



## PLANNING STATEMENT

**PART TWO STOREY, PART SINGLE STOREY EXTENSION TO SIDE/ REAR; SINGLE STOREY EXTENSION TO SIDE; FIRST FLOOR EXTENSION TO REAR; CREATION OF NEW VEHICULAR ACCESS POINT AND PARKING PROVISION**

**9 WOODSIDE LANE, GRENOSIDE, SHEFFIELD, S35 8RW**

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## 1.0 INTRODUCTION

This statement has been prepared to support the submission of an application for full permission for a part two storey part single storey extension to side/ rear; single storey extension to side; first floor extension to rear; creation of new vehicular access point and parking provision at 9 Woodside Lane, Grenoside.

The existing property, which is within the Grenoside Conservation Area, is currently vacant and is at risk of falling into disrepair. This proposal presents an opportunity to breathe new life into the property and to provide a high quality form of housing for future residents.

The proposal would result in a desirable, 4-bedroomed dwelling that would sit comfortably in this relatively sensitive location. The proposed development strikes the appropriate balance between the protection of the historic characteristics of the site/ surrounding area and the need to promote new development. The proposal would result in a sustainable form of development which should be welcomed by the local planning authority (LPA).

This statement should be read in conjunction with the separate Heritage Statement (JR Planning) and supporting plans supplied by Time Architects which demonstrate the credentials of the scheme in more detail. It is anticipated that the Local Planning Authority (LPA) will adopt a progressive approach to this sustainable scheme.

This statement now proceeds to give details of the site. The details of the proposal are then set out. The planning merits of the scheme are then discussed in relation to relevant planning policies contained in the statutory development plan, together with Government guidance principally set out in the NPPF. In particular, it will be demonstrated that proposal would sufficiently respect the character of the site and surrounding area, would sufficiently protect neighbouring living conditions and would not result in any other harm. Finally, the conclusion is reached that planning permission should be granted for the proposed development.

## 2.0 THE SITE

The application site comprises a detached, two storey cottage located off Woodside Lane, Grenoside. The property is stone built and is set within a generous plot. The majority of the amenity space for the property is provided to the front of the dwelling.

The property has been previously extended by way of a porch to front and part two-storey, part single-storey flat roofed extension to the rear. The original property is constructed in stone with a traditional pitched roof. The property does not presently benefit from any dedicated off-street parking.

The surrounding area is predominately residential in terms of usage and features a mixture of properties including some dwellings of similar character to the host property and other, more modern dwelling types.

The whole of the site is within the Grenoside conservation area.

### 3.0 THE PROPOSAL

Full planning permission is sought for a part two storey part single storey extension to side/ rear; single storey extension to side; first floor extension to rear; creation of new vehicular access point and parking provision.

The works have been designed to sufficiently respect the character of the host property whilst also meeting the needs of future occupiers.

Full design details of the scheme can be found in the supporting documentation supplied by Time Architects. However, at this stage the main details of the proposal are as follows:

- Single storey extension to side to provide ground floor bedroom;
- Part two storey, part single storey extension to side/ rear to provide enlarged kitchen-diner, entrance lobby, first floor bedroom and study;
- First floor extension to rear to provide en-suite bathroom;
- Provision of vehicular access point off Woodside Lane and off-street parking provision within the site;
- Matching stone to be used to the front elevations of the proposed works to harmonise with existing building. Discreet render to be used to sides/ rear;
- Unsympathetic porch to front to be removed;
- Front garden area largely retained and to include paved area in close proximity to the extended building;
- Majority of stone walling to the front of the site to be retained.

#### 4.0 PLANNING HISTORY

The relevant planning history for this site is as follows:

- 89/03251/FUL - Erection of 2 dwellinghouses with integral garages - approved 1990;
- 95/01127/FUL - Erection of 2 dwellinghouses with integral garages (Renewal of full planning permission application under section 73 to vary condition 1 imposed by 89/2731P commencement of development) - approved 1995.

