



Appeal Decision

Site Visit made on 12 October 2021

by Sarah Housden BA (Hons) BPI MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27th October 2021

Appeal Ref: APP/J4423/D/21/3278159

39 Stanwood Crescent, Sheffield S6 5JA

- 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 A Welch against the decision of Sheffield City Council.
 - The application Ref 21/00879/FUL, dated 26 February 2021, was refused by notice dated 4 May 2021.
 - The development proposed is 'demolition of existing small side extension and construction of a new two storey side extension with internal remodelling to existing property'.
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Decision

1. The appeal is allowed and planning permission is granted for the demolition of an existing small side extension and construction of a new two storey side extension with internal remodelling to existing property at 39 Stanwood Crescent, Sheffield S6 5JA in accordance with the terms of the application, Ref 21/00879/FUL, dated 26 February 2021, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: XY20-0150 (06) 001_3.2 (site location plan), XY20-0150 (07) 001_3.2 (floor plans as proposed) and XY20-0150 (08) 001_3.2 (elevations as proposed).
 - 3) No development shall commence until details of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Preliminary Matter

2. The revised National Planning Policy Framework (the Framework) was published on 20 July 2021. Paragraph 218 indicates that its policies are material considerations which should be taken into account in dealing with applications from the day of publication. The principal parties were therefore invited to comment on any implications of the revised Framework for this appeal. No substantive comments were made and I have determined the appeal having regard to the revised Framework.

Main Issue

3. The main issue in this case is the effect of the proposed development on the character and appearance of the host property and the surrounding area, having particular regard to the Stanwood Crescent/Stanwood Avenue street scene.

Reasons

4. The appeal site is within a residential area to the north-west of Sheffield and comprises a two storey semi-detached dwelling on a corner plot at the junction of Stanwood Crescent and Stanwood Avenue. Development in the area is characterised by pairs of traditional semi-detached dwellings with hipped roofs and matching details such as two storey projecting bay windows, tile hanging and brick detailing.
5. A number of the dwellings on Stanwood Crescent have been extended to the side, contributing to the variety in the street scene in terms of dwelling styles, roof form and materials. However, this has not undermined the regular layout of the semi-detached pairs which, together with their position set back from the road behind grass verges, contributes to the established and spacious character of the street scene. Number 37 Stanwood Avenue, the neighbouring semi-detached property to the east (No 37), has recently had a two storey side extension, immediately adjacent to the appeal site.
6. In 2018, planning permission was granted for a two-storey extension to the side of the host dwelling, in the position of the appeal proposal¹. Whilst the form of the extension now proposed is similar, its front wall would be located further forward compared with the previously approved scheme and the extension would be constructed from brick and render instead of brick, render and zinc cladding.
7. The contemporary design of the proposal would contrast with the traditional form and character of the host dwelling and would be different in form and appearance to other extensions in Stanwood Crescent. However, it would not project forward of the front elevation and the roof line would extend from the host dwelling at eaves level, below the existing ridge line. Whilst the Council is concerned that the design and materials are neither contemporary nor traditional, the form and scale of the extension would be subordinate to the host dwelling.
8. The appeal property already sits forward of the front elevations of Nos 35 and 37 to the east, and the front lean-to extension at No 37 has created some variation in the building line. Although the extension would be open to view when approaching along Stanwood Crescent from the east, there would be adequate separation distance to the road to ensure that it would not project forward to an unacceptable degree nor appear unduly prominent or intrusive in the street scene.
9. The Framework recognises that significant weight should be given to schemes which help to raise the standard of design more generally, so long as they fit in with the overall form and layout of their surroundings. Subject to high quality materials being used, which is a matter that can be agreed with the Council, I conclude that the proposed extension would be an appropriate addition to the

¹ Planning permission reference 18/00370/FUL

host dwelling and would not harm the spacious and established character of the Stanwood Crescent/Stanwood Avenue street scene.

10. For these reasons, the proposal would not conflict with Policies H14 and BE5 of the Sheffield Unitary Development Plan (1998) in so far as they require extensions to be well designed and in scale and character with neighbouring buildings and that their scale, form, detail and materials should be appropriate in relation to the original building. The proposal would also comply with the provisions of Policy CS74 of the Sheffield Core Strategy (2009) to seek high quality development that respects the scale, layout, built form, building style and materials of the city's neighbourhoods and with the provisions of the Framework to ensure that new development functions well and adds to the overall quality of an area.

Conditions

11. In addition to the standard time limit, I have attached a condition specifying the approved plans in the interests of certainty. I have also specified that the materials should be agreed in writing with the local planning authority, in the interests of the character and appearance of the host dwelling and the surrounding area.
12. For the reasons outlined above and having had regard to all other matters raised, I conclude that the appeal should be allowed.

Sarah Housden

INSPECTOR