



## SHEFFIELD CITY COUNCIL Planning & Highways Committee

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**Report of:** Interim Head of Planning

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**Date:** 18 April 2017

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**Subject:** RECORD OF PLANNING APPEALS  
SUBMISSIONS & DECISIONS

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**Author of Report:** Claire Woods 0114 2734219

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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

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### Reasons for Recommendations

### Recommendations:

To Note

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### Background Papers:

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**Category of Report:** OPEN

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## DEVELOPMENT SERVICES

REPORT TO PLANNING &  
HIGHWAYS COMMITTEE  
18 APRIL 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 erection of 2 flats at 181 School Road Crookes Sheffield S10 1GJ (Case No 16/03245/FUL)

(ii) An appeal has been submitted to the Secretary of State against the Enforcement Notice issued by the City Council for erection of a bungalow at White Acres Farm Spout Lane Sheffield S6 6EF (Case No 15/00607/ENUHD)

### 3.0 APPEALS DECISIONS - DISMISSED

(i) An appeal against the delegated decision of the Council to refuse planning consent for the laying out and construction of a means of vehicular access and provision of a hardstanding (Resubmission of 16/00644/FUL) at 39 Greenhill Avenue Sheffield S8 7TA (Case No 16/03832/FUL) has been dismissed.

#### Officer Comment:-

The Inspector identified the main issue as being the effect of the proposed access on highway and pedestrian safety.

She noted the applicant's drive was at a considerably higher level than the highway and that the vehicular access would have a gradient of around 1 in 3. She also noted the presence of a number of similar driveways and access points in the properties nearby.

However she noted the previous examples largely occurred prior to the need for planning permission brought about by the classification of the road (in 2007/8).

She agreed with the Council that the excessive gradient would make access

and egress extremely difficult, and especially as it would involve reversing movements, would result in a safety hazard for road users and pedestrians. She also felt that the steep gradient would become extremely hazardous in icy conditions.

She dismissed the appeal.

## 5.0 RECOMMENDATIONS

That the report be noted

Flo Churchill  
Interim Head of Planning

*18 April 2017*

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