## 5.0 PRE-APPLICATION DISCUSSIONS

Detailed pre-application discussions have taken place with Sheffield City Council prior to the submission of this application. Marcus Young (Planning Officer) and Zoe Mair (Urban Design and Conservation Officer) have been involved in the formulation of the submitted design with the following key points emerging from the discussions:

- The LPA would be unlikely to support a scheme for the extension and subdivision of the property to form 2 no. Dwellings;
- The proposed single storey extension to side should be set back from the front of the host dwelling so as to retain visual subservience;
- The proposed two storey extension should be set back and down from the main dwelling so as to appear visually subservient;
- The front elevations of the proposed extensions should be constructed using stone to match that in use at the host property;
- Efforts should be made to limit the amount of walling removed to facilitate the proposed vehicular entrance point;
- The LPA would be unlikely to support a two storey rear extension across the full width of the extended dwelling due to concerns about oppressiveness to neighbouring dwellings to the rear;
- Windows to the rear may be problematic due to the potential for overlooking;
- The removal of the existing porch to the front of the dwelling would be welcomed;
- The LPA are broadly supportive of the extension of the dwelling subject to suitable design.

The applicant has taken these points on board and it is considered that the submitted design is largely reflective of the agreements reached with the LPA during the pre-application process.

## 6.0 ALLOCATION AND POLICIES

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The LPA's current Development Plan is in a state of flux with the LPA reliant on saved Unitary Development Plan (UDP) policies alongside those within the adopted Core Strategy (CS).

The application site falls within the Grenoside Conservation Area and within a Housing Area as defined by the UDP proposals map.

Material considerations exist in the form of national policy and guidance contained within the National Planning Policy Framework (NPPF) and the suite of documents comprising National Planning Practice Guidance (NPPG).

The Council's CIL and Planning Obligations Supplementary Planning Document (SPD), Design SPD, Designing House extensions SPG and South Yorkshire Design Guide are also considered of relevance. The Grenoside Conservation Area Appraisal is also relevant.

Given that that the site is located within a Conservation Area section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 is also of relevance.

### National

The NPPF is reflective of the guidance contained within the NPPG. The following sections of the NPPF are considered of direct relevance to the current proposal:

Paragraph 14 states that at "...the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking."

The NPPF makes it clear that sustainable development comprises three strands; economic, social and environmental. It also states that sustainable developments should be approved without delay.

Paragraph 19 states that planning “...should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.”

Chapter 6 is concerned with housing provision and emphasises the need for a mixture of dwelling types to meet the full range of household arrangements.

Paragraph 56 emphasises the need and importance of high quality design.

It is crucial to note that paragraph 60 of the NPPF sets out the Government’s expectation that LPA’s should not stifle architectural innovation:

*“Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.”*

The NPPF also sets out national planning policy relating to the conservation of the historic environment. It advises that in determining planning applications, “local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made to their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance” (paragraph 128).

Annex 2 of the NPPF defines a Heritage Asset as being “a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).”



In determining planning applications, the NPPF advises that local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

The overarching message of the NPPF is that LPA's should adopt a positive and pro-active approach to planning proposals, particularly those that result in sustainable development. LPA's should not place unnecessary burdens on developers and should look to support appropriate schemes such as this.

### **Core Strategy**

Policy CS74 (Design Principles) emphasises the importance of high quality design which responds positively to, and respects, the character of its local environment.

### **Unitary Development Plan**

Policy BE5 (Building Design and Siting) again emphasises the importance of sensitive design solutions. Importantly this policy does not preclude any particular form of extension.

Policy BE16 (Development in Conservation Areas) is consistent with S72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and aims to ensure that developments in such areas are suitably designed.

Policy H14 (Conditions on Development in Housing Areas) states that residential extensions should be well designed and in keeping with the scale and character of the host property.

### **Supplementary Planning Guidance/ Documents**

These are broadly consistent with the relevant Development Plan policies and are referred to within the main body of this report where appropriate.

### **Legislation**

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when considering proposals which affect a conservation area:

“...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

## 7.0 ASSESSMENT

### Principle

The proposal would result in extensions to an existing residential property. Notwithstanding the need to deal with issues surrounding design and heritage, there are no broad policy restrictions which preclude extending residential dwellings in this area.

