

PLANNING COMMITTEE – 5th December 2023

Reference Number: 23/00743/FLH

Application expiry: 18/10/2023

Application Type: Householder

Proposal Description: Proposed single storey side extension and raising of existing roof incorporating one Velux window to accommodate bedrooms.

At: 14 Trent Grove, Dronfield, S18 2FP

For: Mr James Kemp

Third Party Reps: 1 objection

Parish: Dronfield

Ward: Coal Aston

Report Author: Ken Huckle

Date of Report: 3rd November 2023

MAIN RECOMMENDATION: Grant permission, subject to conditions



Figure 1: Location plan, with site edged in red

1.0 Reason for Report

- 1.1 The Local Ward member, Cllr Foster requested that the application be considered at committee due to the impact of the proposed development on the amenity of neighbouring residents.

2.0 Proposal and Background

Site Description

- 2.1 The application site includes a detached bungalow which is located at the top (north) of Trent Grove, and works to extend the building are ongoing. An extant permission to extend the dwelling was granted permission under application reference 23/00158/FLH.
- 2.2 The overall streetscene is predominantly bungalows, though recently a two storey dwelling has been constructed adjacent to the site. Figure 2 below illustrates the existing situation on Trent Grove, with a mix of bungalows to the northern half of the street; and steep rooved dormer bungalows and two storey dwellings to the southern extent of the street.



Figure 2: View north and south along Trent Grove (Picture on right is taken from Google Maps)

Proposal

- 2.3 The proposal is for a single storey side extension and raising of existing roof incorporating one Velux window to accommodate bedrooms. This is a revision from the originally approved application 23/00158/FLH and this application seeks to regularise the “as built” situation. Figure 3 below illustrates the proposed elevational details.

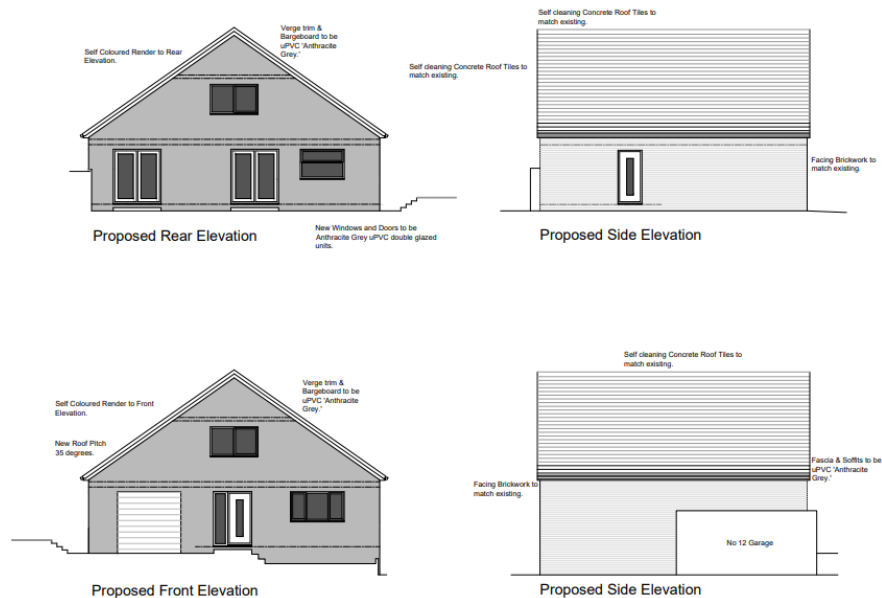


Figure 3: Proposed elevation plans

Amendments

2.4 None.

3.0 Relevant Planning History (not the full site history)

3.1 76/00442/FL | Loft conversion (Refused)

3.2 77/00443/FL | Car port (Conditionally Approved)

3.3 23/00158/FLH | Proposed single storey side extension and raising of existing roof incorporating one Velux roof window to accommodate bedrooms, plus proposed dropped kerb (Conditionally Approved)

4.0 Consultation Responses

4.1 **Ward Members** raised no formal written comments.

4.2 **Dronfield Parish Council** raised no comments.

4.3 **Highways Authority** raised no comments.

