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Case Number	18/02919/FUL (Formerly PP-07160538)
Application Type	Full Planning Application
Proposal	Erection of single-storey rear extension to dwellinghouse including terrace to rear and erection of replacement detached outbuilding to rear
Location	70 Gell Street Sheffield S3 7QW
Date Received	31/07/2018
Team	City Centre and East
Applicant/Agent	Studio Gedye
Recommendation	Grant Conditionally

## Time limit for Commencement of Development

1. The development shall be begun not later than the expiration of three years from the date of this decision.

Reason: In order to comply with the requirements of the Town and Country Planning Act.

## Approved/Refused Plan(s)

2. The development must be carried out in complete accordance with the following approved documents:

### Drawing Numbers:

18116 - 101 RevC - Site Plan / Roof Plan  
18116 - 102 RevF - Lower Ground Floor Plan (Part 1)  
18116 - 104 RevC - Upper Ground Floor Plan  
18116 - 107 RevF - Section AA Part 1  
18116 - 109 RevB - Rear Elevation  
18116 - 110 RevB - Side Elevation  
18116 - 111 RevB - Side Elevation  
18116 - 112 RevA - Outbuilding Front and Rear Elevations

Reason: In order to define the permission.

Pre Commencement Condition(s) – ('true conditions precedent' – see notes for definition)

Other Pre-Commencement, Pre-Occupancy and other Stage of Development Condition(s)

3. Details of all proposed external materials and finishes, including samples when requested by the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority before that part of the development is commenced. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: In order to ensure an appropriate quality of development.

Other Compliance Conditions

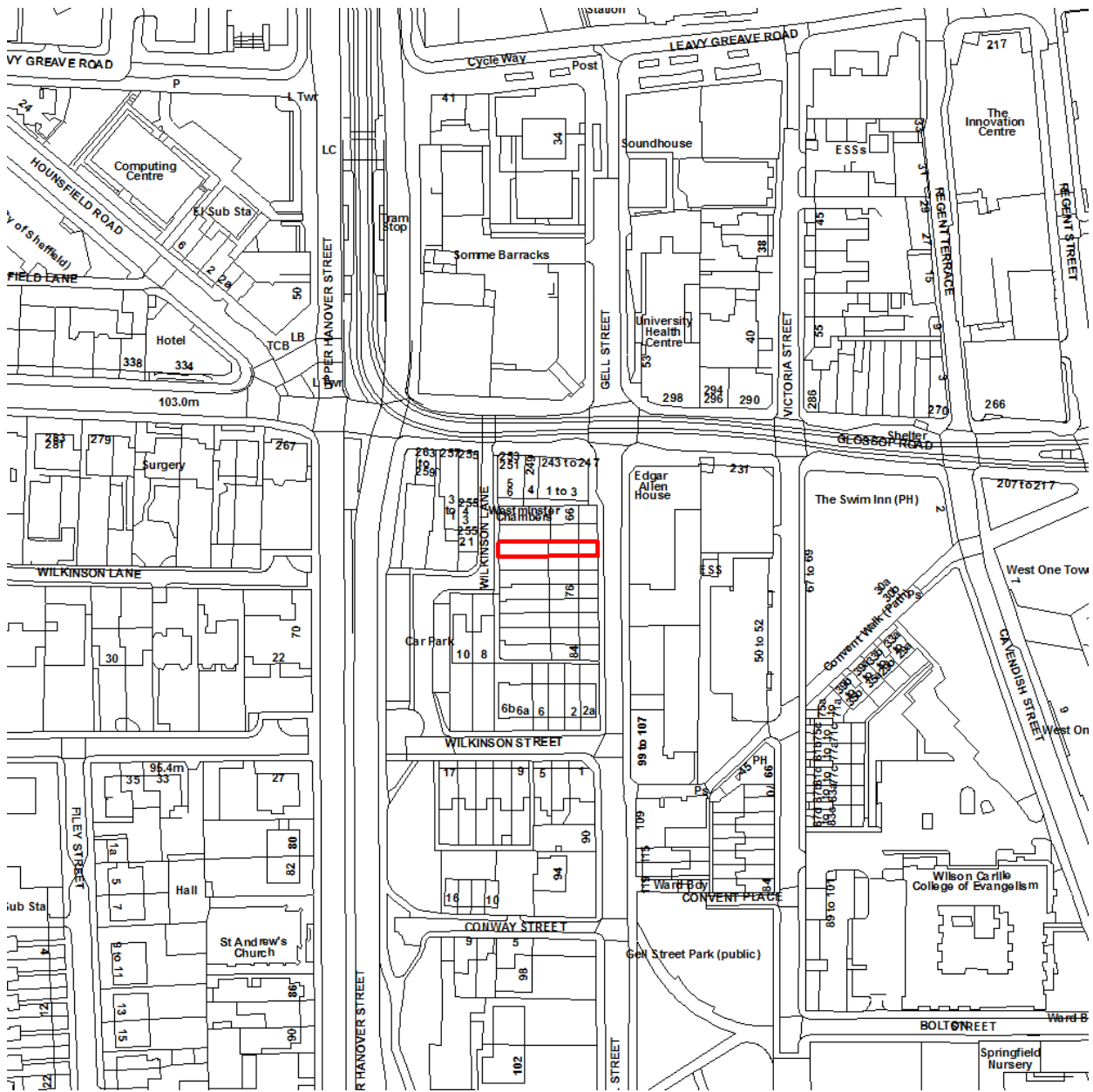
4. The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

