

Appeal Decision

Site visit made on 15 November 2016

by Siobhan Watson BA(Hons) MCD MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 17 November 2016

Appeal Ref: APP/J4423/D/16/3156707

200 Norton Lane, Sheffield, S8 8HB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs Heard against the decision of Sheffield City Council.
 - The application Ref 16/01351/FUL, dated 8 April 2016, was refused by notice dated 2 June 2016.
 - The development proposed is an upper floor extension (resubmission of 15/01394/FUL).
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed extension upon the character and appearance of the host dwelling and the street-scene.

Reasons

3. The host dwelling is an Art Deco semi-detached house. Both dwellings in the pair have been altered but their fronts are symmetrical on the upper floor which is distinguished by a curved parapet. The parapet is balanced by 2-storey towers projecting above it at either end of each house. The proposed extension would be in line with the front of the tower and set directly behind the parapet, projecting significantly above it. This would both erode the characteristic features of the dwelling and completely spoil the symmetry of the pair. The glazed front of the extension would not overcome this. Furthermore, the building is in a highly prominent location being on a main road and opposite a junction. I appreciate that there are a variety of house types in the area but this does not alter the fact that the extension would spoil the appearance of the pair of houses.
4. I therefore conclude that the extension would harm the character and appearance of the host dwelling and the street-scene. It would conflict with Policies CS74 of the Sheffield Core Strategy 2009, Policies BE5 and H14 of the Sheffield Unitary Development Plan 1998, Guideline 1 of the Council's Supplementary Planning Guidance: *Designing House Extensions*, and the National Planning Policy Framework. In combination, these policies seek to ensure good design which is in character with the existing and neighbouring buildings.
5. For the above reasons the appeal is dismissed.

Siobhan Watson INSPECTOR
