



564 Stannington Road, S6 6AB

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Applicant and Property Owner

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FULL APPLICATION SUPPORTING DOCUMENTATION

Summary

Alteration to existing extension and garage of single semi-detached dwellinghouse. Construction of porch. Change of appearance of main dwellinghouse through painted render and window frames.

Current property; see Fig. 1 (left).

The property is a 1940s-build three-bedroomed semi-detached dwellinghouse. At the time of construction, it consisted of the main house with a standalone garage. During the 1970's a single-storey extension was built in the space between the main house and the garage; the extension is approximately 0.5 m taller than the garage. The garage and extension are set-back from the main house by approximately 1.6 m. The original house is covered with pebbledash, while the 1970's extension is rendered and painted white.



Fig. 1 Left: Current appearance of 564 Stannington Road from the street. The property is a 1940's build dwellinghouse with adjoining single-storey extension and garage. **Right:** Proposed appearance of the same property from roughly the same vantage point following the proposed alterations to the existing extension and garage, the addition of a front porch, change of window frames, and replacing the current pebbledash with painted render.

Neighbouring properties; see Fig. 2

566 Stannington Road: The adjoining property has a similar layout to 564 Stannington Road, with an extension in the space between the main property and the garage. The house is rendered and painted green.

562 Stannington Road: The non-adjoining neighbouring property was originally built in the 1940's to the same design as 564. In the 1990's a two-storey extension was added that roughly doubled the area of the first floor. The front of the extension protrudes beyond the line of the main house by approximately 0.6 m. The house is rendered and painted cream.

560 Stannington Road: This property adjoins 562 Stannington Road. It has undergone modest alterations since its construction in the 1940's. It has a rear extension and its garage has been extended forward of the main property by approximately 1.2 m. It is rendered and painted cream.

564 STANNINGTON ROAD, S6 6AB



Fig. 2: Neighbouring properties of 564 Stannington Road.

Top left: Adjoining property 566 Stannington Road. **Top right:**

Neighbouring non-adjoining properties 562 Stannington Road (left of chimney) and 560 Stannington Road (right of chimney).

Above: Panorama showing 564 in relation to its immediate neighbouring properties. **Bottom left:** 568 Stannington Road.

568 Stannington Road: The property two doors up has also undergone significant alterations since its construction in the 1940's with the construction of a first-floor extension above the garage. This property is pebbledashed.

Facing properties: The properties facing 564 are semi-detached houses of a more recent construction (1960s) and follow a different design. They are not rendered and have bay rather than bow windows. They have undergone various degrees of alteration since construction.

Proposed alterations to 564 Stannington Road; fig. 1 (right), fig. 3

Proposed is a series of modest alterations to the front and interior of the property that will improve the external appearance and interior layout. The front elevation of the existing extension and garage will be brought in-line with the front elevation of the main property, and the height of the garage will be increased to match the height of the existing extension. These changes will allow access to the extension — which is used as a study — from the hallway, rather than from the kitchen as is currently the case (see fig. 3). A utility room — accessed from the existing kitchen — and a downstairs WC — accessed from the new utility room — will be built at the back of the existing garage.

A porch will be added to the front of the property with the aim of improving the energy efficiency of the house; the new front door will face away from the prevailing wind and other elements. The porch will have a footprint of 1.3 x 2.3 m (area = 3 m²), and a height of 3.13 m.* A similar side-entry front porch was recently granted

*The height of the porch — which is outside permitted development rules — is to match the height of the existing extension.

