



## SHEFFIELD CITY COUNCIL Planning & Highways Committee

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

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**Date:** 28 July 2015

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**Subject:** RECORD OF PLANNING APPEALS  
SUBMISSIONS & DECISIONS

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**Author of Report:** Claire Woods 0114 2734219

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**Summary:**

List of all newly submitted planning appeals and decisions received, together with a brief summary of the Inspector's reason for the decision

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**Reasons for Recommendations**

**Recommendations:**

To Note

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**Background Papers:**

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**Category of Report:** OPEN

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## DEVELOPMENT SERVICES

REPORT TO PLANNING &  
HIGHWAYS COMMITTEE  
28 JULY 2015

### 1.0 RECORD OF PLANNING APPEALS SUBMISSIONS AND DECISIONS

This report provides a schedule of all newly submitted planning appeals and decisions received, together with a brief summary of the Secretary of State's reasons for the decisions.

### 2.0 NEW APPEALS RECEIVED

(i) An appeal has been submitted to the Secretary of State against the enforcement notice served by the City Council for the erection of a balcony at the rear of the property at 523 Loxley Road, Loxley, Sheffield, S6 6RR (Case No 12/00731/ENUD)

### 3.0 APPEALS DECISIONS - DISMISSED

(i) An appeal against the decision of the Council at its meeting of 28 October 2014 to refuse planning consent for demolition of existing building and erection of 4 dwellinghouses (as per amended drawings received 19 August 2014) at Site Of Clear Line Creevela Works Parsonage Street Sheffield S6 5BL (Case No 14/00831/FUL) has been dismissed.

Officer Comment:-

The application was refused by the Committee contrary to officer advice.

The Inspector was aware from submissions made that cars and lorries parked at and around the site on Saturdays and in the evenings, causing parking problems for residents but had no substantive evidence that there was a significant possibility that a similar use would continue in the future. The Inspector considered the main issue to be whether the proposed development would provide sufficient off-street car parking in accordance with policy H14(d) of the Unitary Development Plan.

Although the site is near to shops on Walkley Road and South Road, she considered that, as these were up a hill and across a busy road, residents of the proposed scheme would be likely to be car owners and would also be likely to park close to their property.

Core Strategy Policy CS53 seeks to reduce the demand for travel through the management and reduction of parking. The Inspector considered that the introduction of four additional dwellings with only one car parking space and

without any means of managing demand for travel would result in additional cars being parked on Parsonage Crescent/Street compounding an already undesirable situation, impacting on the living conditions of both existing residents and future occupants of the proposed dwellings. As a result, it will be contrary to Unitary Development Plan Policy H14(d) and the Written Ministerial Statement of 23 March 2015 Accordingly, the appeal was dismissed.

#### 4.0 RECOMMENDATIONS

That the report be noted

Maria Duffy  
Acting Head of Planning

*28 July 2015*

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