

DEVELOPMENT SERVICES

REPORT TO PLANNING & HIGHWAYS COMMITTEE 14 April 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

<p>(i) An appeal has been submitted to the Secretary of State against the decision of the City Council at its meeting on the 9 December 2015 to refuse planning permission for demolition of existing garage and erection of a new dwellinghouse at Land Rear Of 45 To 47 Rodney Hill Occupation Lane Loxley Sheffield S6 6SB (Case No. 14/00701/FUL)</p>
<p>(ii) An appeal has been submitted to the Secretary of State against the decision of the City Council at its meeting on the 6 January 2015 to refuse planning permission for Use of distribution centre/warehouse for post-16 school with associated alterations, including single-storey extension to form entrance, re-cladding and installation of windows and doors at 6 Hydra Business Park Nether Lane Sheffield S35 9ZX (Case No. 14/03411/FUL)</p>
<p>(ii) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for alterations to dwellinghouse roof, including construction of gable end and front and rear dormer windows, and erection of outbuilding to rear at 106 Montgomery Road Sheffield S7 1LR (Case No. 14/04090/FUL)</p>
<p>(iv) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for Prior notification for the change of use of an agricultural building to 3 dwellings at Stable Building Middlewood Hall Mowson Lane Sheffield S35 0AY (Case No. 14/04252/ARPN)</p>
<p>(v) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for use of shop as a hot food takeaway (Class A5) at Rivals 749 City Road Sheffield S12 2AA (Case No. 14/01085/CHU)</p>
<p>(vi) An appeal has been submitted to the Secretary of State against an Enforcement Notice served in respect of a non-illuminated 48 Sheet Advert Hoarding situated at the Post Office, 74 Barrow Road Sheffield S9 1LB (Case No 14/00048/ENHOA)</p>

(vii) An appeal has been submitted to the Secretary of State against an Enforcement Notice served in respect of a Illuminated 48 Sheet Hoarding Site at 54A Barrow Road Sheffield S9 1LA (Case No. 14/00045/ENHOA)
(viii) An appeal has been submitted to the Secretary of State against an Enforcement Notice served in respect of a non-illuminated 48 Sheet Hoarding Site at Land 35M North West Of 20 Ecclesfield Road Shiregreen SheffieldS9 1NW (Case No. 14/00044/ENHOA)
(viii) An appeal has been submitted to the Secretary of State against an Enforcement Notice served in respect of a non-Illuminated 48 Sheet Avertisement Hoarding Site at 4 Fife Street SheffieldS9 1NJ (Case No. 14/00046/ENHOA)
(x) An appeal has been submitted to the Secretary of State against an Enforcement Notice served in respect of a Non-illuminated 48 Sheet Advert Hoarding Site at Land Adjoining 14Blackburn Road Sheffield S61 2DR (Case No. 14/00047/ENHOA)
(xi) An appeal has been submitted to the Secretary of State against an Enforcement Notice served in respect of a (one Of) Two Free Standing Illuminated Hoarding Site at two Free Standing Illuminated Hoarding Site at Land Adjacent Blackburn Brook Fife Street Sheffield S9 1NJ (Case No. 14/00150/ENHOAA)
(xii) An appeal has been submitted to the Secretary of State against an Enforcement Notice served in respect of a (one Of) Two Free Standing Illuminated Hoarding Site at Land Adjacent Blackburn Brook Fife Street Sheffield S9 1NJ (Case No. 14/00043/ENHOA)
(xiii) An appeal has been submitted to the Secretary of State against an Enforcement Notice served in respect of a Non-illuminated 48 Sheet Advert Hoarding Site at Land Adjacent 2 Fife Street Sheffield S9 1NJ (Case No. 14/00042/ENHOA)
(xiii) An appeal has been submitted to the Secretary of State against an Enforcement Notice served in respect of a Illuminated 48 Sheet Advertisement Hoarding Site at Land Adjacent 2 Fife Street Sheffield S9 1NJ (Case No. 14/00041/ENHOA)
(xv) An appeal has been submitted to the Secretary of State against an Enforcement Notice served in respect of a two Non-illuminated 48 Sheet Hoarding Site at Land At The Junction Of Fife Street And Barrow Road Fife Street Sheffield S9 1NJ (Case No. 14/00149/ENHOA)
(xvi) An appeal has been submitted to the Secretary of State against an Enforcement Notice served in respect of a Two Non-illuminated 48 Sheet Hoarding Site at Land At The Junction Of Fife Street And Barrow Road Fife Street Sheffield S9 1NJ (Case No. 14/00026/ENHOA)

3.0 APPEALS DECISIONS - DISMISSED

(i) To report that an appeal against the delegated decision of the Council to refuse planning consent for two-storey side extension to dwellinghouse at 26 Dransfield Road Sheffield S10 5RN (Case No 14/03288/FUL) has been dismissed.

