



## SHEFFIELD CITY COUNCIL Planning & Highways Committee

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

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**Date:** 19 January 2016

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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 19 January 2016

#### 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 delegated decision of the City Council to refuse prior notification for single-storey rear extension - the extension is 6 metres from the rear of the original dwellinghouse, ridge height no more than 3.62 metres and height to the eaves of 1.97 metres at 8 Silkstone Road Sheffield S12 4RH (Case No 15/03745/HPN)

(ii) An appeal has been submitted to the Secretary of State against the decision of the Council at its meeting of 10<sup>th</sup> November 2015 to refuse with enforcement action listed building consent for retention of internally illuminated fascia sign at Broomhill Property Shop Kennedy House 319 Glossop Road Sheffield S10 2HP (Case No 15/01777/LBC)

(iii) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to grant conditionally planning permission for application to amend with condition 2 (Approved plans) imposed by planning permission 12/02972/FUL (Erection of 27 apartments in 1 x 3/4 storey block with associated car parking accommodation (Application under Section 73)) at The Hill (Former Upperthorpe School) Daniel Hill Walk Sheffield (Flats, 59-63, 63A, 65, 67 And 69 Daniel Hill Mews) (Case No 15/01727/FUL)

#### 3.0 APPEALS DECISIONS - DISMISSED

(i) An appeal against a discontinuance notice relating to the display of an advertisement with deemed consent, for two 48 sheet advertisement hoardings and the supporting structure and platform at land adjacent to railway embankment at the junction of Barrow Road and Fife Street (H1&H2) Sheffield S9 1NJ (Council Ref RC/069767) has been dismissed.

Officer Comment:-

The Inspector concluded that the two hoardings, given their combined size,

<p>height above the roadway and associated supporting structure are prominent in the street scene, dominate their surroundings and detract from the leafy backdrop of the woodland on both sides of the railway line. They therefore harm the character and appearance of the area in conflict with UDP Policy BE13.</p>
<p>(ii) An appeal against a discontinuance notice relating to the display of an advertisement with deemed consent, for a 48 sheet advertisement hoarding on the rear wall of outbuilding at 74 Barrow Road Sheffield (H11) S9 1LB (Council Ref RC/069767) has been dismissed.</p>
<p>Officer Comment:- The Inspector concluded that the hoarding dominates the outbuilding on which it is sited and is a prominent and dominant feature in the street scene. It also detracts from the character and appearance of the green space adjacent and is visually intrusive, such that it conflicts with UDP Policy BE13.</p>
<p>(iii) An appeal against a discontinuance notice relating to the display of an advertisement with deemed consent, for a free standing illuminated 48 sheet advertisement hoarding and its supporting structure at land adjacent to 2 Fife Street (H3) Sheffield S9 1NJ (Council Ref RC/069767) has been dismissed.</p>
<p>Officer Comment:- The Inspector concluded that the hoarding dominates the street scene due to its proximity to the pavement and its size and is a visually intrusive and prominent feature detrimental to the character of the area. As such it conflicts with UDP Policy BE13.</p>
<p>(iv) An appeal against a discontinuance notice relating to the display of an advertisement with deemed consent, for an illuminated 48 sheet advertisement hoarding on the flank wall of 54/54A Barrow Road (H10) Sheffield S9 1LA (Council Ref RC/069767) has been dismissed.</p>
<p>Officer Comment:- The Inspector concluded that the hoarding dominates the gable wall, given its size, and is asymmetrically and incongruously located on a wall that is in the main symmetrical. It has a visually uncomfortable relationship with the attic window above it and is dominant and prominent in the street scene such that it is contrary to UDP Policy BE13.</p>
<p>(v) An appeal against a discontinuance notice relating to the display of an advertisement with deemed consent, for a free standing 48 sheet advertisement hoarding and its supporting structure at land adjacent to 2 Fife Street (H4) Sheffield S9 1NJ (Council Ref RC/069767) has been dismissed.</p>
<p>Officer Comment:- The Inspector concluded that the hoarding, which is mounted one metre above and immediately to the rear of the pavement, dominates the street scene given its size. It is visually obtrusive and prominent and detrimental to the character and appearance of the area. It is therefore substantially</p>

detrimental to the visual amenities of the area and in conflict with UDP Policy BE13.

(vi) An appeal against a discontinuance notice relating to the display of an advertisement with deemed consent, for a free standing 48 sheet advertisement hoarding and its supporting structure at land northwest of 20 Ecclesfield Road (H9) Sheffield S9 1NW (Council Ref RC/069767) has been dismissed.

