



SHEFFIELD CITY COUNCIL Planning & Highways Committee

Report of: Director of Regeneration & Development Services

Date: 28 October 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
28 October 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 demolition of existing garage and erection of a two-storey garage/gym and decked area at 74 Chesterfield Road Sheffield S8 0RS (Case No 14/01482/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 erection of non-illuminated hoarding to gable wall at British Telecom, Telephone House, Charter Square, Sheffield S1 4HS (Case No 14/02003/HOARD)

(iii) 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 two-storey rear extension and first-floor front balcony to dwellinghouse (Re-submission of 14/01132/FUL) at 56 Rivelin Street Sheffield S6 5DL (Case No 14/02221/FUL)

(iv) 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 side/front extension including garage, single-storey front extension, single-storey rear extension, erection of rear dormer window, extension to rear raised decking area and demolition of existing garage at 10 Knab Rise Sheffield S7 2ES (Case No 14/01559/FUL)

3.0 APPEALS DECISIONS - DISMISSED

(i) An appeal against the delegated decision of the Council to refuse planning consent for erection of a dormer bungalow within The Curtilage Of 3 Long Line Sheffield S11 7TX (Case No 13/03450/FUL) has been dismissed.

Officer Comment:-

The Inspector considered the main issues to be:-

- i) Whether the development represented 'inappropriate development' in the Green Belt, and if so, whether the harm by inappropriateness was outweighed by other considerations; and
- ii) The effect of the bungalow on the character and appearance of the area including trees.

The Inspector noted the site formed part of the garden of 3 Long Line which is typified by groups of houses at intervals along its southern side. He also noted the strong building line that no.3 conformed to.

He noted para 89 of the NPPF indicated the construction of new buildings as inappropriate with certain exceptions, one such exception being limited infilling. The Inspector agreed with officers, and disagreed with the appellant that the bungalow represented infilling, as its proposed position is sited significantly forward of no.3 and of the building line, with its car parking directly in front of no.3. He therefore concluded it was inappropriate development in the Green Belt, which by definition is harmful, to which he gave substantial weight.

The appellant argued that other developments along Long Line were similar but the Inspector felt these may well not have been 'inappropriate' having satisfied the exceptions, and in any event he considered this proposal on its own merits.

He concluded there were no very special circumstances to justify the inappropriate development.

In addition he agreed with officers that the development had a cramped form and would lead to the loss of trees within the site that contributed to the character of the area, and also that insufficient information had been submitted to demonstrate the public sewer crossing the site could be relocated within the restricted dimensions of the site.

He dismissed the appeal.

(ii) An appeal against the delegated decision of the Council to refuse planning consent for erection of a summer-house to front garden of dwellinghouse at 8 Merbeck Drive Sheffield S35 4DB (Case No 14/01257/FUL) has been dismissed.

Officer Comment:-

The Inspector considered that the main issue in this case was the implications of the proposal for the character and appearance of the area.

The summerhouse would be at the terminal point of the front garden. From some points it would be seen against the existing fence and hedge, it is a structure normally seen in back gardens and so would appear out of place in this prominent position at the head of the cul-de-sac especially in context with open plan front gardens to the houses.

No issue was taken with the design and it was felt that it would not be injurious to the character of the house itself but it would be inappropriately located which would render it an incongruous feature in the street scene

This would conflict with Unitary Development Plan policy H14 and the Supplementary Planning Guidance "Designing House Extensions which seek to ensure that development is compatible with the character of the area and does not detract from the appearance of the street scene. It was considered that the summerhouse would not adversely affect the living conditions of other neighbours but this did not outweigh his conclusion on the main issue and so the appeal was dismissed.

5.0 RECOMMENDATIONS

That the report be noted

Maria Duffy
Acting Head of Planning

28 October 2014