Reason: In the interests of the amenities of occupiers of adjoining property.

Attention is Drawn to the Following Directives:

1. The Local Planning Authority has dealt with the planning application in a positive and proactive manner and sought solutions to problems where necessary in accordance with the requirements of the National Planning Policy Framework.

# Site Location



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## LOCATION AND PROPOSAL

The application site relates to a mid-terraced property on Gell Street, located off West Street close to the city centre.

The dwelling presents as two storeys to the front elevation facing Gell Street and three storeys (with a fourth storey in the roof space and a basement storey) to the

rear facing the garden. The rear garden is accessed from the basement at lower ground floor level where there is currently a small seating terrace.

From the terrace, the garden area rises gradually towards the rear boundary which is formed by a high brick boundary wall which runs along the extent of the row of terraced properties. The rear boundary wall adjoins an alley running along the rear of the site parallel with Wilkinson Lane. A gate provides access into the alley.

A brick built outbuilding exists at the rear part of the site which appears to be a typical historic feature of these terraced properties.

The side boundary with No. 72 consists of a high brick boundary wall approximately 2.2 metres high immediately to the rear of the site which runs for the full length of the side boundary. The land rises at the rear of these properties towards the rear boundaries. A similar height wall is replicated along the common boundary with No. 68 for an approximate length of 4.8 metres which is replaced with timber fencing for the remainder of the boundary. Both side boundary walls are proposed to be repointed and repaired like for like as part of the scheme of works.

The surrounding area, with the exception of Glossop Road is predominantly residential and is varied containing dwellings of mixed ages, sizes and design.

The site is located in a Housing Area and in the Hanover Conservation Area as designated in the adopted Sheffield Unitary Development Plan.

Permission is sought to erect a single storey extension to the rear of the site which projects 2.7 metres with a further 0.5 metres canopy overhang and will span the extent of the rear elevation between the existing boundary walls.

Additionally a timber outbuilding is proposed to be sited at the rear of the garden which will span the width of the site and will incorporate an opening at its rear which will provide access to the existing alley at the rear of the site formed by a new, widened timber gate. This element of the application has been amended since its first submission following officer concerns in respect of its height and appearance in the Conservation Area.

## RELEVANT PLANNING HISTORY

There is no relevant planning history apart from the pruning/removal of trees.

## SUMMARY OF REPRESENTATIONS

7 letters have been received from residents of Gell Street objecting to the proposals on the following grounds:

- The Gell Street terrace is labelled as a Key Heritage Asset and one of the oldest run of buildings in the Hanover Conservation Area. It is fundamental to its character and its preservation should be an important priority. A key characteristic is that it was designed without off-shots at the rear which gives a flat rear elevation creating a unique relationship between the west facing

rooms and rear courtyards and gardens. Currently, none of the houses have been extended so this appearance still survives.

