



DESIGNING HOUSE EXTENSIONS



**Supplementary Planning
Guidance from the
Unitary Development Plan**



**DEVELOPMENT,
ENVIRONMENT
AND LEISURE**



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N.B. THIS DOCUMENT IS FOR GUIDANCE ONLY, THE COUNCIL'S DECISION ON PLANNING APPLICATIONS WILL NOT BE BOUND BY IT.

THE ROLE OF SUPPLEMENTARY PLANNING GUIDANCE

1.1 This is a Supplementary Planning Guidance document¹(SPG). Its role is to supplement the policies and proposals of the Unitary Development Plan by providing detailed guidance for those preparing planning applications (para 31. 18).

1.2 In particular this SPG is intended to supplement the following policies of the Unitary Development Plan.

Policy BE5(c) which states that:

- Good design and the use of good quality materials and craft skills will be expected in all new and refurbished buildings and extensions.
- All extensions should respect the scale, form, detail and materials of the original building;”

Policy H14 (a) which states that

In Housing Areas, new development or change of use will be permitted, provided that

- New buildings and extensions are well designed and would be in scale and character with neighbouring buildings.”

Policy GE6(a and b) which states that:

In the Green Belt, extensions to existing houses will be permitted only where the proposed extension would:

- Form a minor addition to the original house; and
- Use matching materials and be sited and designed to complement the style of the original building, or in the local building style, as appropriate”.

The full text of the above policies is set out in Appendix 1.

1.3 The SPG is not in itself a statement of policy, but sets out in more detail how the policy will be put into practice.

1.4 It is a material consideration in deciding planning applications (para 3. 19).The weight accorded to it will increase if it has been prepared in consultation with the public, and is the subject of a Council resolution. However, it does not have the special status (para 3. 19) of a development plan policy.

1.5 This SPG was approved in draft for consultation by the City Council on the 5.4.95, and approved as a final document by the City Council on 1.7.96. The following people/groups were consulted on the draft SPG and their views and comments informed alterations made to the final document the public, representatives of disadvantaged groups, parish councils and a representative group of architects, agents and builders.

1.The purpose of *Supplementary Planning Guidance (SPG)* is set out in the Government's Guidance (see *Planning Policy Guidance Note PPG2, paragraphs 3.18 and 3.19 (f)*).

2. *This document is for guidance on*⁴. The **Councils** decisions **on Planning Applications** will not be **bound** by it. •

INTRODUCTION

WHY GUIDANCE IS NEEDED

- 2.1 The majority of planning applications the City Council receives are for permission to extend private houses and many dwellings in Sheffield have been extended at some time after the original was built. The City Council is also conscious that the standard of design of house extensions in the past has sometimes failed to maintain, let alone improve the appearance of Sheffield's residential areas, or to adequately protect the legitimate interests of neighbours and future occupiers.
- 2.2 In some areas it will be possible to point to extensions permitted in the past that do not follow the guidelines. Examples of poor quality extensions will not normally be allowed to determine the quality of future extensions. In streets where extensions that do not follow the guidelines are numerous, the form may have become typical, and so acceptable as a continuation of the character of the street.
- 2.3 Generally the policies in the Unitary Development Plan (UDP), as elaborated in this Supplementary Planning Guidance, represent a watershed in design standards for house extensions. From this time on the Council will expect high standards of design, and has produced this guidance in order to explain what is meant by that. A list of definitions (Appendix 2) explains words used that may not be familiar to everyone, but it is hoped that this document will be understandable to a wide audience, and not just people employed in the building industry.

FRAMEWORK OF THE GUIDANCE

3.1 The Guidance has been arranged around a framework of nine guidelines as follows:

1. **Extensions should be compatible with the character and built form of the area.**
2. **Extensions to *dwelling*s should not detract from that dwelling or the general appearance of the street or locality.**
3. **The Council will normally require the use of matching materials and features in extensions.**
4. **Over development of a house plot with extensions that leave little garden space will not be permitted. -:**
5. **Unreasonable overshadowing and over dominance of neighbouring dwellings should be avoided, as should serious reductions in the light and outlook of the dwelling to be extended.**
6. **Extensions should protect and maintain minimum levels of privacy.**
7. **All developments should minimise adverse effects on the landscape and wildlife in the area.**
8. **Proposals for extensions should not adversely affect highway safety.**
9. **Extensions in the Green Belt will be allowed only if they are a minor addition to the dwelling and are not visually intrusive.**

3.2 The advice within this document does not apply to:

- (a) Flats, maisonettes or similar dwellings. These are treated on an individual basis and will always need planning permission to extend.
- (b) Dwellings in Conservation Areas and Listed Buildings, for which stricter design criteria apply.