5.0 Representations

5.1 The application was publicised by way of neighbour letters and the display of a site notice.

5.2 Objection comments have been received from the residents of 27 Derwent Road. These comments are considered within the assessment section of this report. The key planning matters addressed are set out below:

- The proposal is out of keeping amongst upwards of 30 Bungalows.
- The rear window of the now in-build property looks directly into our lounge window and the whole garden thus significantly affecting our privacy. This new proposal, letter dated 25th August is too high and significantly higher than the original proposal dated February this year.
- The new property at 16 Trent Grove was unable to build two stories high on the side facing 206 Holmely Lane and there is no window in that side either.
- An unfortunate side-effect of the build is that we lose the heat from the sun at least one hour earlier. Our lounge was built with two windows facing West/South

6.0 Relevant Policy and Strategic Context

North East Derbyshire Local Plan 2014-2034 (LP)

6.1 The following policies of the LP are material to the determination of this application:

LC5 Residential Extensions
SDC12 High Quality Design and Place Making

Dronfield Neighbourhood Plan (DNP)

6.2 The following policies of the DNP are material to the determination of this application:

D3 Good Design

National Planning Policy Framework (NPPF)

6.3 The overarching aims of the National Planning Policy Framework (NPPF) have been considered in the assessment of this application.

Other Material Planning Considerations

6.4 Successful Places Interim Planning Guidance, adopted December 2013

7.0 Planning Issues

Principle of Development

7.1 14 Trent Grove is a dwelling located within the Settlement Development Limit of Dronfield. Here, Policy LC5 of the adopted North East Derbyshire Local Plan (LP) states that, extensions and alterations to dwellings or outbuildings which are ancillary to the main residential use, will be permitted provided that they satisfy the criteria set out within the Development Plan.

7.2 In view of the above, the principle of development is considered acceptable in this case subject to an assessment against the various strands of planning policy as outlined above.

Design Considerations

7.3 Policy LC5 of the LP states that, extensions and alterations to dwellings or outbuildings which are ancillary to the main residential use, will be permitted provided that they satisfy the criteria set out within the Development Plan.

7.4 On the ground floor, the proposed development will involve moving the kitchen, creating a large kitchen/dining room, relocating the bathroom, creating a study, utility room and boot room. A bedroom will be retained on the ground floor which will result in the net gain of one bedroom overall. A garage will be also retained.

7.5 Externally, the proposed development involves raising the ridge and eaves height of the dwelling. The overall length of the dwelling will be retained at 10.1m. The overall ridge height, when measured from the front elevation, will increase from 4.3m to 6.9m. In addition to this, the width of the dwelling would also be increased from 9.6m wide to 11.2m wide to incorporate the garage, although this is only at the rear of the property, since a car port to the front is of the same width as the proposed alterations. Figure 4 below compares the principal elevation of the original bungalow with that now proposed.

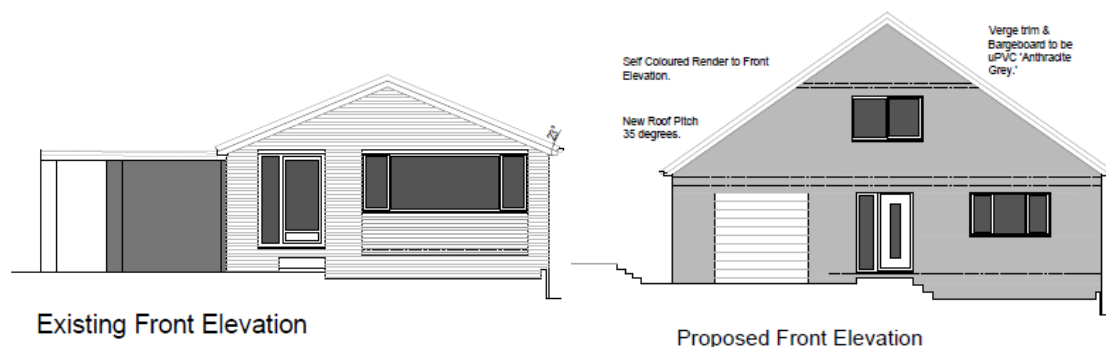


Figure 4: Existing front elevation compared to that now proposed

7.6 The proposed dwelling will be constructed from facing brick and render, in line with the previously approved scheme.

7.7 A previous planning approval (ref: 23/00158/FLH) granted permission to extend the host dwelling by raising the ridge height to include rooms in the roof space. This

permission remains extant. The main changes between the previously approved scheme and that now proposed would be an increase in the overall ridge height from the approved 6.5m to 7.1m (an increase on that previously approved by 670mm). The width of the dwelling would also be increased, resulting in a slightly repositioned upper floor bedroom window in both the front and rear elevations.