564 STANNINGTON ROAD, S6 6AB

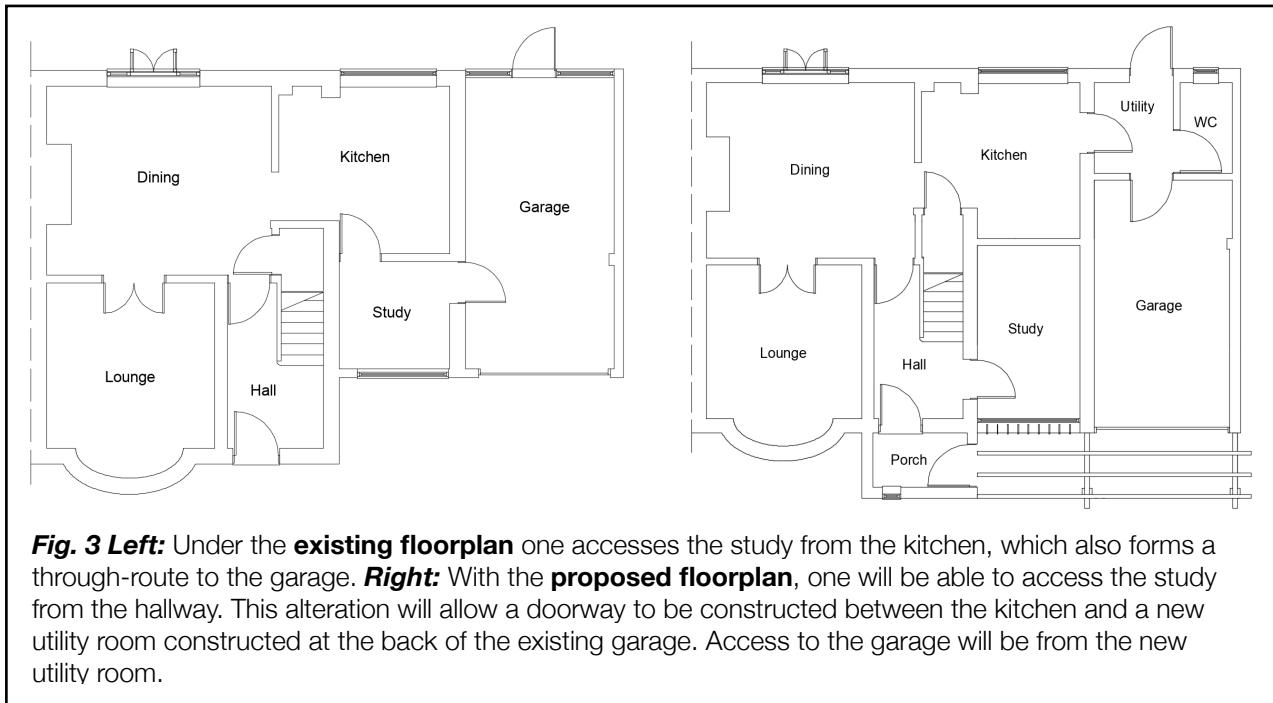


Fig. 3 Left: Under the **existing floorplan** one accesses the study from the kitchen, which also forms a through-route to the garage. **Right:** With the **proposed floorplan**, one will be able to access the study from the hallway. This alteration will allow a doorway to be constructed between the kitchen and a new utility room constructed at the back of the existing garage. Access to the garage will be from the new utility room.

planning permission for 437 Wood Lane — a house of matching style that is five doors away from 564 Stannington Road. A wooden gazebo, painted grey to match the existing fascias, will link the new porch to the extension and garage. A climbing plant — such as a rose or wisteria — will be encouraged to grow over the gazebo to provide shade to the extension in the summer.

Inspired by a recent two-storey extension on Rupert Road in Nether Edge, the new extension will have floor-to-ceiling windows to help capture warmth during the winter months when the sun is low enough to miss the gazebo. Wooden louvers — painted grey to match the gazebo — will offer an element of privacy from the street. Wooden slats above the new garage door will evoke these louvers.

All current windows and window frames will be replaced with anthracite uPVC-framed windows. This will dramatically improve upon the existing windows which are now over 20 years old and, consequently, offer poor sound and thermal insulation. Both the main property and porch will be rendered and painted white. This will improve the appearance of the property as well as better match the neighbouring houses. All new exposed brickwork will use materials to match the current brickwork.

Outcome of pre-application

A pre-application for the proposed building works was submitted to Sheffield City Council on the 23rd March 2022 (Sheffield City Council's ref: 22/01176/PREAPP). Mr. James Thorpe - the planning officer who assessed that pre-application - stated in response:

"I have no significant concerns regarding the contemporary style makeover proposed as there is an eclectic mix of dwellings and materials in the locality. In addition, I believe that the front extension proposed would tie currently disparate elements of dwelling together. There is some concern regarding the loss of a visible front door, however due to the tall window proposed in the front elevation of the porch I believe it is unlikely that this would prove problematic."

No changes have been made to the proposed plans since receiving that response.

I have attached the planning officer's full report in Appendix A.

564 STANNINGTON ROAD, S6 6AB

Further documents included with this pre-application are:

564_S66AB_Appearance.pdf: 1:20-scale CAD drawing showing the appearance of the property from the street following the proposed alterations.

564_S66AB_Existing.pdf: 1:50-scale CAD drawings showing the existing elevations and floorplans of the property.

564_S66AB_Garden.pdf: 1:50-scale CAD drawings showing the existing and proposed plans in the context of the front garden, driveway, and street.

564_S66AB_LocMap.pdf: 1:1250-scale location map showing the property boundaries and surrounding properties.

564_S66AB_Proposed.pdf: 1:50-scale CAD drawings showing the proposed elevations and floorplans of the property.

564_S66AB_SitePlan.pdf: 1:200-scale site plan showing the footprints of the existing property and proposed alterations.