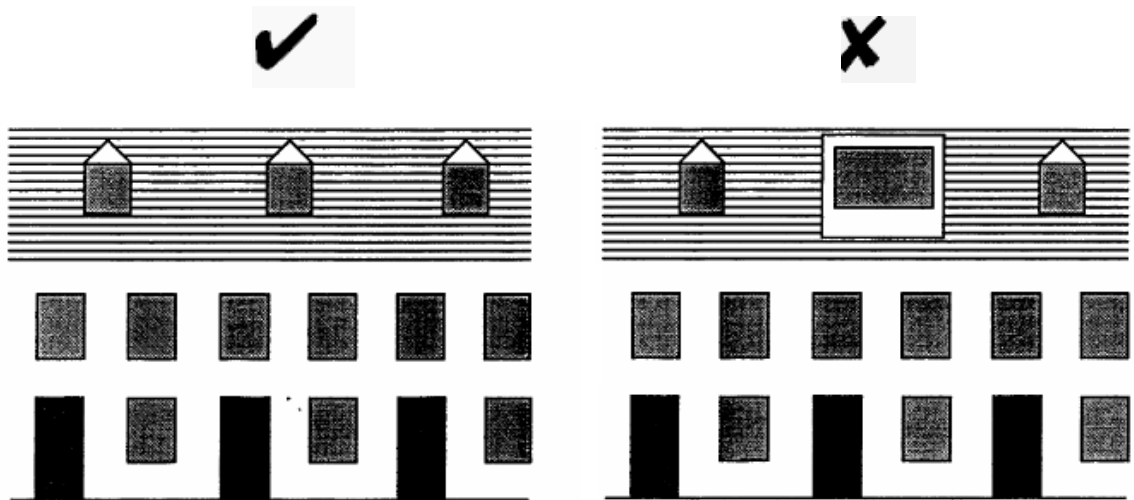
3.3 Extensions and alterations to dwellings do not always require planning permission. Repairs to an existing building don't need planning permission. The Directorate of Planning and Economic Development can advise on whether or not you will need permission (phone 0114 273 4215). Building Regulations Approvals are dealt with separately and may be needed for extensions irrespective of whether or not you also need planning permission. Advice on Building Regulations can be obtained from the Council's Building Standards Department on (0114) 273 4175.

SPECIAL CASES AND GENERAL ADVICE

- 4.1 Most planning applications that follow this guidance should be able to be dealt with quickly and positively. Every house and its situation is in some way unique however, and there will be times when additional requirements will be asked for. Sites with unusual slope, drainage or highway features may need further adaptations to extension proposals even though they initially comply with these guidelines. The Department of Design and Building Services is consulted on highway matters on all applications and drainage matters where necessary.
- 4.2 Neighbour Notification: The Council is committed to public participation in the planning process. Therefore, all neighbours that are considered directly affected will be notified of an application. It is in the interests of good neighbourliness and generally a good idea for applicants to discuss their proposals with neighbours.
- 4.3 The Directorate of Planning and Economic Development is currently preparing advice on environmentally friendly design and energy efficiency. It is in your financial interest, as well as good for the environment, to build in ways that minimise your future energy bills. Advice on energy efficiency is available from the Council's Energy Unit, Directorate of Design and Building Services, Telephone (0114) 273 4717.
- 4.4 Applicants may also like to consider the following Council documents when planning extensions; the advice in them promotes better development from the point of view of people with disabilities and the environment
- SPG "Mobility Housing" (from Development, Environment and Leisure (0114) 273 4215).
 - Council Tropical Hardwoods Policy (Directorate of Environmental Services and Standards, Tel. (0114) 273 4611)

GUIDELINE 1

Extensions should be compatible with the character and built form of the area.

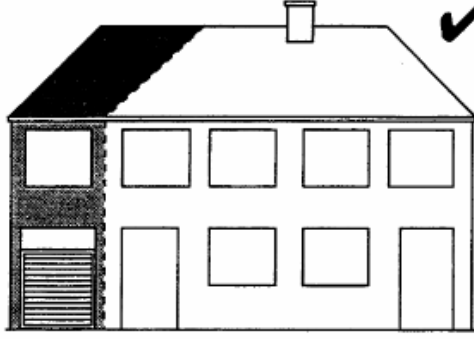


There are parts of the City where the built form has a distinctive character, sometimes designated as Areas of Special Character. The Council will wish to protect this character and individuality with requirements for extensions that will not be generally in force throughout the City. In this way differences between residential areas in the City will be reinforced and the visual attractiveness of the suburbs promoted.

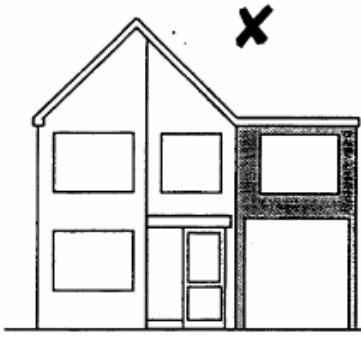
If any building type or features are heavily characteristic of an area then extensions will be required to continue in the tradition. For example, in areas where pitched roof dormers predominate then additional dormers will be expected to take the same form thus reinforcing the distinctiveness of the locality.

GUIDELINE 2

Extensions to dwellings shall not detract from that dwelling or ✓ the general appearance of the street or locality



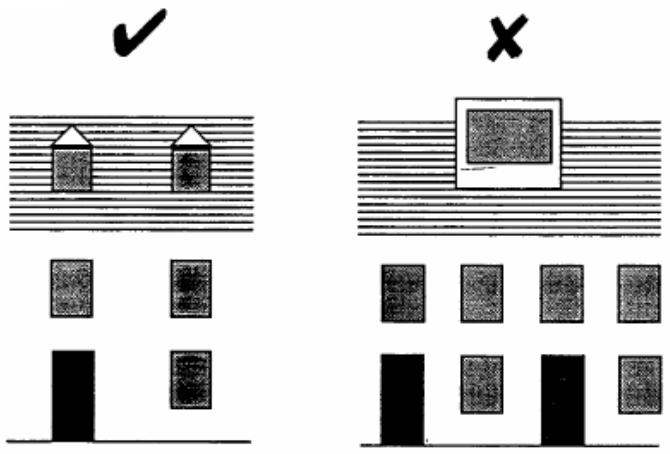
Buildings with hipped roofs should have the roof of any two storey extension continue this feature, particularly if the extension is clearly visible in the street.