- The extension is taller than existing garden walls and would be visible from all other houses within the terrace. The proposed orange zinc colour cladding will add to its prominence.
- An existing French window at first floor level would open onto the flat roof of the proposed extension meaning it is likely to be used as a roof terrace and would directly overlook neighbouring gardens affecting their privacy.
- The proposed enlarged shed is significantly taller than any other shed in the terrace and much taller than the original outbuildings which would have been there. Its orange zinc cladding draws further unnecessary attention to it. Its scale detracts from the appearance and view of the rear of the terrace. From the rear on Wilkinson Lane, the roof line would break the uniformity of the historic walled gardens.
- The proposed roller shutter that provides access to the shed from the rear alleyway is not in keeping with the character of the conservation area.
- Alteration to the drain/sewer services to the property – the extension will be built over the main waste pipes which will restrict access and impact on future maintenance.
- The extent of the proposed repair work to the existing boundary walls is unclear and replacing like for like for two hundred year old bricks could be difficult.
- No. 70 Gell Street has recently been altered with new roof lights facing the front and a substantially enlarged dormer at the rear. Neither of these additions appear on the survey which accompanies this application, giving a misleading appearance of the full scale of changes involved, making a mockery of the Key Heritage Asset status of the terrace.
- The terrace is currently not listed but if it were to be considered for listing in the future it is important to retain as many original features and characteristics of the original form as possible. This application would reduce the historic setting and appearance of the whole terrace for ever and set a dangerous precedent for further development and applications for contemporary extensions.

## PLANNING ASSESSMENT

### Policy

The National Planning Policy Framework (NPPF) provides the framework for planning policy and development in England. The overarching principle is to ensure that development is sustainable. The local policies cited in this report are all considered to be in accordance with the relevant paragraphs of the NPPF.

The NPPF advises that good design is a key aspect of sustainable development which helps make development acceptable to communities and that planning decisions are sympathetic to local character while not preventing or discouraging appropriate innovation or change.

The NPPF seeks to secure a high standard of amenity for existing and future users of land and buildings.

For development proposals affecting heritage assets local planning authorities should give great weight to the asset's conservation. Any harm to the significance of a heritage asset should require clear and convincing justification and a balanced judgement should be taken having regard to the scale of any harm or loss and the significance of the heritage asset.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 refers to the Local Planning Authority's general duty in relation to conservation areas in the exercise of its planning functions. In terms of buildings and land in a conservation area, it requires that special attention is paid to the desirability of preserving or enhancing the character or appearance of that area.

The assessment of this application will be tested against these overarching principles as well as the Unitary Development Plan, where Policy H14 (Conditions on Development in Housing Areas); Policy BE5 (Building Design and Siting); and Policy BE16 (Development in Conservation Areas) are relevant in assessing this proposal. Also of relevance is Core Strategy Policy CS74 (Design Principles)

## Design

Policy H14 of the UDP requires developments to be well designed and in scale and keeping with the surrounding area. Policy BE5 provides similar instruction, stating that development should be well designed, respect the character of the area and utilise sympathetic design and materials. Core Strategy Policy CS74 is also relevant and states that high quality development will be expected which should respect, take advantage of and enhance the distinctive features of the city, its districts and neighbourhoods.

The roof junction between the existing dwelling and new structure will be formed by a flat glazed strip roof light, beyond which will be a standing seam zinc roof with a slight fall. The extension is proposed to be clad in orange coloured zinc with glazing to the front, including full height opening doors. The choice of materials is high quality and robust, whilst undeniably in contrast to the original building.

Although the proposed materials are not traditional in nature, it is considered that they are an innovative contemporary addition for this location and will provide a clear distinction and an interesting juxtaposition between the old and the new, a technique which is repeated widely when forming extensions to heritage assets.

The amended outbuilding has been reduced in height and the roof form revised to a dual pitched roof which will be clad in slate. The outbuilding will incorporate a projecting, open canopy to its frontage facing the garden.

Although the ridge height will be slightly visible from Wilkinson Lane, it is not considered that this will adversely affect the character of the Conservation Area, given the change in roof materials. The outbuilding is larger in width than the traditional sizes of outbuildings to these terraces. However, it should be borne in mind that an outbuilding of a similar footprint could be installed without planning permission if its height did not exceed 2.5 metres.

