



SHEFFIELD CITY COUNCIL Planning & Highways Committee

Report of: Director of Regeneration & Development Services

Date: 26 August 2014

Subject: RECORD OF PLANNING APPEALS
SUBMISSIONS & DECISIONS

Author of Report: Claire Woods 0114 2734219

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 26 August 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 2 detached dwellings with associated garages and landscaping at Land at rear of 1 to 5 Austin Close Loxley Road Sheffield S6 6QD (Case No. 13/04044/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 retention of 2 No. buildings to be used for storage (Use class B8) and 1 building for auto electrical works (Use class B1) (retrospective application) at Unit 5, 6 And 7 Elliot Business Park Chambers Lane Sheffield S4 8DA

(iii) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for two-storey front and rear extension to dwellinghouse, raising of ridge height and provision of front dormer windows to provide habitable rooms in roof space at 3 Vernon Road Sheffield S17 3QE

(iv) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for three x 48 sheet advertising display boards at Land Fronting Old Saw Mill Site Savile Street Sheffield

(v) 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 summer-house to front garden of dwellinghouse at 8 Merbeck Drive Sheffield S35 4DB

3.0 APPEALS DECISIONS - DISMISSED

(i) An appeal against the delegated decision of the Council to refuse planning consent for conversion of barn to form dwellinghouse (Amended scheme to

13/03293/FUL) at Barn opposite Loxley Grange Rowell Lane Sheffield S6 6SH (Case No 13/04119/FUL)

Officer Comment:-

The main issues identified by the Inspector were:

Whether it would be inappropriate development,

The effect on the openness of the Green Belt,

The effect on the visual amenity of the Green Belt and the character and appearance of the area, and,

If inappropriate, whether there are very special circumstances that outweigh the harm.

The Inspector considered that there would be a potential need for extensive works to be undertaken to the building in order to meet current standards for a dwelling. He was not satisfied that the building was of substantial construction and so concluded that the scheme would be inappropriate development in the Green Belt, contrary to policies in the Unitary Development Plan (UDP) and the National Planning Policy Framework.(NPPF)

The proposed scheme would involve the re-use of an existing building and would not involve the erection of any extension or other alteration which would increase the size of the building. Accordingly, the Inspector found that the appeal scheme would preserve the openness of the Green Belt and would not conflict with the purpose of including land within the Green Belt.

The appeal property is separated from a group of buildings and is located in a field. Because of this siting and the undulating open countryside it is in a prominent location and makes a positive contribution to the character and appearance of the area although it is not considered a building of local interest. The development proposes a significant number of new openings resulting in the loss of the simple agricultural character and appearance of the building and so conflicts with Core Strategy (CS) policy CS74.

The potential for parking spaces and domestic paraphernalia add to the concerns about the overly domestic design of the building. The Inspector concluded on this issue that the development would adversely affect the character and appearance of the area and the visual amenities of the Green Belt and conflict with the NPPF and CS policy CS74.

The development is judged not to harm the openness of the Green Belt but, this results only in there being no additional harm to that caused by the inappropriate development.

In conclusion, the Inspector considered that there were no very special circumstances to outweigh the harm caused by its inappropriateness and the appeal was dismissed.

4.0 RECOMMENDATIONS

That the report be noted

Maria Duffy
Acting Head of Planning

26 August 2014