



SHEFFIELD CITY COUNCIL Planning & Highways Committee

Report of: The Interim Head of Planning

Date: 1 November 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 1 NOVEMBER 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 the laying out and construction of a means of vehicular access at 341 Manchester Road, Stocksbridge, Sheffield, S36 2RB (Case No 16/00302/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 the reconstruction of a retaining wall and steps, restoration of dwarf stone walls and installation of railings along the street frontages and the reconfiguration, resurfacing & re-landscaping of the front car park (including removal of 4 trees) at 1 Beech Hill Road, Sheffield, S10 2SA (Case No 15/02466/FUL)

3.0 APPEALS DECISIONS - ALLOWED

(i) To report that an appeal against the delegated decision of the Council to refuse advertisement consent for a freestanding portrait LED advertising display unit at Ponds Forge, Sheaf Street, Sheffield, S1 2PZ (Case No 16/00112/HOARD) has been allowed.

Officer Comment:-

The Inspector considered the main issues to be the effect of the proposed advert on the character and appearance of the area. Whilst she agreed that the illuminated display would draw the eye at night she did not consider it would be out of place given the scale of the buildings and the strong urban context approaching Park Square roundabout, with numerous examples of urban street furniture. She also considered the gable end of Ponds Forge to be plain in appearance and that the display would add visual interest and enliven the approach to the roundabout. She did not consider that the display would dominate the approach and concluded that the display would integrate comfortably with the prevailing character such that there would be no conflict with adopted planning policy. She therefore allowed the appeal subject to

conditions.

(ii) To report that an appeal against the delegated decision of the Council to refuse planning permission for alteration of existing upvc windows to plastic sash windows at 483A Glossop Road, Sheffield, S10 2QE (Case No 16/00140/FUL) has been allowed conditionally.

Officer Comment:-

The Inspector identified the main issue as being the effect on the character or appearance of the Broomhill Conservation Area.

They noted the unit is a first and second floor flat with a retail unit below and its curved façade provides a positive contribution to the street scene. The appeal proposal replaces the existing first and second floor upvc windows with new upvc windows.

The Inspector appreciates the Council's concerns about the inability of upvc windows to achieve the same characteristics as timber sliding sash units but notes that in this case the original features have already been lost. In addition the windows were a better match for the original sash windows than the current versions in place and on this basis would preserve the character or appearance of the Conservation Area.

Whilst it is disappointing that the Council's decision has been overturned by the Inspector, it is important to note that the vast majority of cases of this type are determined in the Council's favour. Each case is considered on its merits and this decision is not a precedent for future outcomes, though it is noted that the Inspector here considered that the improvement in the appearance of the windows was sufficient to deem it acceptable.

4.0 RECOMMENDATIONS

That the report be noted

Flo Churchill
Interim Head of Planning

1 November 2016

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