



SHEFFIELD CITY COUNCIL Planning & Highways Committee

Report of: Director of Regeneration & Development Services

Date: 05 May 2015

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
5 May 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 two-storey side/rear extension to dwellinghouse at 9 Tillotson Rise Sheffield S8 9UL (Case No 14/04376/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 a single-storey side, front and rear extension to bungalow, including a garage and front porch and extension to roof to form rooms in roof space at 464 Abbey Lane Sheffield S7 2QY (Case No 14/04149/FUL)
(iii) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for a Single-storey side/rear extension to dwellinghouse and erection of boundary fence at 33 Pavilion Way Sheffield S5 6ED (Case No 15/00183/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 replacement roof over existing single-storey extension (re-submission) at 2 Ranmoor Road Sheffield S10 3HG (Case No 14/03971/FUL)
(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 detached double garage at 235 Millhouses Lane Sheffield S11 9HW (Case No 14/04094/FUL)
(vi) 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 detached garage with provision of vehicular access from Baslow Road (Re-submission of 14/04440/FUL) at 6 Laverdene Close Sheffield S17 4HG (Case No 155/00205/FUL)

3.0 APPEALS DECISIONS - DISMISSED

(i) An appeal against the delegated decision of the Council to refuse planning consent 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) has been dismissed.

Officer Comment:-

The Inspector noted that the proposed side elevation of the extension would appear as three storeys and being located on the back edge of the pavement would appear massive and overbearing. The use of stone cladding would amplify the apparent scale of the property and would be discordant with the prevailing red brick in the area.

The Inspector concluded that the proposed extension, due to its siting, scale, form and materials would be a prominent, dominating and intrusive feature out of scale and character with the street and detracting from the appearance of the street scene.

He agreed that the proposed extension would be contrary to Policy H14 of the UDP and the guidance in the Supplementary Planning Guidance on Designing House Extensions.

(ii) An appeal against the delegated decision of the Council to refuse planning consent 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 (Case No 14/01633/FUL) has been dismissed.

Officer Comment:-

The Inspector considered the main issues to be i) the effect on the character and appearance of the house and the street scene; and ii) the effect on the living conditions of 1 Vernon Road in regards to outlook.

For i) he agreed with the Council that the alterations would result in significant additional bulk would dominate the dwelling which has a prominent location in the street scene. He noted that other examples drawn to his attention by the appellants were in the minority and also that their presence was not justification for allowing harmful proposals here. He concluded that the works would have a significantly harmful effect on the character and appearance of the dwelling and the street scene.

For ii) he noted that although there would be a substantial blank elevation directly facing the rear elevation and garden of 1 Vernon Road, and that this would be at a distance lower than specified in the Council's guidance, he felt that the presence of a substantial outbuilding (garage) already significantly impedes the outlook of the occupants of no1 such that the development would not be harmful. He did not therefore agree with the Council on this point.

The appeal was dismissed owing to the conclusion on item i).

4.0 APPEALS DECISIONS - ALLOWED

(i) To report that an appeal against the delegated decision of the Council to refuse planning consent for 3 x 48 sheet advertising display boards at Land fronting Old Saw Mill Site Savile Street Sheffield (Case No14/00155/HOARD) has been allowed.

Officer Comment:-

The Inspector considered the main issue to be the effect of the proposal on the character and appearance of the local area, bearing in mind the significance of the Grade II listed building(LB).

The Inspector considered the significance of the listed sawmill lies in its contribution to the understanding of the industrial heritage of the River Don corridor.

A hoarding currently bounds the front of the site with an area of scrubby ground between it and the LB. This hoarding will be replaced by 3 hoardings of twice the height with small gaps at over head height and a gap for an access door at one end. As the proposed hoardings will replace an existing one some distance from the structure, the Inspector found that the main impact would be on the setting of the LB..

At present, the relationship of the LB to the river is not perceptible from Savile Street but is clearly visible from the opposite bank and it is considered that this elevation is of crucial importance and a key factor in defining the significance of this heritage asset. This is not the case for the northern elevation where it was considered that the obscuring of a greater proportion would not hinder any interpretation of its former role. The upper part of the LB would still be visible, so its part in the wider street scene would be maintained. This being the case, the Inspector considered the impact on the LB would be neutral.

On the matter of the impact on visual amenity, The Inspector felt that the commercial advertising around the site has a significant influence on the character of the area. It was not felt that he proposal would not be contrary to the established pattern of development in the area. The Inspector also confirmed that the permission is also a temporary one so could be reviewed in future in light of and strategic regeneration priorities.
For the above reasons, the Inspector allowed the appeal

(ii) To report that an appeal against the decision of the Council at its meeting on the 3 June 2014 to refuse planning consent for demolition of fire damaged buildings, levelling of ground and associated filling over extent of former buildings, viewing area and amenity building at Sheffield Ski Village Vale Road Sheffield S3 9SJ (Case No 13/03814/FUL) has been allowed.

Officer Comment:-

The Inspector was of the opinion that the Ski Village would have formed a

noticeable man-made alteration to the wider hillside, albeit one that was welcomed for its recreational value. Now, the application site generally presents an unused, neglected and semi-derelict appearance as a result of fire, arson, vandalism scavenging/theft of metal and illegal fly-tipping. The removal of the remaining fire-damaged and vandalised buildings and structures would improve the appearance of the site.

The depression that is to be filled in is only shallow in nature and partly screened as a result of its elevated hillside position behind the lip of a slope. No significant areas of tree cover or vegetation will be lost. Accordingly, the Inspector considered that the depression cannot be reasonably said to be a feature of prominence or visual value within the wider landscape.

However, the scheme did not include any proposals for landscaping the filled area and it would otherwise be bare and out of keeping with the vegetated appearance and character of the Open Space Area. A landscaping condition would ensure the appeal site continued to contribute to the appearance and character of the Open Space Area.

Accordingly, the Inspector allowed the appeal subject, amongst others, to a condition requiring a landscaping scheme to be agreed.

5.0 RECOMMENDATIONS

That the report be noted

Maria Duffy
Acting Head of Planning

5 May 2015

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