7.8 Figure 5 below illustrates the approved site plan against that constructed on site which forms this application.

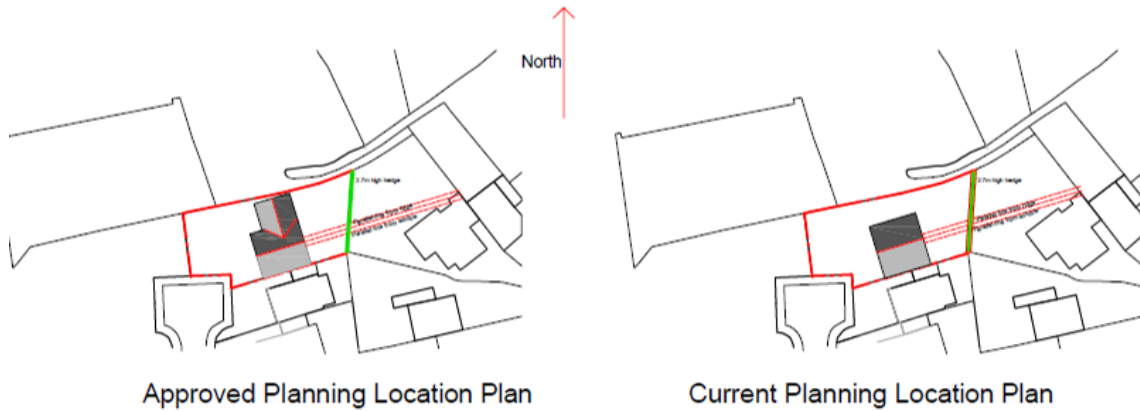


Figure 5: Approved site plan v 'as built' site plan

7.9 Figure 6 below illustrates the previously approved ground floor plan (black lines) against the proposal forming this application (blue lines).