564 STANNINGTON ROAD, S6 6AB

Appendix A - Full response to pre-application

Good afternoon

Thank you for your enquiry in connection with the above proposal, which was received 23.03.2022.

Schedule 2, Part 1, Class D of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) allows the erection or construction of a porch outside any external door of a dwellinghouse as 'permitted development' provided that the ground area (measured externally) of the structure would not exceed 3 square metres, that no part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway, and that no part of the structure would be more than 3 metres above ground level. However, as you have identified, as the height of the proposed porch exceeds 3 metres this element would require planning permission.

While Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) also allows certain other extensions to be built as 'permitted development', one limitation is that the enlarged part of the dwelling cannot extend beyond a wall which forms the principal elevation of the original dwellinghouse. Given the above it is considered that the extension you propose would require planning permission.

While replacement windows do not require planning permission it is considered that the application of render which is not 'similar' in appearance to the facing materials of the existing dwelling would require consent.

While as part of our enquiry service we can outline the planning policies and issues that we believe will need to be taken into consideration in the determination of any subsequent application, we cannot pre-determine the outcome of any potential future application.

UDP Policy BE5 'Building Design and Siting' states that good design and the use of good quality materials will be expected in all new and refurbished buildings and extensions. The policy goes on to say that all extensions should respect the scale, form, detail and materials of the original building (Criterion 'c').

UDP Policy H14 'Conditions on Development in Housing Areas', Criterion 'a' states that new buildings and extensions must be well designed and in scale and character with neighbouring buildings. Criterion 'c', as well as stating that sites should not be over-developed or result in the serious loss of existing garden space which would harm the character of the neighbourhood, goes on to say that development should not deprive residents of light, privacy or security. Criterion 'd' states that development will be permitted provided that it would provide safe access to the highway network, appropriate off-street parking, and not endanger pedestrians.

Core Strategy Policy CS74 'Design Principles' states that "High quality development will be expected..."

The Adopted Sheffield Local Plan can be viewed in full by following the link below:

[Adopted Sheffield Local Plan](#)

With regards to Supplementary Planning Guidance 'Designing House Extensions' (SPG):

SPG Guidelines 1 and 2 advise that extensions should be compatible with the character and built form of the area and should not detract from the host dwelling or the general appearance of the street or locality. While Guideline 3 advises that the council will normally require the use of matching materials and features in extensions.

564 STANNINGTON ROAD, S6 6AB

SPG Guideline 4 advises against overdevelopment and that an adequate amount of garden space should be retained (in most circumstances the Council considers a garden size of 50sq.m. the minimum for a two or more bedrooomed house).

SPG Guideline 5 advises that extensions should result in no unreasonable overshadowing and over dominance of neighbouring dwellings and no serious reductions in the light and outlook of the dwelling to be extended. While Guideline 6 advises that extensions should protect and maintain minimum levels of privacy.

Guideline 8 of SPG reflects UDP Policy H14 (Criterion 'd') which states that development will be permitted provided that it would provide safe access to the highway network and appropriate off-street parking and not endanger pedestrians.

The 'Designing House Extensions' SPG can be viewed by following the link below:

[Designing House Extensions.pdf \(sheffield.gov.uk\)](#)

In the context of the above policies and guidance, due to the scale and nature of the proposed development it is considered that the amenity of neighbouring occupiers and off-street parking provision are unlikely to be significantly affected and the main issue that will need to be considered in the determination of any subsequent application is likely to be the impact of the development on the character and appearance of the property in question and the wider street-scene.

While as previously mentioned we cannot pre-determine the outcome of any potential future application, based on the details you have provided I have no significant concerns regarding the contemporary style makeover proposed as there is an eclectic mix of dwellings and materials in the locality. In addition, I believe that the front extension proposed would tie currently disparate elements of dwelling together. There is some concern regarding the loss of a visible front door, however due to the tall window proposed in the front elevation of the porch I believe it is unlikely that this would prove problematic.

On a general note, the site lies within a 'Coal mining referral area'. In planning terms being located within a referral area is not normally an issue in the case of a domestic application and usually just requires a directive to be attached to any approval of planning permission advising that the area may contain unrecorded coal mining related hazards and that if any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority.

Further information is also available on the Coal Authority website at:

[www.gov.uk/government/organisations/the-coal-authority](#)

Please also note that Building Regulations are a separate matter and are dealt with by the Council's Building Control Service. For further advice regarding the requirements of Building Regulations please follow the link below:

[Working with Building Control \(sheffield.gov.uk\)](#)

The advice given above is based on the information provided within your enquiry and my understanding of applicable planning regulations and guidance current at the time of writing.

Regards

James Thorpe

Planning Officer, Development Management, City Growth Department