

### **Supporting Statement**

#### **Proposed alterations and extension to roof (amended scheme) and erection of a single storey rear extension at 229 Highcliffe Road, Sheffield**

##### **Introduction**

Planning permission was recently refused for alterations and extensions to the roof of the above property including a hip to gable extension, a rear dormer extension, a front dormer window and raising of the ridge height; and a single storey rear extension. The reason for refusal related to the view that the design of the roof alterations would lead to an unacceptable form of development that would be harmful to the character and appearance of the host dwelling, the pair of semi-detached dwellings and the wider street scene.

The current proposal seeks to overcome some of those concerns. The Council considered that the rear extension was permitted development and this proposed extension remains unchanged in the current proposal and so will not be assessed further.

##### **The Application Site**

The application site is located on the northern side of Highcliffe Road within the built framework of the city. It is within a residential area that is characterised by mainly (but not exclusively) semi-detached houses. Many properties have been extended or altered in some way. The land in the vicinity of the site slopes down from east to west.

##### **Assessment**

This application does not include the increase of the roof height of the dwelling meaning that there will still be a step in the roof height between the attached houses. Given the steep slopes in the area this is a common feature that will be retained. The elements still proposed in the current scheme are considered below.

##### **Hip to gable conversion.**

This operation is frequently required in order to utilise the roof space in a hipped roof dwelling, and without any other associated alterations can be done as permitted development. There are a number of properties along the road where hip to gable alterations have occurred. These include nos 115 and 99. In dealing with the application at 99 (16/01543/FUL) the officer commented that “Visually the use of a gable ended roof will contrast with the existing hipped roof of the house. However, such alterations to encompass gable ended roofs have been done on properties in the local area (with higher roof pitches) in order to provide living accommodation in the roofspace. As a result, such a feature is now characteristic of the area.” It must also be noted that the proposal does not involve any side extension to the property so a gap will be retained between nos 227 and 229 and the proposal will not result in any terracing effect.

As there is to be no change in the roof height of the dwelling and no side extension is proposed this element of the scheme could be carried out as permitted development.

#### Rear dormer window

Rear dormer windows as part of a loft conversion are a common feature in this area. Many of these are generally well hidden from public view. Some are more prominent, for example 133 and 138 High Storrs Road, both of which also involved a hip to gable conversion and were presumably carried out under permitted development rights. In this case the dormer window would not be easily visible in public views and would have no impact on the character of the area.

#### Front dormer window

This element of the scheme would require planning permission in its own right. It is required to provide sufficient headroom for the stairs and landing area to gain access to the new attic rooms. Since the previous proposal, not only has the ridge height of the existing dwelling not been changed, but also the height of the proposed dormer window has been reduced so that the ridge height of the dormer is now below that of the main roof of the property. While there are not many front dormer windows in the vicinity of the site there are many examples of both single and two storey bay windows on the fronts of dwellings, and of small front facing gables such as on 143-149 High Storrs Road. There are a variety of features on front elevations in the vicinity of the site so that a small front dormer window would not be completely out of character in the area.

#### **Conclusion**

Some of the proposals (rear extension and hip to gable conversion) could be carried out as permitted development. While the area predominantly consists of hipped roof semi-detached houses there are significant variations in the design and appearance of individual dwellings. The proposals would not detract from the character or appearance of the host property or the area in general.