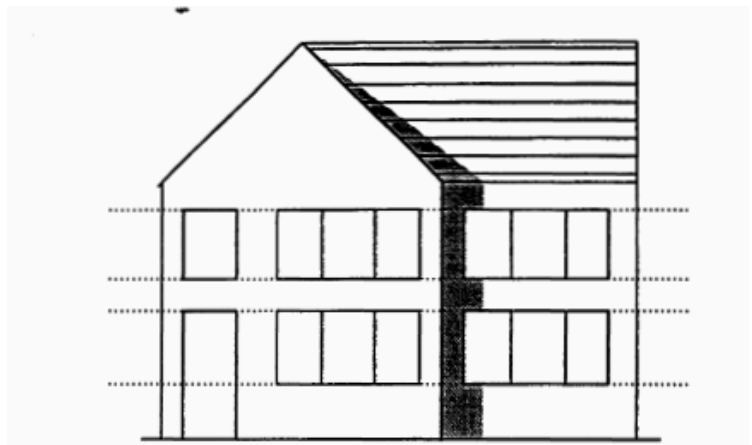
Two storey flat roofed extensions to dwellings with pitched roofs will not normally be approved if the roofline is clearly visible from the street. Any such extension permitted will be expected to be set back from the building line a minimum of 0.5m.

Bungalows will normally be required to have a pitched roof on a single storey extension, unless the proposed flat roof is well hidden from general view.

Dormer windows should not rise above the existing ridge line of a roof, nor dominate the roof plane on which they sit. They will also need to align with and have similar proportions to other windows in the dwelling as far as possible.

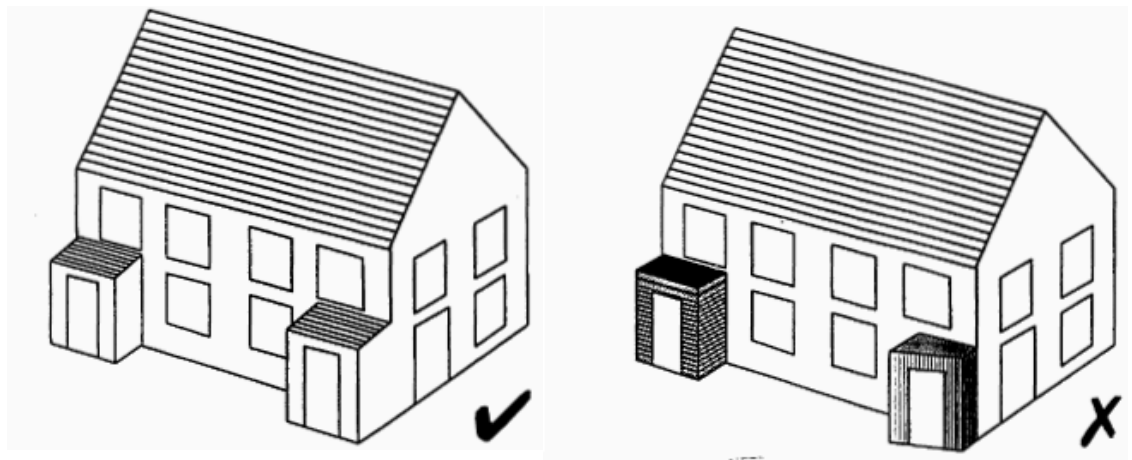


The elevational treatment of doors and windows in an extension should line up and match those of the existing house.



The elevations of a dwelling most visible to the public street will be expected to follow this guideline particularly closely. For most dwellings this will be the front elevation.

Porches should be constructed in a style that complements the existing dwelling, and should not normally project further forward from the elevation than 1.5m. On a street where the houses are of a similar and repeated type, porches should also be designed to blend in and use similar themes. The use of a greater proportion of glazing to brickwork can often help to reduce the visual impact of large porch extensions.



Extensions to the front of a house, other than porches, should be designed with the above guidance in mind. However, they may still be unacceptable if they are out of character with other houses in the street, destroy the rhythm of a row or group of houses or project so far that they become overbearing or cause loss of light or privacy to adjoining property(s).

GUIDELINE 3

The council will normally require the use of matching materials and features in extensions.

FACING MATERIALS

If the extension is to look well then matching brickwork and pointing (using a similar colour, mortar thickness or joint and finish to that of the original house) are very important. Unless a house is already rendered or part rendered it is not advisable to render an extension

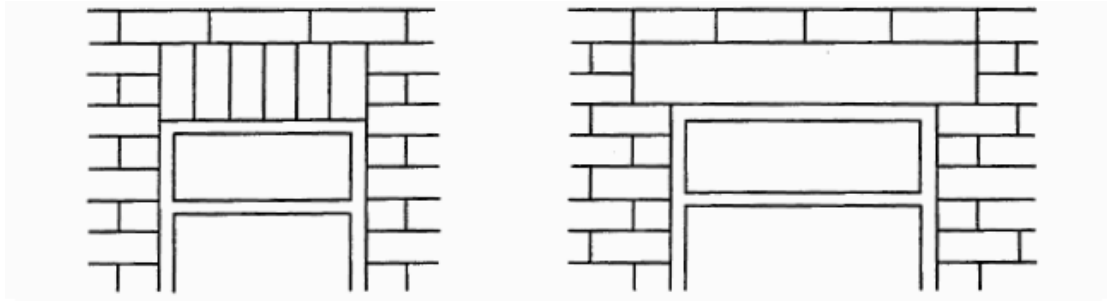
ROOFS

It is also important to carefully relate the proposed roof to the existing, both in materials used and the form of the roof. Applicants should also be aware that since flat roofs have a continuing maintenance liability a pitched roof will give better value for money in the long term as well as giving a much better appearance.



