
Appeal Decision

Site visit made on 16 May 2017

by Beverley Doward BSc BTP MRTPI

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

Decision date: 24 May 2017

Appeal Ref: APP/J4423/D/17/3170456

1 Vernon Road, Sheffield, S17 3QE

- 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 Mrs Taggart against the decision of Sheffield City Council.
 - The application Ref 16/04247/FUL, dated 9 November 2016, was refused by notice dated 4 January 2017.
 - The development proposed is two storey side and single storey rear extensions.
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Decision

1. The appeal is allowed and planning permission is granted for two storey side and single storey rear extensions at 1 Vernon Road, Sheffield, S17 3QE in accordance with the terms of the application, Ref 16/04247/FUL, dated 9 November 2016, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing 1 of 2 Existing Elevations and Floor Plans and Drawing 2 of 2 Proposed Elevations and Floor Plans.
 - 3) The materials to be used in the construction of the external surfaces of the single storey rear extension hereby permitted shall match those used in the existing building.

Background and Main Issue

2. The appeal proposal comprises a two-storey side extension and a single storey rear extension. The Council does not object to the single storey element of the proposal which would be located between the house and an existing detached garage, indicating that this element, being suitably designed and detailed and finished in matching materials, is considered acceptable. I see no reason to disagree. On this basis therefore, the main issue in this case is the effect of the two-storey element of the proposal on the character and appearance of the host building and the surrounding area.

Reasons

3. The appeal property is a semi-detached dwelling in a residential area which comprises of dwellings of various styles and types. It is sited on a corner plot at the junction of Vernon Road and Chatsworth Road. The dwelling has ground and first floor bay windows serving habitable rooms to both the Vernon Road and Chatsworth Road elevation. However, I saw from my site visit that the
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front door to the dwelling is on the elevation which fronts onto Vernon Road and that the main area of private amenity space to serve the dwelling is to the side of the property which fronts onto Chatsworth Road, there being little space to the side/rear beyond the existing garage adjacent to 3 Vernon Road.

4. Notwithstanding the position of the dwelling on a prominent corner it is largely screened from view from both Vernon Road and Chatsworth Road by the existing boundary treatments. These consist of a substantial hedge above the garden wall along part of the Vernon Road frontage and a relatively high fence above the wall to the remainder continuing around the corner and along the extent of the Chatsworth Road frontage.
5. The proposed two-storey element of the appeal proposal would be constructed in materials to match the existing dwelling and would infill the area between the Vernon Road front elevation and the two storey bay facing Chatsworth Road. It would have a hipped roof which would blend into the existing roof form and whilst the ridge would be set below that of the main house, this would serve to ensure that the extension would appear subservient to the main house and not as an overly dominant addition.
6. As would be the case with most two-storey side extensions to one half of a pair of semi-detached dwellings, this element of the appeal proposal would result in the loss of the 'mirror' image to the adjoining dwelling. However, it would not significantly imbalance the pair of dwellings such as to appear incongruous or detract from the character or appearance of the host property, the neighbouring property or the surrounding area. The proposed French windows on the Chatsworth Road elevation would not appear unduly out of keeping with the established fenestration on this elevation given that the existing ground floor bay window also has French doors. In any event they would not be visible from the public domain due to the screening afforded by the boundary treatments.
7. To conclude therefore, the proposed development would not cause material harm to the character and appearance of the host building or the surrounding area. Accordingly, it would comply with policy H14 of the Sheffield Unitary Development Plan 1998 (UDP) which is permissive of new development provided that new buildings and extensions are well designed and in scale and character with neighbouring buildings. It would accord with policy BE5 of the UDP which requires extensions to respect the scale, form, detail and materials of the original building. It would also satisfy Guideline 2 of the Council's Supplementary Planning Guidance on Designing House Extensions which require extensions to be compatible with the character and built form of the area, and not to detract from the dwelling or the general appearance of the street scene or locality. Furthermore, it would comply with the core planning principle of the National Planning Policy Framework that planning should always seek to secure high quality design.

Other matters

8. The appellant refers to a number of other two-storey side extensions on corner plots elsewhere within the City. However, I am not aware of the full circumstances that led to the construction of these which relate to different locations within the City. I have considered the proposal before me on its own merits taking into account the specific context of the site and its surroundings

and the existence of these developments elsewhere have not been determinative in my consideration of this appeal.

Conclusions and Conditions

9. For the reasons given above I conclude that the appeal should be allowed. A condition requiring the development to be completed in accordance with the approved plans is necessary for certainty. In addition a condition relating to materials is necessary in the interests of the character and appearance of the host building and the area.

Beverley Doward

INSPECTOR