



## SHEFFIELD CITY COUNCIL Planning & Highways Committee

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

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**Date:** 6 April 2021

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**Subject:** RECORD OF PLANNING APPEALS  
SUBMISSIONS & DECISIONS

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**Author of Report:** Abby Hartley

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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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## 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

<p>(i) 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 15.0m monopole with associated cabinets and ancillary works (Application to determine if approval required for siting and appearance) at Land at Herries Road, opposite Elsworth House, Herries Road South, Sheffield, S6 1QS (Case No: 20/03775/TEL).</p>
<p>(ii) An appeal has been submitted to the Secretary of State against the delegated decisions of the City Council to refuse planning permission for the provision of an outdoor covered shelter at Chantreyland Nursery, Grange Barn, 34 Matthews Lane, Sheffield, S8 8JS (Case no's: 20/03633/FUL and 20/03634/LBC).</p>
<p>(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 20m high Phase 8 monopole, provision of associated equipment cabinets and ancillary works (Application for determination if approval required for siting and appearance) Erection of 20m high Phase 8 monopole, provision of associated equipment cabinets and ancillary works (Application for determination if approval required for siting and appearance) at Telecommunications mast Shirecliffe Road, between Standish Drive and Miles Road, Sheffield, S4 7DU (Case No: 20/03010/TEL).</p>
<p>(iv) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for an illuminated digital display panel at K R Auto's, 522 London Road, Sheffield, S2 4HP (Case No: 20/02423/ADV).</p>
<p>(v) 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 2x dwellinghouses at land between 53 Beighton Road And 35A Greengate Road, Woodhouse, Sheffield, S13 7PN (Case No: 20/01455/FUL).</p>
<p>(vi) An appeal has been submitted to the Secretary of State against the</p>

delegated decision of the City Council to refuse planning permission for an outline planning application (seeking approval for all matters except landscaping) erection of 9 apartments in a 1 x 3/4 storey block with provision of new access and associated car parking accommodation at Land at Crookes Road / Weston View, Sheffield, S10 5BZ (Case No: 20/01240/OUT).

(vii) An appeal has been submitted to the Secretary of State against the committee decision of the City Council to refuse planning permission for an Outline application for up to 85 residential dwellings including open space (Amended Description) at Land at junction with Carr Road, Hollin Busk Lane, Sheffield, S36 1QP (Case No: 17/04673/OUT).

### 3.0 APPEALS DECISIONS – DISMISSED

(i) To report that an appeal against the delegated decision of the Council to refuse planning permission for the erection of a single-storey rear/side extension to dwellinghouse and a single-storey front extension to the garage (Resubmission of planning application number 20/00963/FUL) at 25 Highfield Lane, Sheffield, S13 9NA (Case No: 20/02828/FUL) has been dismissed.

#### Officer Comment:-

The Inspector considered the main issue to be the effect of the proposed extension to the garage on the street scene with Highfield Lane.

He noted that there was a strongly defined front building line on Highfield Lane and that the proposed extension to the garage would breach this line and be a prominent feature from the footway, due to its proximity. The flat roof form would be a discordant feature, extended from the existing pitched roof and would result in an incongruous addition to the street scene. Whilst the extensions to the house were considered acceptable by both the Council and the Inspector, the Inspector concluded that the extension to the garage was contrary to local and national policies in respect of design and he therefore dismissed the appeal.

(ii) To report that an appeal against the delegated decision of the Council to refuse planning permission for the erection of rear dormer extension and provision of rear balconies at first and third floor levels of dwellinghouse at 483 Loxley Road, Sheffield, S6 6RP (Case No: 20/01465/FUL) has been dismissed.

#### Officer Comment:-

The main issue was the effect of the proposal on the living conditions of the occupiers of neighbouring properties with particular reference to privacy. The Inspector concluded that, due to the elevated nature, size and position of the proposed balconies, and the extent of views from them, they would result in

unacceptable harm to the living conditions of neighbours due to a loss of privacy, and that the proposal therefore conflicts with Guideline 6 of the Council's Designing House Extensions Supplementary Planning Guidance, Policy H14 of the Unitary Development Plan and paragraph 127 of the National Planning Policy Framework which stipulate, amongst other things, that new development will be permitted provided that it would not deprive residents of privacy.

(iii) To report that an appeal against the delegated decision of the Council to refuse planning permission for the retention of shed and timber decking at Field at rear of 254 and 254A High Greave, Sheffield, S5 9GR (Case No: 15/02654/FUL) has been dismissed.

Officer Comment:-

The main issues were whether the shed and decking are inappropriate development in the Green Belt having regard to the NPPF and relevant development plan policies; the effect of the development on the openness of the Green Belt and the purposes of including land within it; and, if it is inappropriate development, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development.

The Inspector noted that the paddock in which the building is positioned is a large open area surrounded, in parts, by built development and that the development is clearly visible between gaps in the vegetation along High Greave and from the surrounding residential properties. While the building has a simple form which has some similarities with a rural building, he felt that its use and overall appearance results in an urbanisation of that part of the paddock. He therefore found that the development resulted in a loss of Green Belt openness and impacted on the purposes of including the land within it, and that the very special circumstances necessary to justify the development do not exist.

#### 4.0 APPEALS DECISIONS – ALLOWED

Nothing to report

#### 5.0 CIL APPEALS DECISIONS

Nothing to report

#### 6.0 NEW ENFORCEMENT APPEALS

(i) An appeal has been submitted to the Secretary of State against the Enforcement Notice served in respect of the breach of planning control as alleged in the notice which is the unauthorised change of use of the land to a vehicle repair workshop and for the storage, display and sale of motor

vehicles at Land and buildings at 244A High Greave, Sheffield, S5 9GR  
(Planning Inspectorate Ref: APP/J4423/C/20/3264768).

#### 7.0 ENFORCEMENT APPEALS DISMISSED

Nothing to report

#### 8.0 ENFORCEMENT APPEALS ALLOWED

Nothing to report

#### 9.0 RECOMMENDATIONS

That the report be noted.

Colin Walker  
Interim Head of Planning

*6 April 2021*

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