DOORS AND DECORATIVE DETAILS

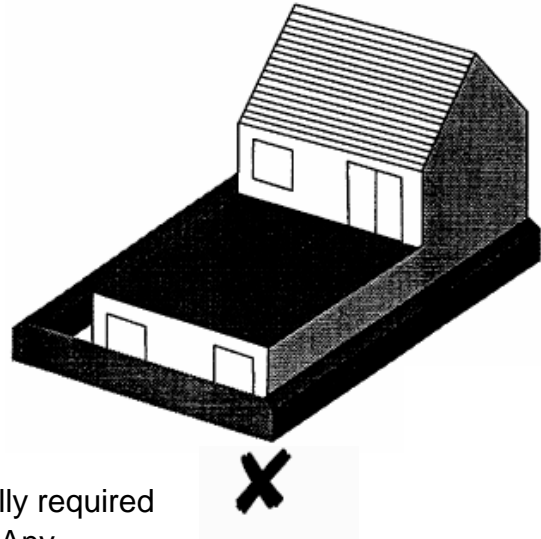
Features such as lintels and sills, as well as the existing form of doors and windows give a house character and individuality. It is important that any such details are carried through into an extension.



Examples of distinctive lintel details.

GUIDELINE 4

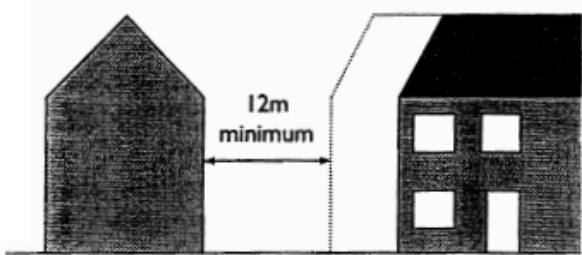
Over development of a house plot with extensions that leave little garden space will not be permitted.



In most circumstances the Council considers a garden size of 50sq.m. the minimum for a two or more bedroomed house. A minimum distance to the back boundary from the rear elevation of 10m. is also normally required for reasons of neighbour's privacy as well as amenity. Any extensions that would reduce garden areas below this size are unlikely to be considered acceptable, but exceptions may be made in areas of terraced housing.

GUIDELINE 5

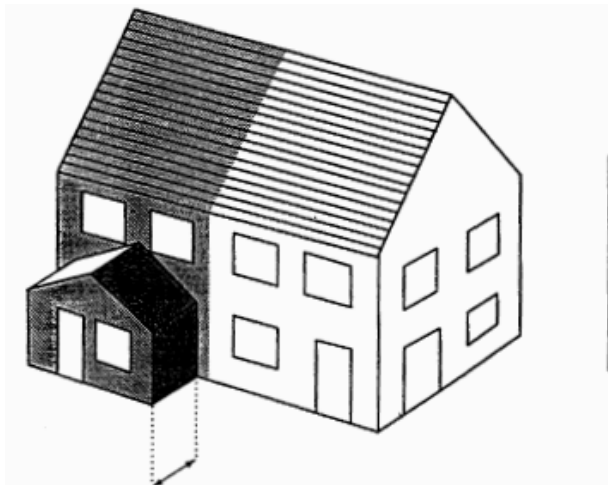
Unreasonable overshadowing and over dominance of neighbouring dwellings should be avoided, as should serious reductions in the lighting and outlook of the dwelling to be extended.



A two storey extension should not be placed nearer than 12 metres in front of ground floor main windows of a neighbour. With extra storeys this distance will normally need to be greater, and level differences may also change the requirements.

An extension built up to or near a boundary with another property is in danger of being overbearing and creating unacceptable overshadowing if that neighbouring dwelling is in close proximity to the extension. Extensions to terraced and semi-detached houses are particularly prone to this problem, and the guidance set out below is framed for this situation where an extension is proposed to be built up to or close to a common boundary on a shared elevation.

SINGLE STOREY EXTENSIONSTO THE REAR OFA DWELLING

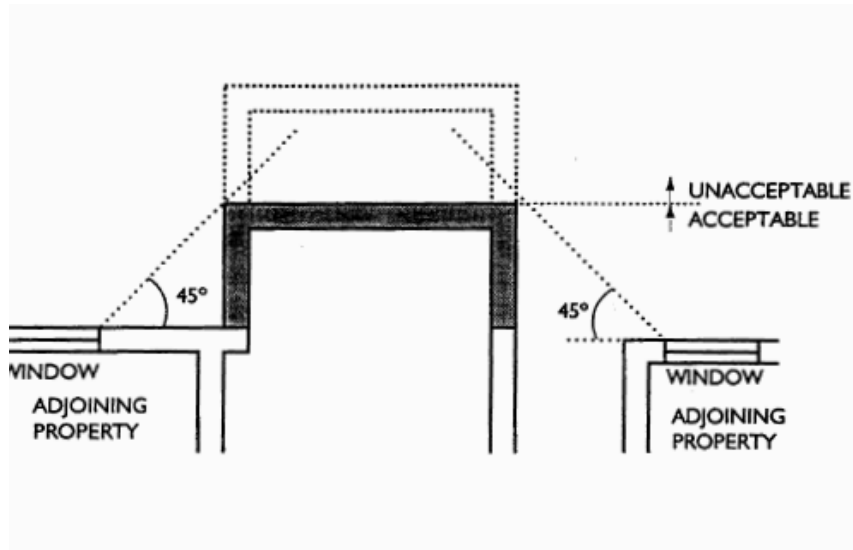


3m
maximum

A single storey extension built adjacent to another dwelling may not extend more than 3m beyond that other dwelling.

