



SHEFFIELD CITY COUNCIL Planning & Highways Committee

Report of: Director of Regeneration & Development Services

Date: 15 July 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
15 July 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 a dormer bungalow within the curtilage of 3 Long Line Sheffield S11 7TX (Case No 13/03450/FUL)

(ii) An appeal has been submitted to the Secretary of State against an Enforcement Notice served in respect of two occupied caravans and a toilet cabin situated at the farm site at Oak Lodge Farm, Thompson Hill, High Green, Sheffield, S35 4JT (Case No 12/00391/ENUD)

3.0 APPEALS DECISIONS - DISMISSED

(i) An appeal against the delegated decision of the Council to refuse planning consent for erection of dormer bungalow at 99 Townend Street Sheffield S10 1NL (Case No 13/03753/FUL) has been dismissed.

Officer Comment:-

The Inspector considered the main issue to be the effect on the character and appearance of the area, and on the living conditions of the occupiers of No.93 Townend Street in respect of outlook.

It was felt that the design of the dwelling would have little continuity with the adjoining house and with the overall rhythm of the buildings along the gradient of the street. Combined with the limited width of the site and the lowering of the ground level, it would result in a cramped and contrived form of development detracting from the character and appearance of the area. Moreover, the design would not be so innovative or original as to overcome the harm identified. Account was taken of the intention to provide an inclusive building so that a wheelchair user would be able to get from the front of the property into the house and use the ground floor without needing to use the upper floor but this did not change the Inspector's opinion.

The neighbouring property (No 93) shares a the common boundary with the appeal site, It is at a lower level than the appeal site and has windows to the side and rear elevations. The proposed building would project beyond the rear elevation of No.93 resulting in a tall wall along the path leading to the front door of No.93 This would lead to an oppressive and gloomier outlook from the rear room detrimental to the living conditions of the occupiers of the dwelling.

For these reason, the Inspector dismissed the appeal.

(ii) An appeal against the delegated decision of the Council to refuse planning consent for construction of a raised deck with handrail (As amended by plans received by the Local Planning Authority on 18th December 2013) at 330 Baslow Road Sheffield S17 3BG (Case No 13/03804/FUL) has been dismissed.

Officer Comment:-

The Inspector considered the main issue to be whether the imposition of the condition was necessary and reasonable having regard to the living conditions of neighbouring occupiers.

She noted the approved decking is around 2.8m above ground level and would allow clear views into rear gardens of 328 and 332 Baslow Road. She acknowledged there were other raised balconies that caused overlooking and which did not have screens, but concluded that without the privacy screens, the approved raised balcony would introduce additional overlooking from a different angle.

She did not agree with the appellant that the screen would be out of character and unsightly.

The Inspector concluded the requirement for the screen was necessary and reasonable, and dismissed the appeal.

(iii) An appeal against the decision of the Council at its meeting of 5 November 2013 to refuse planning consent for conversion of existing dwellinghouse to provide 4 self-contained apartments (Use Class C3 - 2 No. x 1 Bedroom and 2 No. x 2 bedrooms) including erection of single-storey rear extension/decking area and front dormer window/rear elevation rooflights - Amended Drawings received on 18/10/13 at 95 Harcourt Road Sheffield S10 1DH (Case No 13/02716/FUL) has been dismissed.

Officer Comment:-

The Inspector considered the two key issues here to be i) the effect on the living conditions in the surrounding area having regard to the concentration of flats and shared housing; and ii) the effect of the proposed dormer window on the street scene.

On i) he agreed with the Council that with 65% of units on Harcourt Road in either class C4 shared housing, or in flats use, this was contrary to policy H5 and with likely occupancy by larger numbers of people than as a single dwelling, with additional levels of activity and movement, of people and vehicles which would add to existing levels and concentrations of noise and disturbance. He concluded therefore that the proposal would lead to over intensive use of the property that would exacerbate the existing high concentration of flats, bed sitters and shared housing.

On ii) he agreed with the Council that, despite the presence of other dormer windows in the street scene, the proposed design was such that it would dominate the roof plane and its flat, horizontal emphasis would have an ungainly appearance.

He therefore dismissed the appeal.

4.0 RECOMMENDATIONS

That the report be noted

Maria Duffy
Acting Head of Planning

15 July 2014