

## PLANNING COMMITTEE –

**REFERENCE NUMBER:** 23/00155/FLH      Application Expiry Date:  
17.04.2023

Application Type:                      Full Planning Permission

Proposal Description:                **Construction of single storey rear extension. Raise part of the existing roof to accommodate a bedroom ensuite area with side facing dormer, Velux roof windows and a Juliet balcony to rear**

At:    **80 Shakespeare Crescent**

**Dronfield**

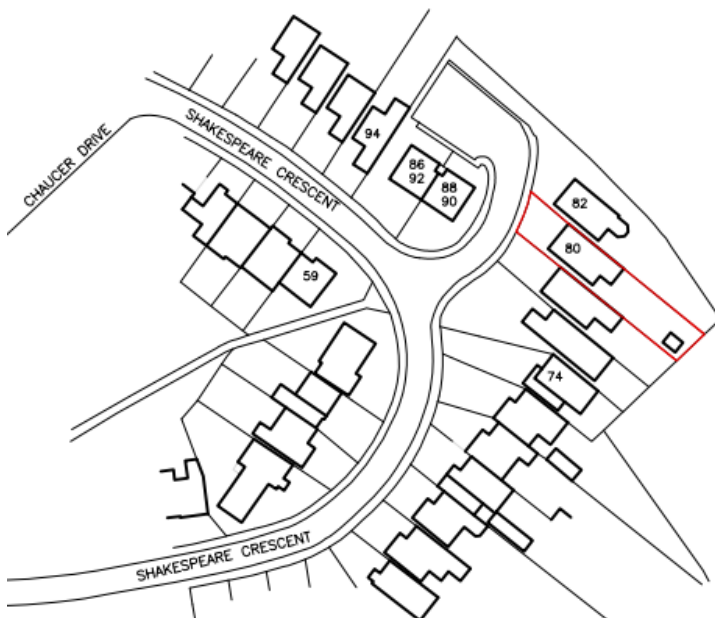
**S18 1ND**

For:                                         **Mrs N Wraith**

Third Party Reps:                      Parish:                                      Dronfield  
Ward Name:                                Dronfield South

Author of Report:      Case Officer Ken Huckle                                      Date of Report:    11.07.2023

**MAIN RECOMMENDATION: GRANT with conditions**



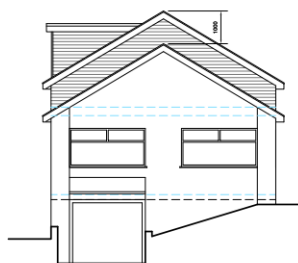
## 1.0 Reason for Report

1.1 The proposal is submitted by a relative of a contractor working for the council who has authority for making recommendations of planning applications and appeals. Since an objection has been received to the proposal from a neighbour, the application is to be determined by planning committee in line with the constitution of North East Derbyshire District Council.

## 2.0 Proposal and Background

2.1 The site is a domestic dwelling, located on the southern edge of the settlement limit of Dronfield. To the south are open fields which form part of the North East Derbyshire Green Belt. The overall streetscene, however, is an urban one and developed with dwellings of a mid 20<sup>th</sup> Century design.

2.2 The proposal seeks to extend the dwelling with the addition of a single storey rear extension to form a kitchen diner and the raising of part of the roof incorporating a dormer to the north eastern side of the dwelling to form additional bedrooms and an ensuite. In addition, a Juliet Balcony will be installed at first floor level in the rear elevation.



PROPOSED WEST ELEVATION  
scale 1:100



PROPOSED EAST ELEVATION

### West Elevation

Existing frontage to be retained.  
Part of existing roof to be raised approx 1m in height, and finished in cedar wood grain composite cladding with side dormer finished as above.

### South Elevation

Part of existing roof to be raised approx 1m in height and 4 new velux (or similar) rooflights inserted as indicated in black.  
New brickwork to match existing so to amend levels.  
New single storey extension to be finished as follows:  
Below floor level – Staffordshire blue bricks in a matching mortar.  
Above floor level to u/s of flat roof fascia, provide a white colour through render (Weber) or similar.  
Flat roof to have a double stepped black feature banding above composite wood grain cedar timber fascia cladding.  
Glazed roof lantern to be placed centrally and finished in black.

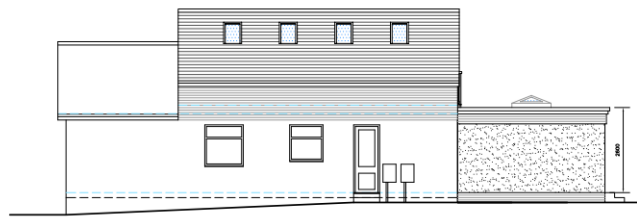
### East Elevation

New single storey extension to be finished as follows:  
Below floor level – Staffordshire blue bricks in a matching mortar.  
Above floor level to u/s of flat roof fascia provide a white colour through render (Weber) or similar.  
Flat roof to have a double stepped black feature banding above composite wood grain cedar timber fascia cladding.  
Glazed roof lantern to be placed centrally about the bi-fold doors and finished in black.