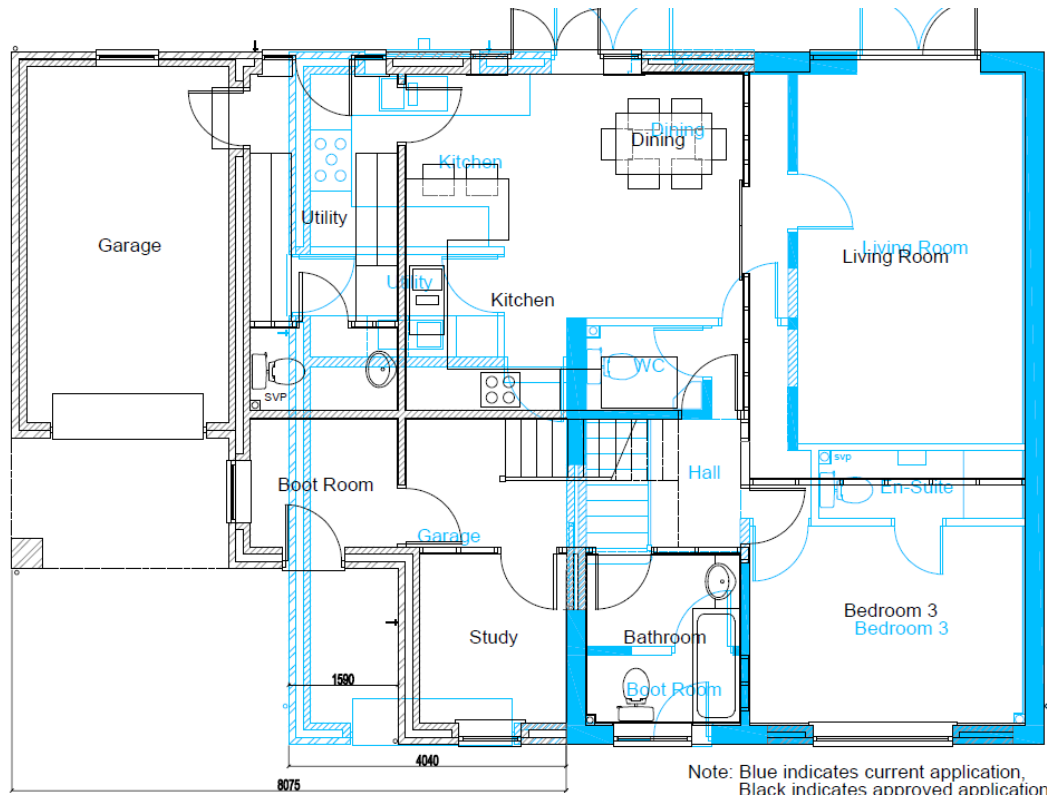


Figure 6: Previously approved floor plan (black line) v 'as built' floor plan (blue lines)

- 7.10 Figure 7 below illustrates the previously approved rear elevational plan (black line) against that which the proposal forming this application (blue lines).

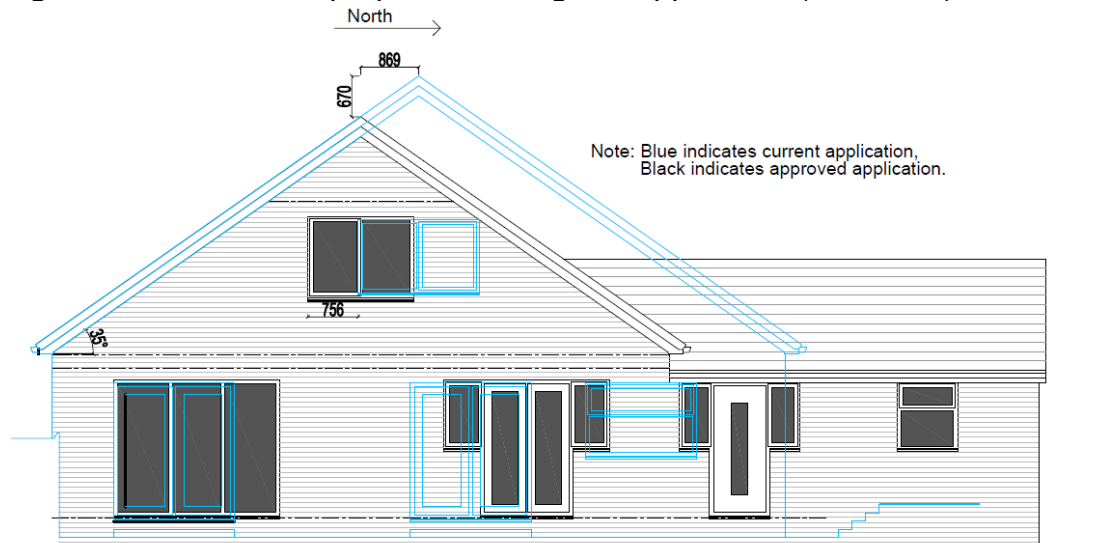


Figure 7: Previously approved rear elevation plan (black line) v 'as built' elevation plan (blue lines)

- 7.11 In terms of the impact on the surrounding streetscene, it is noted that the surrounding dwellings immediately to the south are all single storey and that this dwelling will be a larger dwelling with rooms in the roof space giving it an appearance of a modest two storey dwelling. There is a potential therefore, for the dwelling to have an incongruous appearance in the streetscene, although this is mitigated by the addition of two storey dwellings to the north that have been recently constructed, permission having already been granted at this property for a similar extended dwelling which is only 670mm lower than that now proposed, its location at the end of Trent Grove, the sloping topography of Trent Grove and the mixed nature of the wider street scene. Therefore, on balance, it is considered that the harm to the appearance of the streetscene is not unduly harmed by the proposal and it is acceptable in this instance.

Privacy and Amenity Considerations

- 7.12 The properties most affected by the proposal are 27 Derwent Road, 206 Holmley Lane, and 12 and 16 Trent Grove.
- 7.13 The dwelling on Holmley Lane has good separation from the proposals of 21m and 28m respectively. Both dwellings are screened by existing tree and hedgerow planting between them and the application site. Therefore, no overshadowing or overlooking can take place and there is no impact on residents of these properties.
- 7.14 A similar situation exists in relation to 16 Trent Grove, where there is a separation distance of 18.5m and a large wall and hedgerow screen the two properties, and

the result is that it is not considered there will be a negative impact on the residents of No 16 Trent Grove in this regard.

