

## PLANNING COMMITTEE – 29 June 2021

**REFERENCE NUMBER:** 21/00083/FLH    Application Expiry Date: 30/06/2021  
**Application Type:**                    Householder Planning Permission

**Proposal Description:**                **Construction of a two-storey side extension**  
**At:**    **115 Snape Hill Lane, Dronfield S18 2GN.**

**For:**    **Mr. J Dann**

**Third Party Reps:**    6                    **Parish:**                    Dronfield  
**Ward Name:**                    Dronfield North

**Author of Report:**    Case Officer: Kevin Figg                    **Date of Report:**    09/06/2021

**MAIN RECOMMENDATION: Grant permission**



## **1.0 Reason for Report**

- 1.1 There have been 6 letters of objection received from local residents raising concerns regarding the proposed development. A Ward Member has requested that the application be decided by Planning Committee to allow Committee Members to assess the potential impact on the amenity of a neighbouring resident and the character of the surrounding streetscene.

## **2.0 Proposal and Background**

- 2.1 The application property is a detached two-storey dwelling set well back from and in an elevated position above the highway in a row of similar properties. There is an existing front porch and a single-storey garden room extension to the rear of the property which appear to have been constructed under permitted development rights; the rear garden being terraced and sloping upwards to the north. On the opposite side of Snape Hill Lane is the single-storey St Paul's Methodist Church which is located at a significantly lower level than the application site.
- 2.2 The application property lies within the settlement development limits for Dronfield where domestic development is considered to be acceptable in principle.
- 2.3 The current proposal is for the construction of a two-storey side extension to provide a utility area and extended dining room at ground floor level with an additional bedroom/study and extended bedroom above.

## **3.0 Relevant Planning History**

- 3.1 There is no relevant planning history.

## **4.0 Consultation Responses**

- 4.1 Ward Members – Following receipt of objections from neighbouring residents, one Member requested that the application be presented to Planning Committee to allow Committee Members to assess the potential impact on the amenity of a neighbouring resident and the character of the surrounding streetscene.

Parish Council – raised no comments but a Parish Councillor raised concerns and requested that the application be considered by the Planning Committee.

## 5.0 Representations

- 5.1 Comments have been received from and on behalf of neighbouring residents with the following concerns:
- Side extensions which are closer than 1m to a neighbouring property should not be allowed since they make proper maintenance works impossible [*Officer comment – the maintenance of property is not a material planning consideration*];
  - The proposed development would be totally out of keeping with the neighbouring properties and would ruin the symmetry of the front elevations;
  - Approval of this application would be a green light for further such extensions to be allowed [*Officer comment – each application submitted is assessed on its own merits*];
  - Any extensions to these properties should be to the rear only to retain their front elevations [*Officer comment – the current application is for a two-storey extension to the side and is assessed as such*];
  - The proposed extension is poorly conceived in design and would result in over development of the site;
  - The proposed extension would lead to an inability to clear gutters at the adjacent properties with the potential for future drainage problems [*Officer comment – the maintenance of property is not a material planning consideration*];
  - The proposed plans do not show how the current drainage infrastructure is to be maintained [*Officer comment – this matter would be covered by the Building Regulations*];
  - The proposal includes a new rear facing bedroom/study window at first floor level which would result in overlooking and a loss of privacy;
- 5.2 Comments have also been received on behalf of Dronfield Civic Society with concerns that the proposed extension would lead to an overcrowding of the site and have a detrimental impact on the character and visual amenity of this row of 1930's 'villa' type properties.

## 6.0 Relevant Policy and Strategic Context

- 6.1 Adopted North East Derbyshire District Local Plan  
BE1 (General Design Principles)  
GS5 (Settlement Development Limits)  
H5 (Domestic Extensions)

## 6.2 Emerging North East Derbyshire District Local Plan

The new Local Plan was submitted for examination in May 2018, with public hearings taking place in November/December 2018 and March 2019. The Inspector issued her interim findings in letters dated 18 February and 21 March, 2019. Consultation on Main Modifications was undertaken in 2020 ending on 31st January 2021. All comments/representations received have now been forwarded to the Inspector and it is expected that the plan will be adopted in early summer 2021.