The roller shutter proposed in the original plans was considered unacceptable and has been revised with a timber door which, whilst wider than the existing gates along the rear boundary, is much more sympathetic than the roller shutter and is considered to have a neutral impact on the overall character of the conservation area given the rear alley location of this element of the proposals.

### Amenity

Policy H14 (c) states that the site should not be overdeveloped or deprive residents of light, privacy or security, or cause serious loss of existing garden space which would harm the character of the neighbourhood.

The single storey extension is proposed to project approximately 2.7 metres from the original rear elevation with a further projection by 0.5m of a canopy overhang. This projection not considered to raise any significant amenity issues. Members should note that a projection of 3 metres (with materials that match the original dwelling) would be permitted development, not requiring planning permission.

The existence of relatively tall boundary walls to either side of the extension (separating the site from the neighbouring dwellings) will serve to screen most of the extension. The standing seam will project approximately 390mm at its highest point above the existing wall and although it will be visible it is not considered to create any issues in terms of dominance or create an overbearing effect.

As previously alluded to, a single storey extension which projects 3 metres, with an eaves height of 3 metres and a ridge height of 4 metres, would fall within permitted development rights if it were to be constructed in matching brick and a slate roof. This would potentially have a more dominant effect on the neighbours and is a material consideration in this case.

The outbuilding proposed in the original plans was considered to be out of scale and character and has been amended following officer concerns. The amended plans show a reduction in height. The outbuilding will project approximately 1.9 metres above the boundary wall with No. 72 owing to the rise in land at the rear of the site. The ridge height of the pitched roof will extend above the rear boundary wall by just over 300 mm. It is not considered that the outbuilding will raise any amenity issues owing to the nature of its use and location at the bottom of the garden area.

Although both the single storey extension and the outbuilding will be visible from all other houses on the terrace, longer range views from public vantage points within the conservation area will be very limited. Individual loss of views over and to someone else's land is not a planning consideration.

Concern has been raised in respect of potential access to the flat roof of the extension from the existing French window at first floor level and subsequent loss of privacy to neighbouring residents. It is acknowledged that this could be a potential issue and as such a condition is recommended preventing the roof from being used as a sitting out area.

## RESPONSE TO REPRESENTATIONS

Most of the concerns raised by the residents have been referred to in the planning assessment above. Some of the issues raised are not relevant to the consideration of this planning application and these are listed below:

- Any potential future listing of the terrace is not relevant to the determination of this application. The terrace does not have listed building status so this is not a material planning consideration in this case.
- Repair work to the existing boundary walls does not require planning permission and as such is not relevant to the assessment of these proposals.
- Any drainage issues that have been raised do not fall within the remit of this planning application and have no bearing on its outcome. Such matters will be dealt with under the building regulations.

## SUMMARY AND RECOMMENDATION

The proposed extension represents a well-designed contemporary addition to this modest terraced property within the Hanover Conservation Area. The use of modern materials clearly creates a deliberate distinction between the old and the new and is handled in a sympathetic way. Views of the extension will be largely confined to the immediately adjoining dwellings rather than more widely within the conservation area. Members are reminded that a similar sized extension built of matching brick and slate would not require planning permission and the local planning authority would have no control over its design. This is a material consideration in the determination of this proposal.

It is acknowledged that the ridge of the outbuilding at the bottom of the garden will rise slightly above the rear boundary wall. Nevertheless this is not considered to result in harm to the character or the conservation area and neither is the slight widening of the original garden gate. Members are also reminded that an outbuilding of 2.5 metres in height could be built here without planning permission and without any control over the choice of materials.

The application as amended is considered to meet the requirements of the local plan (UDP and Core Strategy) and is in accordance with the guidance contained within the National Planning Policy Framework. The extension and outbuilding will not



significantly affect the amenities of neighbouring properties, nor will it adversely affect the overall character of the conservation area. It is not considered that the proposal in its entirety will create any harm to the significance of the building as a heritage asset given the modest nature and scale of the proposals and the well thought out contemporary design. This being the case, it is recommended that the application be approved subject to the listed conditions.