Officer Comment:-

The Inspector considered the main issue to be the impact of the proposed extension on the character and appearance of the host dwelling and on the street scene.

The host building is a semi-detached, hip-roofed property, built on sloping ground. The two storey extension would replace the existing carport, with the extension being flush with the existing front and rear elevations but with a lower ridge, eaves and gable end than the host dwelling due to the change in levels. The drop in level also results in the windows being lower than those in the host dwelling. The fact that the extension would be flush with the existing elevation would result in an incomplete visual separation between the dwelling and the extension. This would result in an incongruous and awkward juxtaposition between the two elements which would detract from the character and appearance of the dwelling and the street scene.

The proposed gable end would not respect the hipped roof of the original dwelling, resulting in a prominent gable occupying the full depth of the dwelling and clearly visible in the street scene. The building would display both a hip and a gable with the distinction between them being blurred with the overall effect being particularly unsympathetic to the original dwelling.

The proposal would be materially detrimental to the character and appearance on the host dwelling and the street scene and so would conflict with UDP Policy H14, with the SPG "Designing House Extensions" and with the NPPF and so the appeal was dismissed.

(ii) To report that an appeal against the decision of the Council at its meeting on the 26 August 2014 to refuse planning consent for replacement of front entrance doors and frame surrounds at 9 And 11 Moor Oaks Road Sheffield S10 1BX (Case No. 14/01854/FUL) has been dismissed.

Officer Comment:-

The Inspector considered the main issue to be whether the proposed development preserves or enhances the character or appearance of the Broomhill Conservation Area.

The Inspector noted that many properties within the street retain their traditional features including sash windows, timber doors and surrounds and decorative bargeboards, and that the special interest of Broomhill

Conservation Area is formed from its collection of Victorian villas and terraced houses, with Moors Oaks Road being an example of this.

He felt that the high gloss appearance of the uPVC doors and frames, with their manufactured joints, flat appearance, bulky profiling and absence of joinery detailing makes them apparent in the street scene, jarring with the finer profile and more ornate detailing of the traditional timber doors and frames of nearby properties, which the Article 4 Direction has been imposed to preserve.

He noted that the cumulative effect of other such changes would give rise to substantial harm, although the impact of the appeal example would be less than substantial. He highlighted paragraph 134 of the NPPF which requires harm to the significance of a conservation area to be weighed against the public benefits of the proposal. He concluded that the improvements in energy efficiency and security could be met in other ways, and did not outweigh the harm caused to the character and appearance of the Conservation Area.

4.0 APPEALS DECISIONS - ALLOWED

(i) To report that an appeal against the delegated decision of the Council to refuse planning consent for demolition of single-storey rear extension, erection of two-storey front extension, alterations to garage to form habitable living accommodation and single-storey side/rear extension to dwellinghouse) at 167 Bradway Road Sheffield S17 4PF (Case No 14/02476/FUL) has been allowed conditionally.

Officer Comment:-

The Inspector considered the main issue to be the effect of the proposal on the character and appearance of the appeal property and on the streetscene, which would arise from the two-storey front extension.

He noted that the property is a two-storey semi-detached dwelling with bay windows at ground and first floor levels, being set back from the highway, but largely open to view. The other houses on Bradway Road were noted as being of various styles and sizes, meaning the streetscene has no distinctive features or characteristics.

The Inspector concluded that, due to the variety of house types and designs along Bradway Road, the front extension would not be harmful to the appearance of the existing pair of semi-detached dwellings. The amount of forward projection would be relatively small and the distance back from the highway would mean any visual effect on the established building line and the streetscene would not be significant.

Whilst the extension would be positioned forward of the existing bay window, the bay would still remain as a prominent feature and characteristic of the

building.

The Inspector concluded that the proposal would not adversely affect the character and appearance of the appeal property or the street scene.

(ii) To report that an appeal against the decision of the Council at its meeting on the 3 June 2014 to refuse planning consent with enforcement action 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 (Case No. 13/03839/FUL) has been allowed.

Officer Comment:-

The Planning Inspector considered that the 3 metal clad, curved roof buildings complimented both the modern metal clad building to the east and the traditional brick building to the west. He considered that they are seen in the context of the extensive commercial and industrial area to the south and did not believe that they adversely affected the character of the street scene on Upwell Street. He therefore concluded that they did not conflict with the policies contained in the Unitary Development Plan of the Core Strategy and he allowed the appeal.

5.0 RECOMMENDATIONS

That the report be noted

Maria Duffy
Acting Head of Planning

14 April 2015

This page is intentionally left blank