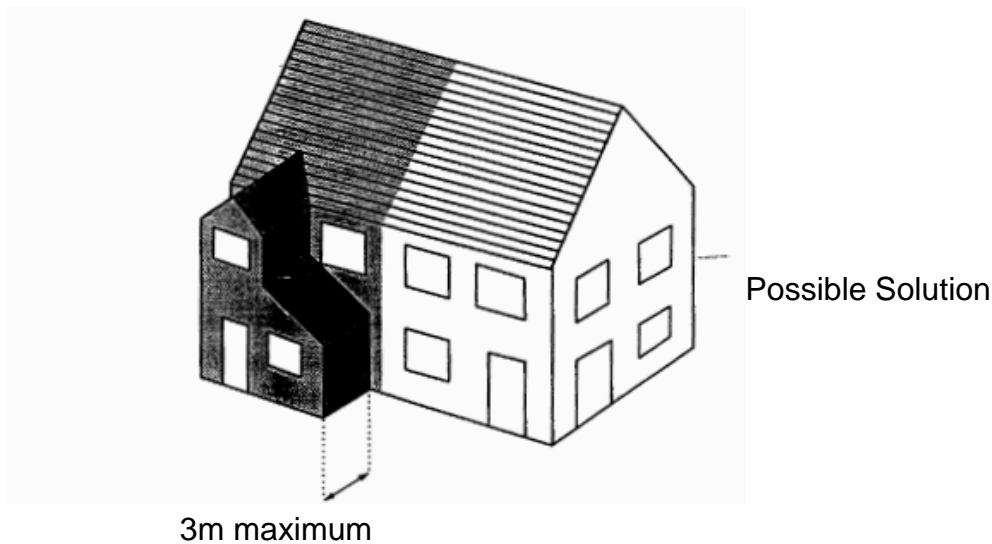
This maximum dimension may be reduced if the neighbouring property is at a lower level, if there would be a large decrease in direct sunlight to a neighbouring dwelling or if a main window in the neighbouring property is unusually close to the boundary.

TWO STOREY EXTENSIONS



A two storey extension built alongside another dwelling will have more serious effects on windows of that other dwelling than a single storey extension. For this reason applicants will normally be required to ensure that the furthest extent of a two storey extension makes an angle of no more than 45 degrees with the nearest point of a neighbour's window. As a general guide, this means that an extension should not project out further at two storey height than the distance from the nearest neighbour's window to that extension. The diagram above illustrates this point.

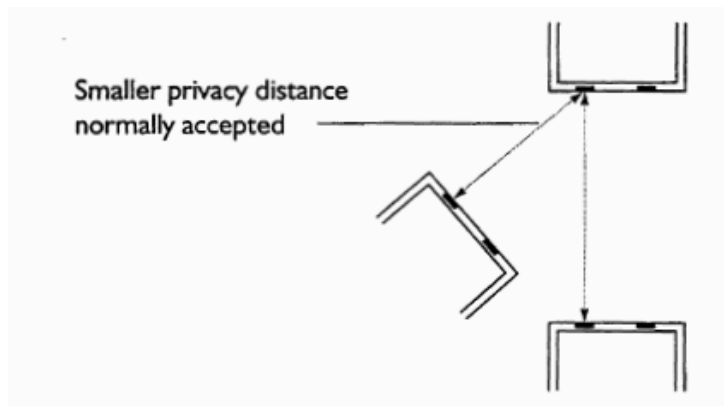
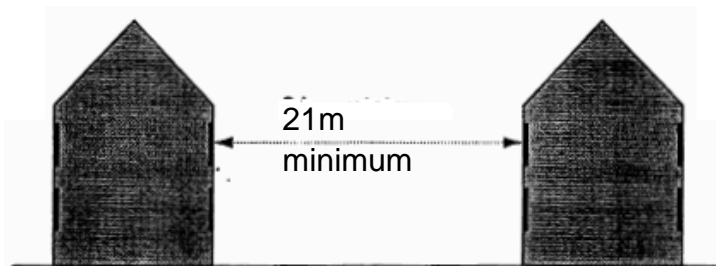
As for single storey extensions, some special situations, eg; level differences between dwellings need to be considered individually and this guidance may not apply. In such cases, the difference in height of adjoining ground levels may significantly alter the effect of an extension on the neighbouring property(s). Extensions greater than 2 storeys in height will all be considered individually as they will be likely to cause even greater overshadowing.



GUIDELINE 6

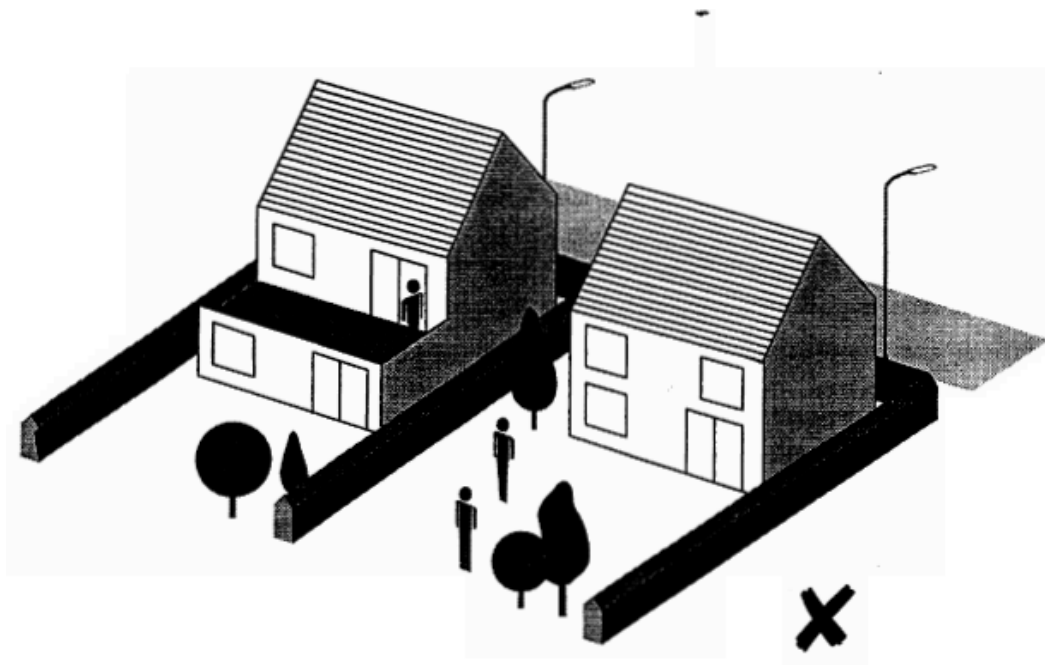
Extensions should protect and maintain minimum levels of privacy.

