



SHEFFIELD CITY COUNCIL Planning & Highways Committee

Report of: Director of City Growth Department

Date: 3 July 2018

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 3 JULY 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) To report an appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for application to erect first floor front and side extensions to dwellinghouse at 40 Colister Gardens Sheffield S9 4HH (Case No 18/00961/FUL)

(ii) To report an appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for application to erect two-storey side extension and erection of a rear outbuilding at 53 Crescent Road Sheffield S7 1HN (Case No 17/04341/FUL)

(iii) To report an appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for application for alterations including installation of roof windows to form a shared living unit on the attic floor of the building at St Silas Church Hanover Square Sheffield S3 7UA (Case No 17/03835/FUL)

(iv) To report an appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for application under Section 73 to vary condition 2 (Approved drawings) and to remove condition 7 (Alterations of existing dwelling) of approved planning application 17/01522/FUL to retain the existing dwellinghouse at 6 Chancet Wood View Sheffield S8 7TS (Case No 18/00432/FUL)

3.0 APPEALS DECISIONS - DISMISSED

(i) To report an appeal against the delegated decision of the Council to refuse planning consent for alterations and extension to roof to form additional living accommodation, including a hip roof to a gable and a rear dormer extension at 109 Hemper Lane Sheffield S8 7FB (Case No 17/02965/FUL) has been dismissed.

Officer Comment:-

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

He noted the dwelling was one of many dwellings with hipped roofs that created a strong rhythm and balance which is a positive characteristic of the street. He felt the introduction of two gable ends and altered roof form would fundamentally alter its relationship with surrounding dwellings that would be readily visible in the street scene to the detriment of the street scene and character of surrounding area.

The appellant made reference to the possibilities of roof alterations that could be undertaken using Permitted Development rights but the Inspector gave little weight to this as no details were provided and there was no indication of the likelihood of this occurring.

He did not agree with neighbours that the rear dormer would lead to a loss of privacy.

The appeal was dismissed with the Inspector citing a failure to comply with policies BE5, H14, CS74, and Guidelines 1 and 2 of Supplementary Planning Guidance 'Designing House Extensions'.

(ii) To report an appeal against the delegated decision of the Council to refuse planning consent for first-floor rear extension to dwellinghouse (Resubmission of 17/00215/FUL) at 71 Bradley Street Sheffield S10 1PA (Case No 17/04756/FUL) has been dismissed.

Officer Comment:-

The inspector concluded that the proposal owing to its height and position on the rear site boundary would significantly harm the ability of neighbouring occupiers to enjoy their gardens. It was also concluded a proposed first floor bedroom window would result in unacceptable overlooking of adjoining properties.

4.0 APPEALS DECISIONS - ALLOWED

(i) To report that an appeal against the delegated decision of the Council to impose a 3 year limit condition on an advertisement approval for removal of 4 existing hoardings and erection of 2 illuminated digital 48 sheet displays at junction with Botsford Street and Rutland Road Sheffield S3 9PJ (Case No 17/04479/HOARD) has been allowed.

Officer Comment:-

The Inspector concluded that the condition was not reasonable or necessary and allowed the appeal subject to the standard advertisement conditions which allow an advert to be displayed for 5 years from approval.

It should be noted that the condition had been imposed by human error and could have been rectified without recourse to an appeal.

5.0 RECOMMENDATIONS

That the report be noted

Rob Murfin
Chief Planning Officer

3 July 2018