- 7.15 Number (No) 12 Trent Grove is positioned to the south of the application site, directly adjacent to the proposed extended dwelling. However, no windows are proposed in this elevation and there is no potential for overlooking.
- 7.16 Whilst the application site and No12 are in a row, and although the application site is set at a higher level than No12, there is no overshadowing due to it being in a more northerly position. It is therefore considered that the proposal would not have a detrimental impact on the amenity of the residents of this dwelling. The applicant has further submitted a light calculation, and this is shown below in Figure 8.

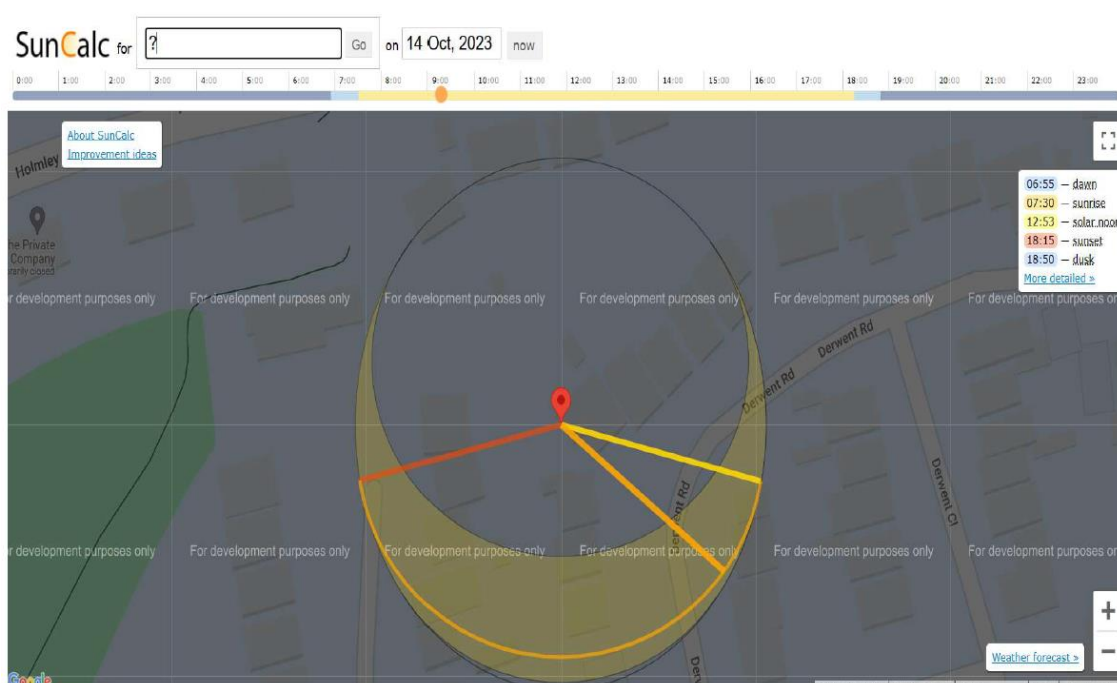


Figure 8: Proposed sun calculations

- 7.17 Regarding No27 Derwent Road, objections to the proposal have been received from the residents of this property. In addition, a visit to the property to observe the concerns has been undertaken by the case officer and photographs below are the result of that site visit.
- 7.18 Residents at No27 have raised a number of concerns to the proposed development which are summarised above at 5.2. The main concerns are that the proposed rear window serving an upper floor bedroom, by virtue of its increased height, will overlook the garden of No27, negatively impacting their privacy. Figure 9 below is a photo taken from the garden of No27 Derwent Road. Whilst it is accepted that window of the bedroom on the rear elevation does face towards No27, there is an offset angle between the two dwellings of approximately 70°. The Council's Successful Places Guidance states that the minimum separation distance in such

cases is 20m, and the actual separation is 20.27m. It therefore passes the test set out in this Guidance. In addition, a Beech hedge on the boundary between both properties largely obscures the window and provides an additional mitigating factor.



