



Appeal Decision

Site visit made on 14 December 2021

by G Bayliss BA (Hons) MA MA MRTPI IHBC

an Inspector appointed by the Secretary of State

Decision date: 22 December 2021

Appeal Ref: APP/J4423/D/21/3280074

6 Ashfurlong Drive, Sheffield S17 3NP

- 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 Kevin Bradley against the decision of Sheffield City Council.
 - The application Ref 21/01774/FUL, dated 21 March 2021, was refused by notice dated 23 July 2021.
 - The development proposed is described in the application as “first-floor extension to form enlarged bedrooms, new bedroom, repositioned en-suite and hall. Associated internal alterations”.
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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 dwelling and the surrounding area.

Reasons

3. The appeal building is a detached pitched roof bungalow with rooms in the roof space. It occupies a visually prominent corner plot, fronting onto Ashfurlong Drive and is in a residential area. It has modestly sized dormers inserted in more than one roof plane and a more substantial but largely obscured one at the rear. Similar such subservient additions feature on other local buildings. The wider area is mixed in terms of architectural styles and dwelling types.
4. Notwithstanding this, the proposed roof alteration to facilitate the enlarged first floor would subsume the existing roof, all but eliminating its profile across the whole frontage. The result would be a highly noticeable disproportionate addition, making the building appear top-heavy to the detriment of both its design and appearance in the street scene.
5. The appeal scheme would therefore cause harm to the character and appearance of the area. Accordingly, it would conflict with Policies BE5 and H14 of the Sheffield Unitary Development Plan (1998), Policy CS74 of the Sheffield Development Framework Core Strategy (2009), and the Supplementary Planning Guidance ‘Designing House Extensions’. These policies and the guidance, amongst other things, require that extensions should respect the scale, form and detail of the original building, and fit in with the scale and character of neighbouring buildings. It would also be contrary to the high-quality design expectations of section 12 of the 2021 National Planning Policy Framework.

Other Matter

6. The appellant has identified properties within the surrounding area which have dormers to front elevations. I have acknowledged such in the context I have set above. However, of the ones I have seen that are prominent in the street scene, in the main they are much smaller, subservient to the host roof and well contained within the roof scape. I am not therefore minded to allow the appeal in this light.

Conclusion

7. The appeal scheme would conflict with the development plan. There are no material considerations worthy of sufficient weight that would indicate a decision other than in accordance with it. The appeal should therefore be dismissed.

G. Bayliss

INSPECTOR

