



Appeal Decision

Site visit made on 3 July 2023

by S Pearce BA(Hons) MPlan MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23 August 2023

Appeal Ref: APP/J4423/W/23/3316267

26 Endowood Road, Sheffield S7 2LZ

- 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 L Morgan against the decision of Sheffield City Council.
 - The application Ref 22/02620/FUL, dated 12 July 2022, was refused by notice dated 2 February 2023.
 - The development proposed is described as a “loft conversion including rear dormer, side and rear extensions, repairs to facade, windows and doors”.
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Decision

1. The appeal is allowed and planning permission is granted for a loft conversion including rear dormer, side and rear extensions, repairs to facade, windows and doors at 26 Endowood Road, Sheffield S7 2LZ in accordance with the terms of the application, Ref 22/02620/FUL, dated 12 July 2022, 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: Location Plan drawing no. TQRQM22192113008767; Existing and Proposed Block Plans drawing no. 20017-S11 BD-ZZ-DR-A-PL02-P02; Existing and Proposed Floor Layouts drawing no. 20017-S11 BD-ZZ-DR-A-PL03-P02; Existing and Proposed Elevations drawing no. 20017-S11 BD-ZZ-DR-A-PL04-P02; and, Existing and Proposed Sections drawing no. 20017-S11-BD-ZZDR-A-PL05-P02.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the details listed within the application form and shown on drawing no. 20017-S11 BD-ZZ-DR-A-PL04-P02.

Applications for costs

2. An application for costs was made by L Morgan against Sheffield City Council. This application is the subject of a separate Decision.

Preliminary Matter

3. In addition to the items listed in the description above, various other matters are shown on the plans. Given the Council's chosen description of development, they clearly considered these other matters as part of the proposal and so no injustice will arise if I do too.

Main Issue

4. The main issue is the effect of the proposed development on the character and appearance of the area, the host property and semi-detached neighbour, 28 Endowood Road.

Reasons

5. 26 Endowood Road is a two storey, semi-detached property, with a flat roof, single storey side extension and front porch. Its semi-detached neighbour, No 28, has been extended to the side, which includes a ground floor garage and porch that extends forward of the frontage of No 28 and a first floor side extension which is setback from its frontage.
6. Properties along Endowood Road are primarily two storey, semi-detached properties, with a degree of uniformity in their design, sited in narrow, long plots. A large number of the properties along Endowood Road have been extended to the side. These extensions are a mix of single and two storey heights, that extend to adjoin a shared side boundary. As a result, there are largely continuous frontages along both sides of Endowood Road. Any remaining gaps between properties are narrow. It is the strong frontage along Endowood Road and the general uniformity of the properties that contribute to the character and appearance of the area.
7. The design of the proposed side extension would be consistent with the form, scale and architectural style and materials of No 26. Although the proposed setback is not as deep as the Council requested, it incorporates a lowered roofline and would be sufficiently setback to appear subservient to No 26. The design would also limit the possibility of any terracing effect in the future.
8. The proposed side extension would be similar to other side extensions in the vicinity, particularly those which have been setback and have a lowered ridge. Although many of these extensions predate existing national and local planning policy, they are, nevertheless, a significant and established element in the street scene. As a result, it would not therefore appear as a dominant feature or, having regard to the layout and design of No 28, unbalance the semi-detached pair of Nos 26 and 28.
9. In addition to the two storey side extension, I have had regard to the other elements of the proposed development, to which the Council raised no issues. Having regards to the amount of development proposed, its design and relationship with neighbouring properties, I see no reason to disagree.
10. For these reasons, I conclude that the proposed development would not result in harm to the character and appearance of the area, the host property or semi-detached neighbour, 28 Endowood Road. It therefore complies with Policies BE5 and H14 of the Sheffield Unitary Development Plan Adopted March 1998, Policy CS74 of the Sheffield Development Framework Core Strategy Adopted 2009 and the guidance within the Supplementary Planning Guidance from the Unitary Development Plan: Designing House Extensions.
11. Collectively, these seek to ensure extensions respect the scale, form, detail and materials of the original building, are well designed and are in scale and character with neighbouring buildings, are of high quality and respect the distinctive features of the neighbourhood, are compatible with the character and built form of the area, and do not detract from the dwelling or general

appearance of the street or locality. These policies and guidance document are broadly consistent with the design aims of the National Planning Policy Framework (the Framework). The proposed development therefore complies with paragraph 130 of the Framework, which seeks, among other things, to ensure development is sympathetic to local character.

Conditions

12. I have had regard to the Council's suggested conditions and considered them against the statutory tests outlined in the Framework and the advice in the Planning Practice Guidance. For the avoidance of doubt, development needs to be carried out in accordance with the statutory time limit and approved plans.
13. It is also necessary to attach a condition to ensure that the materials used match the existing property to ensure a satisfactory appearance. The appellant has raised concerns that elements of the scheme, specifically the dormer roof extension cladding, solar panels and bi-fold doors, would not exactly match the existing materials, and would not therefore comply with the suggested conditions. The appellant's email dated 6 June 2023 highlights that these elements will be complimentary to the existing building and materials in the locality. The submitted plans and details on the application form confirm this. I have therefore amended the Council's suggested conditions to address the points raised.

Conclusion

14. Given my findings above, the proposed development accords with the development plan when taken as a whole, and there are no other material considerations that indicate otherwise. The proposal also complies with the requirements of the Framework. For the reasons given, I conclude that the appeal should be allowed.

S Pearce

INSPECTOR