

DEVELOPMENT SERVICES

REPORT TO WEST AND NORTH
PLANNING AND HIGHWAYS
COMMITTEE
12 FEBRUARY 2013

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

Appeals have been submitted to the Secretary of State against the decision of the City Council to refuse planning permission :

- a) at its meeting held on 24 September 2012 for the erection of a two-storey block to provide 3 supporting living units at Rosebank Residential Home, Lyons Road (Case No 12/02343/FUL) and;
- b) at its meeting held on 2 January 2013 for 4 flats in a two-storey block and provision of associated parking accommodation at the rear of 12 to 22 and 12A to 22A Holme Lane (Case No 12/03117/FUL).

3.0 APPEALS DECISIONS - DISMISSED

An appeal has been dismissed by the Secretary of State against the decision of the City Council, under delegated powers, for the demolition of an existing garage, alterations to the roof, two-storey side extension, two/single-storey rear extension, two front dormer windows and a rear dormer window at 84 Earl Marshall Road (Case No 12/02049/FUL)

Officer Comment:-

The application was an amendment to an earlier approved application. This submission added dormer windows to the front elevation.. Given that the rest of the scheme had planning permission, the Inspector concentrated on the two front dormer windows that we found to be objectionable.

The Inspector noted that Earl Marshal Road has a variety of house types and styles. However, along the section of road containing the appeal site, there is a great deal of uniformity in the street scene.

In the Inspector's opinion, the addition of the two front dormers would represent prominent additions to the roofscape. The dormers would also be out of keeping with other houses in this stretch of road and would disturb the existing sense of uniformity around the roofscape. Due to the elevated

position of the houses here, the dormers would be visible over a wide area and so would cause material harm to the street scene. Accordingly, the Inspector dismissed the appeal.

4.0 APPEALS DECISIONS - ALLOWED

An appeal has been allowed by the Secretary of State against the decision of the City Council to refuse planning permission, under delegated powers, for the installation of a telecommunications base station comprising a 15 metres high monopole, 3 antennas, 2 dishes, 2 equipment cabinets and ancillary development at land at Oak Lodge Farm, Thompson Hill (Case No 12/00963/TEL).

Officer Comment:-

The mast falls within the Permitted Development rights and as such, the mast cannot be considered as inappropriate development in the Green Belt. The main issue therefore is the effect on the openness and visual amenity of the Green Belt.

The site is on the edge of a housing area and close to a bulky 16 metre tall water tower. The mast would be 15 metres in height and along with the associated base cabinets would reduce the openness to a moderate degree. The mast would be able to be seen from a number of vantage points and would harm the visual amenity of the Green Belt, again, to a modest degree.

The National Planning Policy Framework (NPPF) advises that planning authorities should support the expansion of telecommunications networks, especially where other sites and buildings have been considered but found unsuitable as in this case.

An ICNERP (International Commission on Non Ionising Radiation Protection) certificate was provided so health concerns were not considered further.

The Inspector concluded that the need to provide up to date, high quality equipment coupled with the lack of alternative sites outweighed the impact on the character and openness of the Green Belt and so allowed the appeal.

5.0 RECOMMENDATIONS

That the report be noted

David Caulfield
Head of Planning

12 February 2013