The privacy of existing dwellings is important, and new extensions to two storey dwellings should keep a minimum distance of 21 m between facing main windows. On sloping land or where a dwelling is higher than surrounding properties, this distance may need to be greater. A reduced standard can be applied however where two or more dwellings have windows that are not directly facing each other but angled away from 180°.



In some situations it is acceptable to provide light and air into the rooms of an extension by using non-standard window types that do not create an unacceptable overlooking problem. This will only be permitted where such windows do not detract from the character and appearance of the building and in rooms where it is not essential to provide an attractive outlook (i.e. not main living rooms)..

New main windows should not be located in positions where privacy would be adversely affected. Thus in a traditional row of houses the side elevation should not have any main windows inserted into it. A rear conservatory at ground level can also threaten privacy standards of a neighbouring garden. In this situation a solid wall for the side elevation of the conservatory or a boundary fence with a minimum height normally of 1.8m can often reduce the overlooking problem.



It is important to maintain the privacy of rear garden areas particularly near the house. On traditional estates this area is nearly as private as the internal space. Therefore new windows or rear balconies giving wide views over neighbouring gardens or creating other privacy problems will not be permitted. External staircases to upper floors can also create similar privacy problems on rear or side elevations.

GUIDELINE 7

All developments should minimise adverse effects on the landscape and wildlife in the area.

Policy GE11 in the Unitary Development Plan requires all development to respect and promote nature conservation, and applies to house extensions as well as larger development sites.

Trees should be retained wherever possible, and a good specimen may already be protected by a Tree Preservation Order (T.P.O.). if a tree has to be felled as the result of a development proposal then the Council will normally require a replacement tree to be planted elsewhere in the garden area. The Local Planning Authority will not normally allow extensions which will damage or require the removal of a T.P.O. tree, a tree protected by a condition on a previous planning permission, or a tree of high amenity value.



In order to avoid damage to roots, branches or the trunk of the tree, the canopy spread of a protected tree should be fenced off during construction work.

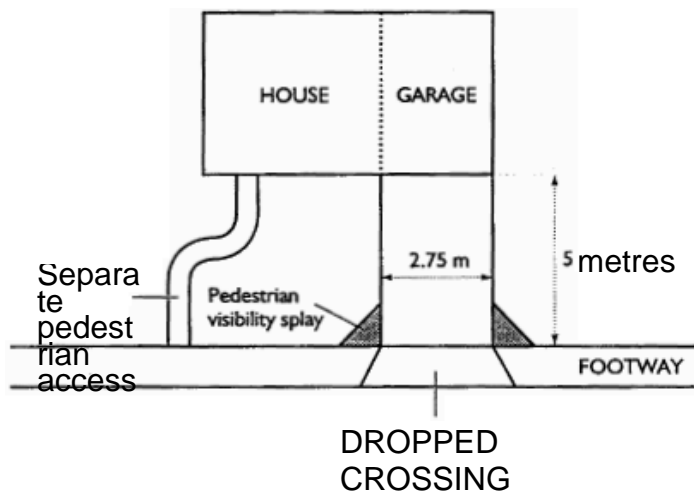
GUIDELINE 8

Proposals for extensions should not adversely affect highway safety

PARKING:

Highway safety is threatened by excessive on-street parking, and the council have produced guidance on parking provision within the grounds of new development which aims to reduce the problem*. For dwellings with 2 or 3 bedrooms, 2 off-street car parking spaces will be required. For dwellings with 4 or 5 bedrooms, in exceptional circumstances, an extra space may be required as set out below. A garage is considered to be 'parking space'.

Dwellings being extended will not normally be permitted to reduce the amount of off-street parking provided on the site if provision would thereby fall below the requirements of this guidance. Extra parking provision to the level recommended may be required for dwellings being extended to become 4 or 5 bedroomed properties. These properties may require a third parking space in areas with high car ownership levels or where the type of house proposed is likely to attract occupiers with a high car ownership level. In some areas, the loss of much of the front garden space to provide more parking space may have an unacceptable effect on the appearance of the street and so the requirement for the extra parking space may be waived. In other areas, adequate off-street car parking will be more critical, such as access courts with limited visitor parking, on streets with



problems of parking congestion, certain bus routes or where on-street parking would be particularly dangerous, such as on a bend in the road or close to a busy junction.

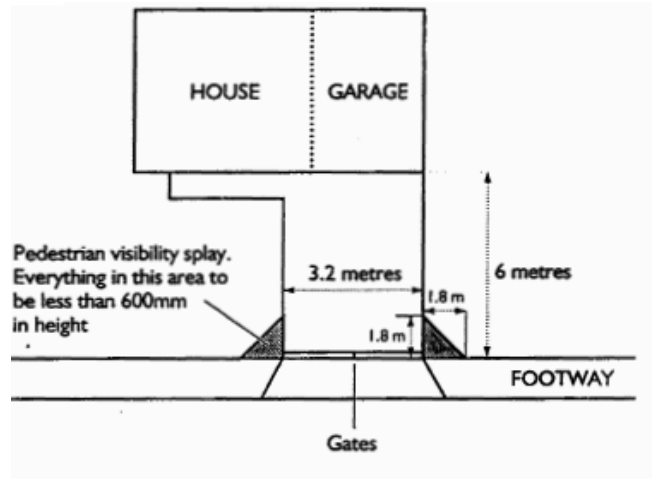
All parking spaces should be at least 5 metres (16.5 ft.) long. A garage should have a full parking space length of 5 metres between the garage doors and the boundary, but if gates are provided to the drive then a minimum distance of 6 metres (20 ft.) is required between any garage and the gates, in order to allow the gates to open inwards and not obstruct the footway.

