

Planning Services
Sheffield City Council
Howden House
1 Union Street
Sheffield
S1 2SH

**Application for Full Planning Permission
54 Blair Athol Road, Sheffield S117GB (“Property”)**

Dear Sir/ Madam

This letter is submitted in support of a planning application for:

Alterations to roof including raised ridge height and erection of dormer window to rear, erection of ground floor infill extension to front of dwellinghouse

at the above address (“**Proposed Development**”).

On 28 July 2023 planning permission was refused in respect of application 23/01447/FUL for:

Alterations to roof including raised ridge height and erection of dormer windows to front and rear, erection of ground floor infill extension to front of dwellinghouse

(“**Previous Application**”)

The reason for refusal of the Previous Application was as follows:

The Local Planning Authority considers that the design of the proposed development, by reason of the increased ridge and eaves heights and the addition of front and rear dormers, would lead to an unacceptable form of development that would be harmful to the character and appearance of the host dwellinghouse, the pair of semi-detached dwellinghouses and the wider street scene. The proposal is therefore contrary to guidelines 1, 2 and 3 of the Supplementary Planning Guidance on Designing House Extensions, Unitary Development Plan Policy H14 a), Core Strategy Policy CS74 and Paragraph 130 of the National planning Policy Framework.

This second application for the Proposed Development is submitted by way of a free go in order to overcome the above reason for refusal. For clarity, this second application is submitted by the same applicant albeit under a different name as the applicant’s maiden name was used previously.

The reason for refusal of the Previous Application is expanded further upon in the planning officer’s report (“**OR**”).

Raising of roof ridge

The increase in the ridge height of the Property under the Previous Application was considered to be harmful to the appearance of the street scene as a whole as the topography of the street means that the houses are staggered and rise from north to south. Under the Previous Application, the height of the Property would be out of sync with this pattern. To overcome this, this second application proposes raising the ridge height by 1m rather than 2m which is significantly lower. As a

result, on the basis of the ridge height assessment set out in the OR, the Property's ridge will remain lower than that of the pair of semi detached properties located to the south by around 0.3m. This means that the Property will continue to reflect the staggered pattern of the remainder of the street.

Although the Property's ridge would be situated 1m higher than that of the adjoining semi detached it is considered that this will not detract from the street scene. As above, the general staggered pattern of the street will remain unaltered and it is not uncommon for adjoining semi detached properties to incorporate different ridge heights, particularly to this extent which is a much smaller difference than the previously proposed 2m and therefore would not cause the two properties to appear unbalanced. In fact it is extremely common for semi detached properties not to have matching ridge heights across the locality of Greystones, including further up Blair Athol Road to the south. It is considered that once the Proposed Development has been completed the Property would continue to blend with the remaining street scene.

Front velux windows

The Previous Application proposed dormer windows to the front of the Property. This application proposes no front dormer windows but instead velux windows. Velux windows of varying sizes are installed to the front of many of the properties on Blair Athol Road, including on No. 58 which is also one of the four semi detached properties. Therefore the appearance of the Property's roof would be in keeping with the remainder of the street.

Rear dormer window

The rear dormer window proposed under the Previous Application was criticised for dominating the roof slope, in particular because it would result in the visual loss of the eaves of the Property. As a result, this application proposes a smaller dormer window which would be contained within the ridge and eaves of the roof of the Property and would be subservient to the Property. It also proposes cladding the dormer window in materials to match the Property roof and with a window design similar to the existing Property. This will result in a dormer window typical of the many loft conversions carried out to other semi detached properties within the locality and reflective of some of the large dormer windows permitted to nearby properties, such as at 45 Blair Athol Road. It also reflects the type of dormer window ordinarily used where loft conversions are carried out under permitted development rights.

Corner infill

Given that the reason for refusal of the Previous Application does not make reference to the proposed corner infill and that the OR states that it is considered to be acceptable this application contains the same proposal in respect of the corner infill, however with the door in an adjusted position. This will effectively result in the corner infill being of a porch design which would otherwise be permitted under permitted development rights in any event. It is therefore understood that the corner infill is acceptable in planning terms.

Amenity/ Impact on Neighbours

The OR considered that the Previous Application would not result in the over development of the plot nor any unacceptable adverse impact upon neighbouring properties. Given that this application proposes a smaller development in terms of both ridge height and the rear dormer window it is considered that it would also not result in any adverse impact upon neighbouring properties.

Conclusion

Overall it is considered that this application overcomes the reason for refusal of the Previous Application and as a result should be acceptable in planning terms. The Proposed Development would enlarge the Property in a well designed and proportionate manner which complements the street scene and accords with paragraph 130 of the National Planning Policy Framework, policy CS74 of the Core Strategy, policy H14(a) of the Unitary Development Plan and the Guidelines contained within the Supplementary Planning Guidance on Designing House Extensions.

It is therefore respectfully requested that this application be granted planning permission.

It is asked that should the planning officer have any concerns in respect of the Proposed Development during their consideration of the application that these are raised with the applicant or their agent in order that they may be overcome.

Yours sincerely