The application represents the reuse and extension of an existing building which is inherently sustainable. Indeed, the proposal would be wholly sustainable using the definition set out in the NPPF for the following reasons:

- **Social:** The proposal would allow for the creation of an attractive residential unit, the type of which is in short supply in the area, and would therefore make a small contribution to housing provision in Sheffield. The proposed extended dwelling would be suitable for use by a range of household types including families.
- **Economic:** The proposal would allow for the efficient use of the existing site and would provide growth and investment in the locality. Additional economic activity would be created during the construction phase and future residents would provide additional custom at existing local services.
- **Environmental:** As will be set out in more depth below it is considered that the proposed design strikes the appropriate balance between protection of the character of the area and the enabling of development to meet current market demands. The site is located in a sustainable location and future residents would have access to excellent public transport links.

The principle of development must therefore be considered acceptable.

### Impact on the Character of the Area/ Design

The application site is located within a Conservation Area. Full details on the impact of the scheme on the Conservation Area are set out in the submitted Heritage Statement. The proposals have been sensitively designed and follow detailed discussions with the LPA relating to this matter.

It is considered that the proposal would breathe new life into the property and would not have any detrimental impact on the character of the host property or surrounding area. This visual impact must therefore be considered acceptable and accords with the relevant Development Plan policies and the relevant guidance contained within the NPPF and RDG.

### **Impact on Neighbouring Living Conditions**

Great care has been taken in the design of the scheme to ensure that the proposed development would not have an unacceptable impact on neighbouring living conditions. The following points are considered of relevance:

- The proposed extensions to side feature minimal openings to sides. Only one opening is proposed at first floor level (to serve a study) and the side gable of the neighbouring dwelling does not feature any significant windows facing towards the application site.
- No new openings are proposed to the rear of the site.
- The proposed side extensions are set down from the height of the main dwelling and appear visually subservient.
- The proposal has been amended during the pre-application process to limit additional bulk to the rear of the site to prevent any potential increase in oppressiveness.
- The proposal will result in small-scale disruption during the construction process but this would not be excessive. The re-use of the site as a single dwelling would not result in any material increase in noise/ disturbance at neighbouring properties once in use.

It is considered clear that the proposed development would not result in in unacceptable loss of privacy or daylight at any neighbouring property.

### **Drainage/ Flood Risk**

The application site does not fall within flood zones 2 or 3 as identified by the Environment Agency. Furthermore, given the scale of the development proposed, it is considered that drainage for the site can be adequately accommodated by linking to the existing infrastructure. As such it is considered that the scheme would not have an unacceptable impact in this regard.

### **Transport and Accessibility**

The site is situated in a highly sustainable location with good access to public transport and within convenient walking distance of local facilities and services. The scale of development would not exceed the capacity of local infrastructure or community facilities.

The extended dwelling would be accessed off Woodside close and it is considered clear that the proposal would not result in a significant increase in vehicular movements at the site or on the surrounding highway network.

The proposed development includes the provision of off street parking for future residents at the site. This should be viewed as a net benefit for the area given the current need to park on a relatively narrow, unmade track.

### **Safety and Security through Design**

The proposed development would result in the re-use of an existing building in a residential area. The submitted plans demonstrate that areas intended for parking would benefit from good levels of natural surveillance. Given the scale and nature of the proposal it is considered that there are no significant security issues.

### **Ecology**

Given the nature of the application site it is considered that the proposal would not therefore be harmful to any protected species. The proposal should therefore be considered acceptable in this regard.

## 8.0 CONCLUSION

For the reasons set out above it is clear that the proposed development would provide a desirable development type in this highly sustainable location. The proposal would sufficiently protect the character of the conservation area and would not result in any other harm. The proposal represents a sustainable form of development which the LPA, in accordance with national guidance, should seek to approve without delay.

The proposal would sufficiently accord with adopted planning policy and guidance and the LPA are respectfully urged to grant permission for the scheme.

The Applicant is willing to discuss any issues that may arise during the consideration of the proposal with the LPA.

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