Figure 9: Photograph taken from garden of No27 Derwent Road looking back towards the application site

7.19 In addition to the above, residents at No27 Derwent Road point to the fact that No16 Trent Grove, to the north west of the application site, was unable to build to two stories in height on the site facing 205 Holmley Lane and there are no windows in that elevation either. Officer's observed this relationship on site and is not considered comparable to the current application with a large open bank existing in this case as illustrated in the photograph in Figure 10 below.

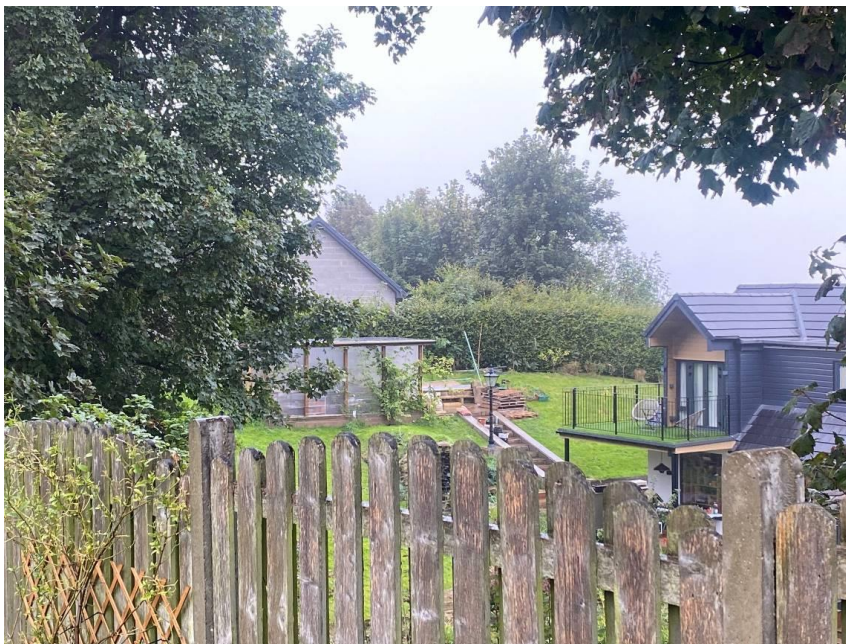


Figure 10: View of relationship between No16 Trent Grove's gable end and 205 Holmley Lane, viewed from the garden of No 27 Derwent Rd

- 7.20 One final point raised by the residents of No27 Derwent Road, is that they have two windows facing the application site and due to the scale of the proposed extended dwelling they lose at least one hour of sun. It is accepted that there would be some overshadowing resulting from the proposed development in the late evening, but this will be limited to the apex of the proposed extended dwelling and would not completely overshadow No27 and as such it is not considered by officers that this relationship would be unduly harmful.
- 7.21 Finally, it is noted that the main private amenity space for No27 Derwent Road in the curtilage appears to be to the rear and the relationship here is that the window is largely obscured. Therefore, it is considered that the harm is very limited and not considered to be significantly harmful.
- 7.22 Overall, it is concluded that the proposed development would avoid a significant loss of privacy and amenity for the residents of neighbouring properties.

Highway Safety Considerations

- 7.23 The Highways Authority have not commented on this application, but it is noted that they raised no objections to the previously approved scheme. Essentially the parking situation is the same in the two applications; two cars can be parked on the existing driveway, which is not to be changed, and in addition the garage will be retained, effectively resulting in the provision of three car parking spaces. It is therefore considered that there are no highways safety or parking issues as a result of the proposal.

8.0 Summary and Conclusion

- 8.1 In light of the above considerations, it is concluded that the proposal accords with the development plan, and there are no factors which outweigh that conclusion. Therefore, on balance, the application is recommended for approval subject to the conditions below.

9.0 Recommendation

- 9.1 That planning permission is **CONDITIONALLY APPROVED** subject to the following conditions, with the final wording delegated to the Planning Manager (Development Management):-

Conditions

1. The development hereby permitted shall be started within 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 drawing numbers 01A, 02D, 03B, 04B and 05C received 24/08/2023; unless otherwise subsequently agreed through a formal submission under the Non Material Amendment procedures.

Reason: For clarity and the avoidance of doubt.

Informatives:

- a) DISCON
- b) NMA
- c) Coal – high risk