



SHEFFIELD CITY COUNCIL Planning & Highways Committee

Report of: Interim Head of Planning

Date: 24 January 2017

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 24 January 2017

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 retention of tree-house in rear garden (retrospective application) (Amended scheme to 15/03806/FUL) at 3 Crescent Road Sheffield S7 1HJ (Case No 16/01545/FUL)
(ii) An appeal has been submitted to the Secretary of State against the Enforcement Notice issued by the City Council for unauthorised erection of a tree house at 3 Crescent Road Sheffield S7 1HJ (Case No 15/00256/ENUHD)
(iii) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for the demolition of storage building and erection of bungalow with associated car parking and garden area at Land And Building Adjacent Slackfields Farm Slack Fields Lane Sheffield S35 0DU (Case No 15/04377/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 the erection of single-storey front extension/porch including canopy and provision of an access ramp at 25 Burngreave Street Sheffield S3 9DQ (Case No 16/03039/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 the excavation to front garden with access steps to basement and a covered area at basement level at 975 Abbeydale Road Sheffield S7 2QD (Case No 16/03081/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 alterations to roof including dormer to rear of dwellinghouse at The Barn 2A Beauchief Abbey Lane Sheffield S8 7BD (Case No 16/02870/FUL)

3.0 APPEALS DECISIONS - DISMISSED

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

Officer Comment:-

The main issue in this appeal was the effect of the proposed development on highway safety.

No. 341 is at the eastern end of the row of houses and is adjacent to a wall which projects into the highway beyond the back of the pavement curtilage boundary to the appeal site. The wall is sufficiently high to block visibility to and from the highway east of the site. It impedes visibility for drivers leaving the area of hardstanding created to the front/side of No. 341.

There is no scope for creating a turning head within the property and the Inspector considered that, bearing in mind the incline of the hardstanding, nothing would suggest that drivers would necessarily opt to reverse onto the hardstanding as opposed to reversing off it onto the highway.

The Inspector was of the view that vehicular access at this point is intrinsically hazardous to drivers and pedestrians approaching from the east, a hazard that would likely be exacerbated for pedestrians if the impediment of the existing kerb were to be removed so as to encourage a speedier approach to the edge of the carriageway by vehicles leaving the hardstanding. This is contrary to UDP Policy H14.

No material considerations were identified by the Inspector sufficient to overcome the harm identified and he therefore concluded that the appeal should be dismissed

5.0 RECOMMENDATIONS

That the report be noted

Flo Churchill
Interim Head of Planning

24 January 2017

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