



## SHEFFIELD CITY COUNCIL Planning & Highways Committee

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**Report of:** Director of Regeneration & Development Services

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**Date:** 16 September 2014

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**Subject:** Planning Report

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**Author of Report:** Trevor Sullivan

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**Summary:** Unauthorised installation of external wall  
Insulation to 111 Page Hall Road. Planning  
Application 14/01888/FUL

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**Recommendations:**

That the Director of Regeneration and Development Services or Head of Planning be authorised to:

- (i) Disregard the authority given at the 26 August 2014 Planning and Highways Committee to secure the removal of the cladding at 111 Page Hall Road.
  - (ii) Take no further action in relation to external wall insulation at 111 Page Hall Road, which has already been agreed at the 24 June Planning and Highways Committee
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**Background Papers:**

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**Category of Report:** OPEN

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## REGENERATION AND DEVELOPMENT SERVICES

## REPORT OF PLANNING AND HIGHWAYS

COMMITTEE 16 SEPTEMBER 2014

**PLANNING REPORT**

PLANNING APPLICATION 14/01888/FUL

111 PAGE HALL ROAD, SHEFFIELD, S4 8GU

CLADDING OF DWELLINGHOUSE WITH INSULTATED RENDER

**1. PURPOSE OF THE REPORT**

1.1 The purpose of this report is to inform members of an error in the recommendation for this application which was considered at the Planning and Highways Committee of 26 August 2014, to apologise to members for the error and to make recommendations on further action required.

**2. BACKGROUND**

2.1 Members may recall that the application, which was retrospective, was for cladding of the house with insulated render and it was refused for the following reason:

'The Local Planning Authority considered that the insulated cladding obscures special architectural features on the building, to the detriment of the character and appearance of the property. The proposed development is injurious to the character of the property itself and the wider street scene. It would therefore be contrary to policy H14 of the Unitary Development Plan, Guideline 1 of the Council's Supplementary Planning Guidance on Designing House Extensions and policy CS74 of the Core Strategy.'

2.2 Members may also recall that it was agreed that the Director of Development Services or the Head of Planning be authorised to take all necessary steps, including enforcement action and the institution of legal proceedings, if necessary, to secure the traditional features that have been obscured by the cladding are re-instated.

2.3 Unfortunately, at the time of writing the report on 111 Page Hall Road, officers were unaware of an earlier Enforcement Report which was agreed at the Planning and Highways Committee of 24 June 2014. This report



However, there are two reasons why significant weight should be given to considering the option of taking no further action which was agreed at the earlier Committee of 24 June.

3.2 Full consideration of the EWI cladding was carried out along with an assessment of the impact on all 31 properties which resulted in the recommendation of no further action being taken. Members supported this recommendation and it is considered that this carries weight.

3.3 It is considered that to pursue enforcement action to secure the removal of the cladding on only one house out of the 31 assessed would be unreasonable and unfair.

3.4 It is considered that no further action should be taken with respect to the removal of the cladding. Members should be aware that officers will, in the event of the recommendation of this report being supported, contact the occupier of 111 Page Hall Road with a view to resubmitting the application for the cladding to regularise the situation regarding the removal of the cladding. The new application would not require a fee.

#### 4. EQUAL OPPORTUNITIES

4.1 There are no equal opportunity implications arising from the recommendation in this report.

#### 5. FINANCIAL IMPLICATIONS

5.1 There are no financial implications arising from the recommendation in this report.

#### 6. RECOMMENDATION

6.1 That the Director of Regeneration and Development Services or Head of Planning be authorised to:

(i) Disregard the authority given at the 26 August 2014 Planning and Highways Committee to secure the removal of the cladding at 111 Page Hall Road.

(ii) Take no further action in relation to external wall insulation at 111 Page Hall Road, which has already been agreed at the 24 June Planning and Highways Committee.



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