



Appeal Decision

Site visit made on 9 September 2020

by William Walton BA MSc Dip Env Law LLM CPE BVC MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18th September 2020

Appeal Ref: APP/J4423/D/20/3255323

40 Dobcroft Avenue, Sheffield S7 2LX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant full planning permission.
 - The appeal is made by Mrs Kathryn Herold against the decision of Sheffield City Council.
 - The application Ref 20/00376/FUL, dated 2 February 2020, was refused by notice dated 4 June 2020.
 - The development proposed is a two-storey extension to a semi-detached house with ground floor porch to the front.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a two-storey extension to a semi-detached house with ground floor porch to the front at 40 Dobcroft Avenue, Sheffield S7 2LX in accordance with the terms of the application Ref 20/00376/FUL, dated 2 February 2020, subject to the conditions set out in the attached schedule.

Main Issues

2. The main issue is the effect of the proposed development upon the character and appearance of the host building and the street scene.
3. The appeal property is a semi-detached dwelling situated approximately midway along a gently sloping residential road comprising properties of that same style. A driveway runs past the side of the dwelling, through a carport, to a garage at the rear.
4. The proposed development comprises the construction of a 2-storey side extension that would sit on the space occupied by the driveway together with a front porch. The front porch would run about two thirds the width of the dwelling and would project slightly forward of the existing front ground floor bay window. At first floor level the front elevation would run flush with the existing building. The materials would match those of the dwelling at present. The roof would be hipped resulting in the removal of an existing side dormer window that faces the neighbouring property at 42 Dobcroft Avenue.
5. A 2-storey side extension is currently under construction at No 42 which sits slightly above No 40. It is understood that this new extension will incorporate a hipped roof and would be very similar in its scale and design to the appeal proposal.
6. The appeal proposal would result in two adjacent 2-storey side extensions at ground and first-floor level. Each would run to the boundary between the 2

properties leaving a gap of just a few centimetres. When viewed from close by the front elevations of the 2 neighbouring dwellings would visually merge into one another giving the appearance of being one continuous terrace comprising 4 houses. However, when viewed from further back the V-shaped gap between the two sets of roofs would be far more visible, thus reducing the terraced effect.

7. Many of the dwellings along Dobcroft Avenue incorporate 2-storey side extensions which are not stepped-back from the front elevation, stepped-in from the boundary or stepped-down from the ridgeline of the roof. Thus, in some instances there are near contiguous 2-storey extensions that have resulted in the creation of the terraced effect referred to above. This effect has been exacerbated where both neighbouring extensions have incorporated gable-end roofs, for example as at No 30 and No 32 and at No 44 and No 46.
8. It could be contended that the increase in number of these 2-storey extensions, that run nearly perfectly flush with the existing building, has made it more important to resist the process further. However, since so few of the extensions along Dobcroft Avenue are stepped-back, stepped-in or stepped-down it is those that are that disrupt the rhythm of a row or a group of houses.
9. The design of the proposed extension would thus be in keeping with many others in Dobcroft Avenue. Furthermore, the proposed front porch with a forward sloping roof would have quite a modest forward projection and, in terms of its width, would not be out of scale with many others that have been erected along Dobcroft Avenue.
10. Therefore, for the reasons set out above the development proposal would not harm either the character and appearance of the host building nor the character and appearance of the street scene. Consequently, it would accord with Policies BE5 and H14 of the Sheffield Unitary Development Plan 1998 which seek to ensure that new extensions respect the scale, form and materials of the original dwelling and are in character with neighbouring dwellings. Furthermore, it would comport with Policy CS74 of the Sheffield Development Framework 2009 which requires new development to contribute to place-making.
11. Finally, it would comport with the advice set out in the Council's Designing House Extensions: Supplementary Planning Guidance from the UDP (undated) that extensions should be compatible with the character of the built environment and that they should include a hipped-roof and that the porch should not project further forward than 1.5 metres.

Conditions and Conclusion

12. In addition to the standard condition requiring that the development be commenced within 3 years, in order to ensure certainty, I have added a condition requiring that it be implemented in line with the approved plans. Finally, in order to protect the character and appearance of the existing dwelling house and its neighbours I have included a condition requiring that the extension be built of the materials specified in the planning application.
13. For the reasons set out above the appeal should be allowed.

William Walton

INSPECTOR

SCHEDULE OF CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out, completed and retained in accordance with the following approved plans and documents: DRWG No AL (0) 002; DRWG No AL (0) 003; and DRWG No AL (0) 004 (all dated January 2020).
3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

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