The emerging Local Plan is therefore at an advanced stage and should be attributed appropriate weight in decision making.

SS7 (Development within Settlements)

LC5 (Residential Extensions)

## 6.3 National Planning Policy Framework

The overarching aims of the revised National Planning Policy Framework (NPPF) are also material in the assessment of this application.

## 6.4 Neighbourhood Plan

The Dronfield Neighbourhood Plan has been accepted at referendum and the District Council adopted the Plan on 5 November 2019. The relevant policy below should therefore carry weight in any decision:

D3 (Good Design)

## 7.0 **Planning Issues**

7.1 Policy BE1 of the Adopted Local Plan requires that new development should respect the character and appearance of the surrounding area. Policy GS5 requires that development should not be detrimental to the character and appearance of the site and should not have a detrimental effect on the amenities of neighbouring occupiers and uses. Policy H5 requires that domestic development should be in keeping with the property and streetscene in terms of their style, proportion and materials and should avoid significant loss of amenity for the neighbouring properties.

7.2 Comments have been received from neighbouring residents and Dronfield Civic Society with concerns that the two-storey side extension now proposed would have a detrimental impact on the character of this row of properties and the greater surrounding streetscene. The application property is part of a row of predominantly detached two-storey 'villa' style properties constructed in the 1930's which retain many of their original features to their front elevations. However, these properties have not been

included in the Dronfield Neighbourhood Plan as Structures of Local Heritage Interest.

- 7.3 Officers acknowledge that this row of older properties dating from the 1930's, which are set well back from the highway in an elevated position, are an attractive feature in the streetscene and make a positive contribution to the overall character of this essentially residential area. The two-storey extension now proposed would reduce the existing gap by 1.8m leaving approximately 300mm between the two adjacent properties. However, it is not considered that the narrowing of the existing visual gap between numbers 113 and 115 would result in any significant demonstrable harm to their contribution to the character of the surrounding streetscene. It should be noted that numbers 105 and 107 to the west of the application site are semi-detached properties of a similar traditional style.
- 7.4 The two- storey extension now proposed would feature a new first floor window to the rear serving a bedroom/study. Although there is an existing first floor bedroom window with potential views across the private raised garden of the adjacent property, the new window now proposed would be significantly nearer to the shared boundary and would, in Officer opinion, appreciably increase the perception of being overlooked. However, a condition can be added to any approval that would require that this window be obscure-glazed which would reduce the potential for overlooking and the associated loss of privacy.
- 7.5 The application property has been previously extended under permitted development rights with the addition of a front porch and a single-storey rear garden room extension. However, given the relatively large plot on which the property is sited, it is not considered that the further addition of the two-storey side extension now proposed would result in over development of the site.

## **8.0 Summary and Conclusion**

- 8.1 The current application is for the construction of a two-storey side extension to provide the current occupants of the property with additional and extended accommodation to their family home.
- 8.2 It is considered that the proposed extension would have no significant impact on the amenity of neighbouring residents or result in significant demonstrable harm to the character of the surrounding streetscene and would therefore be in accordance with policies BE1, GS5 and H5 of the Adopted Local Plan and SS7 and LC5 of the Emerging Local Plan.

## 9.0 Recommendation

### 9.1.1 Grant Planning Permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provision of Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the details shown on the submitted plans and elevations drawings 198/4A, 198/5, 198/6 and 198/7 received 23/01/2021; unless otherwise agreed subsequently through a formal submission under the Non Material Amendment procedures and unless otherwise required by any condition contained in this decision notice.

Reason: For clarity and the avoidance of doubt.

3. The proposed materials shall match those of the existing building as closely as possible.

Reason: In the interests of the amenity of appearance of the area and in accordance with policy GS5 and H5 of the North East Derbyshire Local Plan and SS7 and LC5 of the Emerging Local Plan.

4. The first floor window to the northern elevation of the extension hereby approved shall be obscure-glazed to Pilkington level 4 or equivalent and shall be retained as such thereafter.

Reason: In the interests of the amenity of neighbouring residents and in accordance with policies GS5 and H5 of the North East Derbyshire Local Plan and SS7 and LC5 of the Emerging Local Plan.