for overdevelopment is assessed as being a percentage of the free area around the whole property. No mention is made of the rear garden area. That guidance currently states that 50% should be the upper limit by which persons can extend the footprint of a property as a percentage of the whole area of free land adjacent. The area around the existing property totals 112 square metres. The area of the proposed extension footprint is 34 square metres, a percentage of 30%.

4.8 The first floor element of the build does not increase upon the existing single storey extension footprint. The likely fall back position, should the two storey element be refused would most likely be a single storey extension to the rear built under permitted development guidelines, followed by a planning application for the garage element as its projection to the side marginally exceeds the 50% rule. Again an attempt would be made to locate this as far back as possible to mitigate the impact on the outlook from No 10 Berry Holme Close.

4.9 The advice regarding proximity to the rear boundary from the rear wall is noted. It does not meet this standard at present as it stands at 7.5m existing. This would reduce to 5.5m. I can only think the aspect and orientation of the existing plot boundaries lead to the circumstances surrounding the plots original approval and for the same arguments as reasoned before would see no detriment caused by the incorporation of the two storey element as it presents no privacy issues to No 7 Nether Ley Dell, nor does it reduce opposing wall distances below those deemed acceptable at present between No 8 and No 10 Berry Holme Close.

## 5 Parking

5.1 The driveway allows ample parking for two cars in its amended format and there is space inside the proposed attached garage for a further vehicle.

## 6 Impact

6.1 The proposals seek to provide a modest rear extension along with a modest garage and a first floor addition to the rear corner bedroom.

6.2 The argument has been made that when compared with permitted development guidelines for over development, this scheme falls well within those parameters. It is acknowledged that rear garden space is important to some and it would be possible perhaps to make improvements to the proportion of garden space that remains by not using it for the garage space or by moving the garage forward, outside the rear garden area. However, any improvements made in this respect would conflict with the approach of trying to limit the impact of the extended development on No 10 Berry Holme Close if the garage was placed down the full side of the existing house.

6.3 This is a choice my client has exercised balancing one set of criteria with another. To be made to implement only a proportion of the scheme, should he be made to go down the single storey route, would seem to be at odds with the considerations made in mitigating the impact upon the nearest affected neighbour.