



SHEFFIELD CITY COUNCIL Planning & Highways Committee

Report of: The Head of Planning

Date: 09 May 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
9 MAY 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 a two-storey front/side and single-storey side extensions to dwellinghouse at 1 Vernon Road Sheffield S17 3QE (Case No 16/04247/FUL)

3.0 APPEALS DECISIONS - DISMISSED

(i) An appeal against the delegated decision of the Council to refuse planning consent for the erection of a dwellinghouse at Curtilage Of 27 Normanton Spring Road Sheffield S13 7BA (Case No 16/04024/FUL) has been dismissed.

Officer Comment:-

The Inspector considered the main issue to be the effect of the proposal on the living conditions of the occupiers of 29 Normanton Spring Road, particularly in respect of privacy, outlook and sunlight.

She concluded that the dwelling would result in windows directly overlooking the rear garden to No.29 to an unacceptable degree. She also concluded that the gable end of the house would appear unduly prominent and overbearing to that garden and would result in overshadowing to the garden as the proposed dwelling is set to the east of it.

The Inspector therefore dismissed the appeal due to its unacceptable impact on the living conditions of No.29, being contrary to Policy H14 of the UDP and at odds with the NPPF which seeks a good standard of amenity for all existing and future occupants of land and buildings.

4.0 APPEALS DECISIONS - ALLOWED

(i) To report that an appeal against the delegated decision of the Council to refuse advertisement consent for a free standing double sided internally illuminated digital advertising panel opposite Sheffield Midland Station Sheaf Street Sheffield S1 2BP (Case No 16/04174/HOARD) has been allowed.

Officer Comment:-

The Inspector considered that the proposed advert would not materially harm the prevailing busy urban and commercial character of the area within which it would be sited or result in the area being unduly cluttered.

She also concluded that it would not have a discernible impact on setting of the Grade 2 listed station across the road (and behind the public art water feature) or on the improvements that have taken place to the public realm in recent years.

In summary she concluded that the proposed advert would not harm the character and appearance of the area and would preserve the setting of the listed station and was in accordance with UDP Policy and the NPPF.

5.0 RECOMMENDATIONS

That the report be noted

Rob Murfin
Head of Planning

9 May 2017

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