



SHEFFIELD CITY COUNCIL Planning & Highways Committee

Report of: Director of Regeneration & Development Services

Date: 20th January 2015

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
20 January 2015

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 a Four storey side extension to dwellinghouse, including lower ground floor level at 40 St Lawrence Road Sheffield S9 1SD (Case No 14/01867/FUL)

3.0 APPEALS DECISIONS - DISMISSED

(i) An appeal against the decision of the Council at its meeting of 5 August 2014 to refuse planning consent for erection of a dwellinghouse and single-storey side/rear extension to existing dwellinghouse including garage (amended as per plans received on 25/06/14 and 15/07/14) at High Bank Eckington Road Sheffield S20 1EQ (Case No 14/01848/FUL) has been dismissed.

Officer Comment:-

The Inspector did not agree with the Council's interpretation that the dwelling would adversely affect the living conditions of neighbouring properties in terms of light and outlook. She found the development to be acceptable in these respects.

In respect of highway safety she noted that there was no indication on the plans of how a vehicle would enter and exit the site in a forward gear. She felt this was necessary on this stretch of road because visibility is difficult given the proximity of the site to the brow of a hill. In the absence of a suitable turning facility she concluded that the development would be harmful to highway safety and dismissed the appeal on these grounds.

(ii) An appeal against the delegated decision of the Council to refuse advertisement consent for an illuminated free standing advertising display board at Land Fronting Sheffield Mail Centre Brightside Lane Sheffield S9 2XX (Case No 14/02480/HOARD) has been dismissed.

Officer Comment:-

The Inspector agreed with the Council's conclusion that the advertisement hoarding would be a visually intrusive and discordant feature in the streetscene because of its size and prominent position. He considered that it would be out of context with its surroundings and it would reduce the positive visual effect that the established landscaping has on the streetscene. For these reasons the appeal was dismissed.

4.0 RECOMMENDATIONS

That the report be noted

Maria Duffy
Acting Head of Planning

20 January 2015

This page is intentionally left blank