A proper hard surface should be provided for parking spaces and drives, but proposals that remove most or all of the planting in a front garden will not normally be accepted. Loose chippings are not an acceptable surface material, particularly within 2m of the highway boundary, as they cause problems on the highway.

*Policy T23 in the Unitary Development Plan requires appropriate off-street parking to be provided

DRIVES

A drive should be wide enough to park a car on and include an additional width of hard surface to allow passengers access to and from the vehicle, an overall width of 2.75 metres or 9 feet. If the drive is also the only pedestrian access to the dwelling then it should be at least 3.2 metres or 10 feet wide, to allow pedestrians, pushchairs etc. to pass a parked car.



For reasons of pedestrian safety, drive gates should never open out over the highway, footway or verge. Boundary walls may need to be reduced in the vicinity of an entrance in order that a driver's sightlines are adequate. (Pedestrian visibility splay on diagram).

The drive should generally be no steeper than 1:20 (5%) for at least the first 5 metres (1 6ft 6in) from the footway and then should not be steeper than 1:10 (10%) or 1:12 if it is also the only pedestrian access. Drives rising up from the road should have some form of drainage built into them, so that water running off the drive will not run over the footway and road. Without this pedestrians and cars could slip on the wet, or even icy surface formed on the highway.

Houses that are located on busy main roads or close to road junctions will often be required to provide a turning area for cars within the garden area, so that cars may be driven into and out of the driveway in a forward gear. Driving out of a drive in reverse increases the danger of collisions with pedestrians and other vehicles. At the point where a car has to cross the footway in order to get to the road from a drive, a dropped kerb must be provided if there isn't one already. Formal permission to do this has to be given by the Council as Highway Authority, contact the highway Co-ordinator, Department of Design and Building services, Tel: 0114 273 6136.

GUIDELINE 9

Extensions in the Green Belt will be allowed only if they are a minor addition to the dwelling and are not visually intrusive.

House Extensions which result in a substantial increase in built development can detract from the generally open character of the Green Belt. For this reason the size of extensions in the green belt are limited beyond the consideration of privacy and neighbour's amenity given previously.

For smaller houses (e.g. cottages, terraced or semi-detached properties), a minor addition is defined by the Council as up to one third of the cubic content of the original house. Larger houses will normally only be allowed more modest extensions, because to extend a larger house by up to one third would be likely to have an adverse effect on the Green Belt. In all cases sympathetic consideration will be given to the need to provide basic modern amenities, such as an adequate-sized bathroom or kitchen.

Each case will be determined on its own merits, but the main considerations will be the impact of the proposed extension on the character of the original house and on the open character of the Green Belt. The design and siting of an extension will, therefore, need careful consideration and must take into account the specific features of the location and setting of that house.

Extensions will look intrusive if they are out of keeping with the rest of the house or are not constructed of materials which blend into the rural landscape. Particular attention will need to be given to the design of extensions to houses in Areas of High Landscape Value and/or on prominent and highly visible sites.

APPENDIX 1

UNITARY DEVELOPMENT PLAN

Policies BE5, & GE6, H14

BE5 BUILDING DESIGN AND SITING

Good design and the use of good quality materials and craft skills will be expected in all new and refurbished buildings and extensions. The following principles will apply:

Physical Design

- (a) original architecture will be encouraged but new buildings should complement the scale, form and architectural style of surrounding buildings;
- (b) in new developments comprising more than one building there should be a comprehensive and co-ordinated approach to the overall design;
- (c) all extensions should respect the scale, form, detail and materials of the original building;
- (d) in all new developments, design should be on a human scale wherever possible, and, particularly in large-scale developments, the materials should be varied and the overall mass of buildings broken down;
- (e) special architectural treatment should be given to corner sites in order to create a lively and interesting environment;
- (f) designs should take full advantage of the site's natural and built features;
- (g) the design, orientation and layout of developments should encourage the conservation of energy and other natural resources.

(h) the design of buildings, landscaping and lighting should promote all aspects of personal safety and security, particularly at night-time.

(i) designs should meet the needs of users, particularly people with disabilities, elderly people, people with children and women;

(j) appropriate designs which reflect the ethnic and cultural background of the various groups of people living in that part of the City, will be acceptable;

(k) on shopping streets projecting canopies, colonnades and covered walkways may be provided for pedestrian use where they would be in keeping with the building and the street scene and provided they do not lead to a loss of safety or cause an obstruction.

Refurbishment

(l) the refurbishment of good existing buildings will normally be encouraged, particularly where their loss would lower the quality of the street scene. Temporary Buildings

(m) temporary buildings will be permitted only where they are required to meet short-term operational needs and would not be in prominent locations or Conservation Areas.

Reasons for the Policy

One of planning's major roles is to guide and control Sheffield's physical appearance. Good design improves the environment by ensuring it is attractive, safe, healthy and convenient.

Government national planning guidance gives a high priority to good design in new development and to the need to maintain the character and vitality of town and city centres.

There is increasing evidence of people's dependence on natural resources and the worldwide natural environment. In particular, the Government's national planning guidance stresses the importance of conserving energy.

The City Council is committed to creating an environment which is safe, accessible and works well for all its users, but particularly disadvantaged people.

Buildings and their surroundings which appear attractive during the day sometimes create areas that are unsafe during darkness. Trees, shrubs, walls and dark corners all

provide potential hiding places for attackers. Thoughtful design can usually avoid such problems.

