



SHEFFIELD CITY COUNCIL Planning & Highways Committee

Report of: Director of City Growth Service

Date: 5 December 2017

Subject: RECORD OF PLANNING APPEALS
SUBMISSIONS & DECISIONS

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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

Reasons for Recommendations

Recommendations:

To Note

Background Papers:

Category of Report: OPEN

DEVELOPMENT SERVICES

REPORT TO PLANNING &
HIGHWAYS COMMITTEE
05 DECEMBER 2017

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 planning permission for a single storey rear extension and side extension including raised rear decking for 31 Crawshaw Grove Sheffield S8 7EA (Case No 17/01791/FUL)
(ii) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for the construction of means of a vehicular access, formation of car parking area and demolition to part of front boundary wall at 7 Priory Road Sharrow Sheffield S7 1LW (Case No 17/02682/FUL)
(iii) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for the erection of first-floor extension above existing porch at 100 Charlton Drive Sheffield S35 3PE (Case No 17/01430/FUL)
(iv) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for a first floor rear extension and single-storey side/rear extension to dwellinghouse at 90 Brooklands Crescent Sheffield S10 4GG (Case No 17/02082/FUL)
(v) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for a Two-storey side extension, two/single-storey rear extension, alterations to roof space to form habitable accommodation and erection of a rear dormer window (As amended plans) at 39 Old Park Avenue Sheffield S8 7DQ (Case No 17/01529/FUL)
(vi) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for the alterations to roof of dwellinghouse including raised ridge height, hip-to-gable extensions and dormer windows to front and rear at 55 Trap Lane Sheffield S11 7RF (Case No 17/00534/FUL)

(vii) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse advertisement consent for 3 non illuminated vinyl graphic signs at ALDI Boston Street Sheffield S2 4QA (Case No 17/02302/ADV)
(viii) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse listed building consent for replacement of wooden guttering with aluminium at 100 - 104 Townhead Road Sheffield S17 3GB (Case No 17/00698/LBC)
(viii) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for the erection of a temporary 2.4 metre high palisade boundary fence at Handley Street Sheffield S3 9LG (Case No 17/02482/FUL)
(x) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse prior notification for the installation of telecommunications equipment including 12m column, 3 no. antennas, 3 no. equipment cabinets and ancillary development (Application for determination if approval required for siting and appearance) at Junction Of Arnold Avenue And Stoneley Crescent Sheffield S12 3JA (Case No 17/01460/TEL)
(xi) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for the erection of a storm porch at The Corner House New Hall Farm New Hall Lane Sheffield S36 4AE (Case No 17/01847/FUL)
(xii) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for the erection of detached dwelling at Land To Rear Of 27 And 29 Cairns Road Crosspool Sheffield S10 5NA (Case No 17/00256/OUT)
(xiii) An appeal has been submitted to the Secretary of State against the enforcement notice issued by the City Council for White Waters, Station Road, Halfway, Sheffield, S20 3AD (Case No 17/00398/ENCHU)

4.0 APPEALS DECISIONS - ALLOWED

(i) To report that an appeal against the delegated decision of the Council to refuse planning consent for a single-storey side/front extension to dwellinghouse at 198 Gleadless Road, Sheffield S2 3AF (Case No 17/01104/FUL)
Officer Comment:- The Inspector identified the key issue as being the impact of the extension on the character and appearance of Gleadless Road.

He noted the property was an end terrace of four modern houses with a stone finish and agreed with the Council that there was no overriding character, with differing architectural styles and size of property.

He noted the wrap-around nature of the extension and that the Council's Supplementary Planning Guidance requires extensions to be designed in a way that they continue the building types or features that are heavily characteristic of an area, but that they may still be unacceptable if they destroy the rhythm of a group or row of houses, or have an overbearing projection.

He concluded that as there was no overriding character in the vicinity, and that taking into account the slope, building line and relationship with neighbouring dwellings, there was no clearly established rhythm to the group of properties. He also considered the extension was arguably be more in keeping with the host property than the existing lean to shed.

He therefore concluded it would not be harmful to the character or appearance of Gleadless Road and would not therefore conflict with UDP policy H14, nor with the SPG. He therefore allowed the appeal and granted planning permission subject to conditions.

5.0 RECOMMENDATIONS

That the report be noted

Rob Murfin
Chief Planning Officer

05 December 2017