Officer Comment:-

The Inspector concluded that the hoarding, which is set at an angle to the road to the north-west of a terrace of 8 dwellings and is sited about 3 metres from the roadway, mounted 1.5 metres above ground level, is a prominent, dominant and visually intrusive feature on the approach to Wincobank. He felt that the hoarding adversely affects the character, appearance and visual amenity of the area and conflicts with UDP Policy BE13/

(vii) An appeal against a discontinuance notice relating to the display of an advertisement with deemed consent, for a free standing 48 sheet advertisement hoarding and its supporting structure at land adjacent to 14 Blackburn Road (H7) Rotherham S61 2DR (Council Ref RC/069767) has been dismissed.

Officer Comment:-

The Inspector concluded that the hoarding, which is sited on a grassed area that slopes up from Blackburn Road to an area of woodland, is a large feature that is prominent and intrusive in the street scene and detracts from the contribution that the gap makes to the character and appearance, and to the visual amenity of the area. On this basis he concluded that that the hoarding is in conflict with UDP Policy BE13.

(viii) An appeal against a discontinuance notice relating to the display of an advertisement with deemed consent, for a free standing 48 sheet advertisement hoarding and its supporting structure at land adjacent to Blackburn Brook Fife (H5) Street Sheffield S9 1NJ (Council Ref RC/069767) has been dismissed.

Officer Comment:-

The Inspector concluded that the hoarding, which is mounted above the level of the road, given its size is a prominent and dominant feature that detracts from the significant contribution the woodland to the rear makes to the character and appearance of the area. Given this adverse impact he felt that the hoarding was substantially detrimental to the visual amenity of the area and contrary to UDP Policy BE13.

(ix) An appeal against a discontinuance notice relating to the display of an advertisement with deemed consent, for a free standing 48 sheet advertisement hoarding and its supporting structure at land adjacent to Blackburn Brook Fife (H6) Street Sheffield S9 1NJ (Council Ref RC/069767) has been dismissed.

Officer Comment:-

The Inspector concluded that the hoarding, which is mounted above the level of the road, given its size is a prominent and dominant feature that detracts from the significant contribution the woodland to the rear makes to the character and appearance of the area. Given this adverse impact he felt that the hoarding was substantially detrimental to the visual amenity of the area and contrary to UDP Policy BE13.

#### 4.0 APPEALS DECISIONS - ALLOWED

(i) To report that an appeal against the decision of the Council at its meeting of 7<sup>th</sup> July 2015 to refuse planning consent for alterations and extension to height of building to provide 5 student cluster flats at second, third and fourth floor levels with ancillary cycle store and bin store at ground floor level (As amended 23/06/2015) at Broompark House 200-208 Broomhall Street Sheffield S3 7SQ (Case No 15/00467/FUL) has been allowed.

Officer Comment:-

The Inspector identified the main issues as:-

- a) Whether the proposed increase in height of the building would preserve or enhance the character of the Hanover Conservation Area; and
- b) Its effect on Broompark House.

For background a previous approval for the same scheme had expired, and subsequently (2012) the site has been included in the Hanover Conservation Area, and Broompark House has been identified as a 'key unlisted heritage asset' in the conservation area appraisal.

She considered that the increase in roof pitch and alteration to its form would not result in material harm to the conservation area as the main views of the roof would be similar to existing and would therefore preserve the character and appearance of the building and the conservation area.

She was also satisfied that other alterations to the building would respect the character of the existing building where it would be most noticeable.

On other matters raised by local residents she considered that the absence of parking would not present a highway safety issue as residents moving in would be aware of the situation, and the site was in a highly sustainable location.

She allowed the appeal, and granted planning permission with several conditions imposed.

(ii) An appeal against a discontinuance notice relating to the display of an advertisement with deemed consent, for a 48 sheet advertisement hoarding

on the north east facing flank wall of 4 Fife Street Sheffield (H8) S9 1NJ (Council Ref RC/069767) has been allowed.

Officer Comment:-

The Inspector concluded that, despite its size, the hoarding, being fixed to a wall rather than freestanding, is not overly prominent or a dominant feature of the area. He felt that it was in scale with its surroundings and does not cause significant harm to the character and appearance of the area. He did not believe the hoarding conflicted with UDP Policy BE13 and therefore allowed the appeal.

(Members should note that this decision is at odds with other decisions that the Inspectorate have made in previous similar cases)

## 5.0 RECOMMENDATIONS

That the report be noted

Maria Duffy  
Acting Head of Planning

*19 January 2016*