On occasions temporary buildings do serve a valuable purpose but they are usually unattractive and less durable. So they are normally not appropriate for prominent sites and are not an alternative to permanent buildings.

How it will be put into practice

By:

Deciding planning applications.

Consulting the Health and Safety Executive, where appropriate.

Providing appropriate advice to developers, which could include supplementary planning guidance or planning briefs.

Responding and contributing to the work of the Community Safety Unit. Consulting appropriate user groups.

GE6 HOUSE EXTENSIONS IN THE GREENBELT

In the Green Belt, extensions to existing houses will be *permitted* only where the proposed extension would:

(a) form a minor addition to the original house; and

(b) use matching materials and be sited and designed to complement the style of the original building or in the local building style, as appropriate.

Reasons for the Policy

Extensions which result in a substantial increase in built development on a site can detract from the generally open character of the Green Belt. The impact will depend on the design, siting and size of the existing house, and its general location.

Extensions will look intrusive if they are out of keeping with the rest of the house or its surroundings or are not constructed of materials which blend into the rural landscape.

How it will be put into practice

By:

Deciding planning applications.

Providing appropriate guidance to developers.

H14 CONDITIONS ON DEVELOPMENT IN HOUSING AREAS

In Housing Areas, new development or change of use will be permitted provided that:

(a) new buildings and extensions are well designed and would be in scale and character with neighbouring buildings; and

(b) new development would be well laid out with all new roads serving more than five dwellings being of an adoptable standard, which would not harm the character of the neighbourhood and

(c) the site would not be over-developed or deprive residents of light, privacy or security, or cause serious loss of *existing* garden space *which would harm the character of the neighbourhood; and*

(d) it would provide safe access to the highway network and appropriate off-street parking and not endanger pedestrians; and

(e) it would not suffer from *excessive air* pollution, noise or other nuisance or risk to health or safety; and

(f) it would provide, where appropriate, an environmental buffer to shield sensitive land uses; and

(g) it would comply with policies for the Built or Green Environment, as appropriate; and

(h) it would comply with policies H16, LR8 and T28, and for non-housing (C3) uses, provided that it would also:

(i) occupy only a small area and not lead to a concentration of non-housing uses which would threaten the residential character of the Housing Area; and

(j) not prejudice the provision of sufficient housing land for either the next five years or up to 2001; and

(k) not lead to air pollution, noise, smell, excessive traffic levels or other nuisance, or risk to health and safety for people living nearby; and

(l) be on a scale consistent with the residential character of the Area or meet primarily local needs or (in the case of uses other than shops) occupy an existing building set in its own grounds; and

(m) comply with policies H10 to H13, as appropriate. Reasons for the Policy

The conditions placed on developments ensure that new buildings or uses do not lead to an unsatisfactory environment for people living in Sheffield.

While housing is the dominant use in these Areas this does not mean over-developing at the expense of open space, natural features, gardens and existing buildings. People living in Housing Areas will all benefit from making new development attractive to look at.

It is essential for Housing Areas to be safe and healthy for people of all ages.

Conditions are needed to ensure that the benefits of local services, facilities and jobs do not detract from the residential character of Housing Areas or are not at the expense of people living nearby.

If commercial or institutional uses are allowed to grow unchecked Housing Areas will lose their residential character. The acceptability of an individual proposal depends on how many already exist in the Area. *If too many sites in Housing Areas are developed for other uses, this could lead to the City's overall housing need not being met*

How it will be put into practice

By:

Deciding planning applications.

Assessing the demands of new development on transport (see policy T28).

Providing appropriate advice to developers, which could include supplementary planning guidance or planning briefs.

Monitoring the number of new non-housing uses in each neighbourhood to identify when its residential character is threatened.

APPENDIX 2

GLOSSARY OF TERMS

Amenity	General term for the overall pleasantness of surroundings, includes noise and disturbance factors, visual appearance, odour etc.
Built Form	That part of a place built by people rather than organic and growing.
Building line	The original setting out line of the elevation of a dwelling facing the highway.
Elevation	In relation to dwellings; the front side or back walls of the building and features inserted in them. NB a pitched roof also has an "elevation".
Features	In relation to buildings; the aspects of it such as windows, materials used, corner and edge treatments etc, that are distinctive and give the building unique character.
Footway	The part of a highway or road set aside for use by pedestrians.
Green Belt	Countryside around Sheffield and other large open spaces where development is restricted. Restrictions include limiting the scope for extending houses in these areas (which are defined on UDP Proposals Maps).
Hipped Roof	A roof that has sloping or "hipped" elevations to each gable end and so always has more than two sloping surfaces or roof planes .
Level Difference	Builders refer to slope as level difference. Often in Sheffield the ground floor "level" of adjoining houses will vary considerably to take up the slope of the land they are built on.
Lintel	A support beam put across the top of an opening in a wall so that the wall above the opening is supported. Window and door openings generally need lintels, and the lintel may be visible or covered by facing brickwork.
Main Windows	The primary source of light into main living rooms of a dwelling. These rooms include larger bedrooms, dining and living rooms and other places people could be expected to spend lengthy amounts of time in.
Off-street Parking	Car parking provided on private land. This is asked for in order to reduce the use of the highway for car-parking.
Pointing	The visible mortar finish to the jointing between bricks or stone blocks in an elevation .
Ridge Line	The top line of a roof, at the intersection of the main roof planes . Generally the highest part of a building except for the chimneys, and a major structural support of the roof.
Roof Plane	The various slopes of a pitched roof (a plane is a 2-dimensional surface). The simplest pitched roof has two sloping roof planes and two gable ends that are extensions of the side elevations of the building.
Sightlines	Direct lines of vision for a driver of a motor vehicle. Can be taken along a highway or at a road junction or access point.
Visibility Splay	An area of land on which the height of any object is restricted in order that a sightline can be taken across the land.