



## SHEFFIELD CITY COUNCIL Planning & Highways Committee

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**Report of:** Director of City Growth Department

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**Date:** 10 April 2018

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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  
10 APRIL 2018

### 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 demolition of existing buildings and erection of 3 storey block comprising 12x dwellings with associated vehicular access, car and cycle parking at 62, 64 And 66 High Street Ecclesfield Sheffield S35 9XD (Case No 16/03410/FUL)

(ii) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse advertisement consent for 1) Retention of 1x internally illuminated fascia sign to front elevation of building and 2) Retention of 2x illuminated display boxes to front elevation of building at The Common Room 127 - 129 Devonshire Street Sheffield S3 7SB (Case No 17/02818/ADV)

(iii) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse advertisement consent for removal of 4 existing hoardings and erection of 2 illuminated digital 48 sheet displays Clear Channel UK Advertising Right No 0612 01 02 And 03 At Junction With Botsford Street Rutland Road Sheffield S3 9PJ (Case No 17/04479/HOARD)

### 3.0 APPEALS DECISIONS - DISMISSED

(i) An appeal against the delegated decision of the Council to refuse planning consent for erection of a detached outbuilding to use as office accommodation in ancillary to number 7 Chelsea Rise at 7 Chelsea Rise Sheffield S11 9BS (Case No 17/01939/FUL) has been dismissed.

Officer Comment:-

The Inspector identified the main issue as being the effect of the proposal on the character and appearance of the surrounding area.

She noted the timber outbuilding would be in an elevated corner location within the garden, and that given the relative eaves heights it would be subservient to the existing dwelling.

Even so she considered the structure was relatively large and would completely fill the corner of the garden, significantly elevated above the road.

Despite the lower parts of the building being screened by the boundary wall, and the cul de sac location, with little traffic, it would be unduly prominent and incongruous addition to the street scene and would be seen by occupants and visitors to the adjacent flats.

She noted the presence of other similar structures nearby and the lack of objections from neighbours but considering the scheme on its own merits she concluded it would seriously detract from the character and appearance of the surrounding area in conflict with policies BE5 and H14, and dismissed the appeal.

## 5.0 RECOMMENDATIONS

That the report be noted

Rob Murfin  
Chief Planning Officer

*10 April 2018*

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