



SHEFFIELD CITY COUNCIL Planning & Highways Committee

Report of: Director of Regeneration & Development Services

Date: 22 April 2014

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
22 April 2014

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 erection of subterranean extension with ground floor extension above to rear of dwellinghouse at 32 Mildon Road Sheffield S6 4AU (Case No. 13/02871/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 a single-storey front & side extensions to dwellinghouse at 185 Long Line Sheffield S11 7TX (Case No. 14/00091/FUL)

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 extension to dwellinghouse at Site Of 125 Long Line Sheffield S11 7TX (Case No. 13/01881/FUL) has been allowed conditionally.

Officer Comment:-

The Inspector considered the main issues to be i) whether the extension was 'inappropriate development' in the Green Belt; and ii) the effect of the proposal on the openness of the Green Belt.

He concluded that the extension represented a minor addition to the original dwelling, and would be subordinate to it. He therefore felt that it would not be disproportionate (in the terms of the NPPF) and would not be inappropriate development in the Green Belt.

He acknowledged the extension would increase the width and prominence of the house and reduce separation to the neighbouring property. He also noted openness is an essential characteristic of the Green Belt, but felt that in isolation the loss of openness would be minimal. He therefore concluded

there would not be significant harm.

He therefore dismissed the appeal concluding the extension was not 'inappropriate development' and did not cause significant harm to the openness of the Green Belt.

5.0 APPEAL – ENFORCEMENT NOTICE

(i) To report that an appeal against an Enforcement Notice served in respect of without planning permission, the erection of a boundary fence, including the section that doubles as a pedestrian gate and associated posts at the front of the property at 37 Westfield Avenue Sheffield S12 4LJ has been dismissed

Officer Comment:-

The Inspector considered the main issue to be the effect of the development on the character and appearance of the area and noted that low walls and hedges were the predominant form of front boundary treatment, which ensured an open feel and a positive contribution to the area. Whilst noting that there were some high fences in the area, the Inspector felt that these were generally on corner plots and screening rear garden areas so were not directly comparable to the appeal property.

The Inspector noted that the installation of the dark stained timber fence, gate and posts (1.83 – 2.08m in height) at the front of the appeal property, abutting the footpath appears visually oppressive, forbidding and at odds with the generally open character. He therefore concluded that the structure causes unacceptable harm and conflicts with Policy H14 of the UDP. Whilst the Inspector noted that the appellant has stated that they have suffered from anti-social behaviour, this was not sufficient reason to justify the harm caused by the fence in his view.

6.0 RECOMMENDATIONS

That the report be noted

Maria Duffy
Acting Head of Planning

22 April 2014

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