

Appeal Decision

Site visit made on 24 January 2017

by Jason Whitfield BA (Hons) DipTP MRTPI

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

Decision date: 7th February 2017

Appeal Ref: APP/J4423/D/16/3162204
975 Abbeydale Road, Sheffield S7 2QD

- 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 Ms Dee Prouse against the decision of Sheffield City Council.
 - The application Ref 16/03081/FUL, dated 10 August 2016, was refused by notice dated 3 October 2016.
 - The development proposed is excavation of front garden to form access stair to basement with outside covered area.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

3. The appeal property is a two-storey, terraced dwelling within a terrace of similarly designed properties, each with a square bay window at ground floor. Front gardens here are generally shallow in depth, bound by low walls and hedges. Most are hard surfaced, though some have small lawn areas. The properties are largely unaltered and free from any notable alterations or additions. Whilst the wider area includes commercial uses with a variety of materials, the terrace exhibits an attractive consistency in its palette of materials and architectural detailing.
 4. The appeal property currently has living accommodation at basement level, served by a small lightwell within the front garden. It is proposed to excavate the front yard to provide an outdoor space at basement level. The space would be accessible from within the property and by an external metal staircase from ground floor level. The area would be covered with a glazed roof.
 5. The Council considers that the proposal is unlikely to result in a significant visual impact from long or medium distance views. I see no reason to disagree. However, whilst there is a hedge to the front of the property, views of the staircase and the glazed cover would be available from the adjacent footpath.
 6. The proposal would result in the loss of almost all of the existing front yard area. Moreover, the large extent of glazing proposed would appear in stark
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contrast to the prevailing uniformity of the terrace and the front gardens. Furthermore, the proposed staircase would introduce a feature to the front yard which is particularly uncharacteristic of this part of Abbeydale Road. In my view, the proposed alterations would appear as dominant additions to the property and would detract from the contribution the property makes to the attractive uniformity of the terrace. As a result, the proposal would result in incongruous alterations to the property and would create discordant features within the street scene.

7. I conclude, therefore, that the proposal would have a harmful effect on the character and appearance of the area. Consequently, it would conflict with Policy H14 of the Sheffield Unitary Development Plan 1998 which states that new extensions are well designed and Policy CS74 of the Sheffield Development Framework Core Strategy 2009 which states that high quality development which respects the townscape of the city's neighbourhoods will be expected.

Other Matter

8. I was able to see from my site visit that the existing basement accommodation currently receives poor levels of daylight and sunlight. The proposal would increase the level of light on offer and the overall quality of the living space. However, such a benefit would not outweigh the harm I have identified to the character and appearance of the area.

Conclusion

9. For the reasons given above, I conclude that the appeal should be dismissed.

Jason Whitfield

INSPECTOR