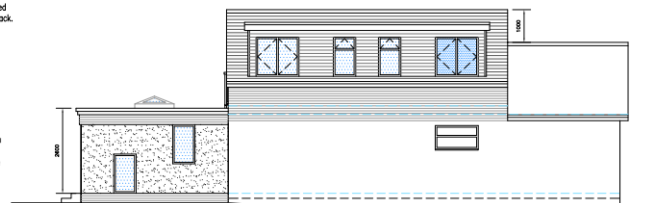
Gable to be clad in composite wood grain cedar timber cladding with glazed feature incorporating double door, side screens and Juliet balcony all in black.

### North Elevation

Part of existing roof to be raised approx 1m in height and large dormer provided with windows in black as indicated.  
Window to en-suite to be obscure glass.  
New brickwork to match existing so to amend levels.  
New single storey extension to be finished as follows:  
Below floor level – Staffordshire blue bricks in a matching mortar.  
Above floor level to u/s of flat roof fascia, provide a white colour through render (Weber) or similar.  
Flat roof to have a double stepped black feature banding above composite wood grain cedar timber fascia cladding.  
Glazed roof lantern to be placed centrally and finished in black.



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION

## 3.0 Relevant Planning History

3.1 There is no relevant planning history

## **4.0 Consultation Responses**

- 4.1 The **Highways Authority** have commented on the proposal but raise no objections.
- 4.2 The **Ward Member** has not raised any comments.
- 4.3 The **Parish Council** has not raised any comments

## **5.0 Representations**

- 5.1 **One** representation has been received from a neighbour at 82 Shakespeare Crescent. This raises two main issues
- Potential maintenance issues as a result of the roof and single storey rear extensions. – (officer note: this is a civil matter rather than a planning matter)
  - Concerns were also raised regarding the side facing windows in the single storey rear extension and window to the rear end of the side dormer both which result in the potential for overlooking the garden of this property – (see assessment below)

## **6.0 Relevant Policy and Strategic Context**

- 6.1 The Development Plan comprises the Local Plan and the Dronfield Neighbourhood Plan. The most relevant development plan policies as are as follows:

### Local Plan

LC5 Residential Extensions  
SDC12 High Quality Design and Place Making

### Neighbourhood Plan

Policy D3 Design

### National Planning Policy Framework

The overarching aims of the National Planning Policy Framework (NPPF) are also material in the assessment of this application and have been taken into account.

### Other Guidance

Successful Places: Design Guidance

## 7.0 Planning Issues

### Principle of Development

- 7.1 The proposals is for the extension of a property within the Dronfield settlement development limits and where extensions and alterations to dwellings or outbuildings which are ancillary to the main residential use, will be permitted provided that the proposals:
- Respect the scale, proportions, materials and overall design and character of the existing property;
  - Do not harm the street scene or local area, including the loss of characteristic boundary features and landscaping;
  - Avoid significant loss of privacy and amenity for the residents of neighbouring properties; and
  - Do not significantly and demonstrably harm highway safety.
- 7.2 subject to the proposals complying with the above the principle of the development is considered to be acceptable. .

### Appearance of the development

- 7.3 the application proposes a single storey rear extension and raising of the roof to incorporate a new dormer window and Juliet balcony. The proposals will create a dining snug area in place of the rear conservatory on the ground floor and a third bedroom with snug and dressing area on this first floor. These uses are considered appropriate within a C3 dwellinghouse and satisfy some of the criteria set out in the North East Derbyshire local plan policy LC5.
- 7.4 Externally, changes will be to the rear, replacing the conservatory with a single story rear extension, and to the roof in order to create the additional bedroom , with rooflights in the pitch of the roof to the southern elevation, and a side dormer to the northern elevation.
- 7.5 The rear extension will be of a flat roof design and will extend 4.5 meters beyond the rear wall of the original dwelling. It will have a height to the flat roof of 2.6 metres. A roof lantern is proposed in the centre of the roof, which will be 3.2 metres at its highest point. The rear extension is proposed to run the width of the main dwelling. It will have bifold doors in the rear elevation, overlooking the rear garden, Above the rear extension, the rear elevation will be timber clad , with the creation of a new Juliet balcony.
- 7.6 In terms of design, it is considered that the single storey extension is acceptable and similarly the alterations to the rear elevation are appropriate.

- 7.7 In order to accommodate the additional bedroom and associated rooms on the first floor as well as the Juliet balcony to the rear elevation, it will be necessary to raise the height of the roof by 1 metre, and the eaves height by 1 metre. It is proposed, therefore, to maintain the principal (west) elevation as it is currently and have a change in roof level 3.7 metres back from the principal elevation, this will create a two level effect from the highway and serves to reduce the impact of the proposal when viewed from that elevation.



