



SHEFFIELD CITY COUNCIL Planning & Highways Committee

Report of: Director of Regeneration & Development Services

Date: 11 October 2016

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
11 OCTOBER 2016

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 alterations to ground floor of building for use as hot food take away (Use Class A5) with ancillary seating area and installation of extraction equipment to the rear at 126 Birley Spa Lane Sheffield S12 4EJ (Case No 16/01299/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 Provision of vehicular access and hardstanding to front of dwellinghouse at 66 Psalter Lane, Sheffield, S11 8VQ (Case No 16/00993/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 erection of a subterranean dwellinghouse land Between 405 And 411 Fulwood Road Sheffield S10 3GF (Case No 16/01425/FUL)

3.0 APPEALS DECISIONS - DISMISSED

(i) An appeal against the delegated decision of the Council to refuse planning consent for two/single-storey rear extension to dwellinghouse including glass balustrade at upper ground floor level (Resubmission of 15/03157/FUL) at 112 Westwick Crescent Sheffield S8 7DJ (Case No 16/01439/FUL) has been dismissed.

Officer Comment:-

The Inspector identified the main issue to be the effect on living conditions of neighbouring properties, with particular reference to overlooking and privacy resulting from the presence of the balcony.

He noted that there was already a degree of mutual overlooking between

properties owing to the topography of the area, but also that in granting permission for a previous proposal, the Council had negotiated the removal of the balcony feature from the scheme.

He agreed with officers that the elevated position of the balcony would allow clear views into the private rear gardens of 110 and 114 Westwick Crescent, and back into the rear windows of 110 and 114, in particular the former to a degree there would be an unacceptable loss of privacy.

The appellant referred to precedents in the area but the Inspector determined this case on its individual merits and felt the purpose of the balcony was to form an outdoor facility likely to be regularly used by the occupants of the house, which would result in unacceptable loss of privacy for the neighbouring occupiers.

The appeal was therefore dismissed as contrary to the aims of UDP policy H14c and Guideline 6 of the Supplementary Planning Guidance 'Designing House Extensions' and the NPPF.

4.0 RECOMMENDATIONS

That the report be noted

11 October 2016

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