- 7.8 Four rooflights will be included in the southern elevation, whilst the northern elevation will feature a side dormer with four side facing windows at first floor. The one closest to the front is proposed to be obscure glazed whilst all the others will be clear glass. The materials finish is a cedar wood composite. The streetscene in the vicinity of the site is relatively mixed in character and it is therefore considered in terms of the design and appearance that the design of the proposal is acceptable

#### Impact on Neighbours

- 7.9 The properties most affected by the proposal are 78 and 82 Shakespeare Crescent. The land in this area slopes away from the south to north meaning

- that 78 (to the south) is at a slightly higher ground level and consequently 82 (to the north) is at a slightly lower ground level. In addition the dwellings are not orientated in a uniform line, but follow a slight angle, with 82 having a principal elevation 5.6 metres in front of that of the proposal site and the proposal site being 3.9 metres in front of number 78. These factors are important to take into account when considering the impact on the amenity of neighbours as a result of the proposal.
- 7.10 Number 78 is to the south and uphill of the proposal site. To this elevation the ground floor side facing windows remain unchanged, however in the new roofline, 4 rooflights are proposed. These will face the roof of number 78 and there are no facing windows. Therefore, it is considered that these rooflights do not result in overlooking.
- 7.11 With regards to the potential for overshadowing, to the front elevation the extended part of the roof is in line with the principal elevation of number 78 and stops short on the rear elevation, in addition the 45 degree rule is achieved, it is mitigated by the dimensions of the roof extension, and the fact that number 78 is to the south. This mitigation is considered sufficient, and the proposal is not considered to result in undue harm to the residents of number 78.
- 7.12 The rear extension element of the proposal will finish short of a rear extension already present on number 78 that has been constructed under permitted development. Neither the side of the rear proposal facing number 78 or the existing extension will have side facing windows and as a result it is not considered there is additional unacceptable harm to number 78 as a result of the proposed rear extension, but utilizing the roof for additional natural light. In fact, the original dwellings do feature side facing windows in this elevation, which are already overshadowed by each other and overall therefore, it is considered that there is no additional harm as a result of the rear extension proposal
- 7.13 Number 82 is to the north and slightly downhill of the proposal site. It is also to the north of the proposal site. On the elevation facing this dwelling it is proposed to add the dormer with 4 windows, one obscure glazed closer to the centre of the roof. The first three provide no overlooking potential, giving only views of the roof of number 82, the final one does face the patio albeit at first floor level and slightly set back from the northern side elevation. It is of a height that would result in a potential for overlooking of part of the patio area of number 82, and this is a material consideration. However, if this was to be an obscure glazed window it would mitigate the overlooking fact on would have limited impact on the bedroom, it already being served by a Juliet balcony and rooflights. It is therefore considered that a condition stipulating that this is an obscure glazed window is appropriate.

- 7.14 With regards to the single storey rear extension this replaced the rear conservatory which is most visible to this side of the proposal site. In terms of overlooking, whilst it is accepted that the side elevation of the conservatory is glazed, and that this does result in overlooking potential over the garden the side facing windows in the extension facing number 82 are potentially of greater impact as this will be incorporated into the main dwelling, rather than an occasional room. As a result, it is considered acceptable to impose a condition stipulating that these are also obscure glazed. In terms of overshadowing the proposal does manage to achieve the 45 degree rule and as such it is considered to be acceptable in this regard.
- 7.15 The objection received from number 82 mainly focuses on maintenance which, as stated above is a private matter, however, the issue of overlooking is raised. The objector states that their objection in this regard would be withdrawn if these overlooking windows were obscure glazed and therefore by imposing the conditions set out in paragraph 7.14 it is considered that the objection has been addressed
- 7.16 The Juliet Balcony is in the rear extension and centrally located. It doesn't face number 78 or number 82 directly but will have views of the roof of the extension of number 78 and the bottom of the garden of number 82, away from the area providing most of the private amenity space. It is therefore considered that this is acceptable in terms of overlooking

#### Highways impacts

- 7.17 The dwelling benefits from two car parking spaces currently. No increase in this is proposed, for the addition of 1 bedroom to the dwelling overall. It is therefore considered that adequate parking remains, and the application is acceptable in this regard

### **8.0 Summary and Conclusion**

- 8.1 It is concluded that the proposal accords with the development plan, and is recommended for approval

### **9.0 Recommendation**

- 9.1 GRANT Full Planning Permission subject to the following conditions with the precise wording to be delegated to the Planning Manager – Development Management.

## Conditions

### 1. T1 (Full Condition)

The development hereby permitted shall be started within three years from the date of this permission.

**T1R Reason** - To comply with the provision of Section 91 (as amended) of the Town and Country Planning Act 1990.

### 2. T5 (Submitted Plans)

The development hereby approved shall be carried out in accordance with the details shown on drawings received 17/02/2023; unless otherwise subsequently agreed through a formal submission under the Non Material Amendment procedures

**T5R Reason**- For clarity and the avoidance of doubt.

### 3. Glazing

The rear window proposed on the first floor side elevation facing number 82 Shakespeare Crescent and the two side windows facing 82 in the single story rear extension shall be made non-opening and obscure glazed, and shall be maintained as such whilst a window is installed in this position

**Reason** – In the interests of the privacy and amenity of the residents of 82 Shakespeare Crescent