



SHEFFIELD CITY COUNCIL Planning & Highways Committee

Report of: Chief Planning Officer

Date: 1 August 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 1 AUGUST 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 with associated parking (Re-submission of 16/04702/FUL) at Land Between 182 And 194 Queen Mary Road Sheffield S2 1JJ (Case No 17/00780/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 erection of one dwelling and subdivision of existing farm house into three dwellings (Amended scheme to 16/02347/FUL) at Holt House Farm Long Line Sheffield S11 7TX (Case No 16/03840/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 the subdivision of dwellinghouse to create 4x self contained apartments including the insertion of rooflights, extension to front lightwell and removal of access steps to rear (Re-submission of 16/03442/FUL) at 71 Marlborough Road Sheffield S10 1DA (Case No 17/00413/FUL)

3.0 APPEALS DECISIONS - DISMISSED

(i) An appeal against the delegated decision of the Council to refuse planning consent for a conservatory and raised terrace to front of dwellinghouse at 25 Brincliffe Crescent Sheffield S11 9AW (Case No16/03110/FUL)

Officer Comment:-

The Inspector identified the main issue as whether the proposal would preserve or enhance the appearance of the Nether Edge Conservation Area.

He considered that the site, whilst containing a relatively modern bungalow, contributed to the significance of the Conservation Area with the bungalow's

position set back within a substantial garden and stone walls.

He also considered the conservatory would be highly noticeable because of its position relative to the street scene, in particular that it would reduce the separation from the bungalow to the street. He did not consider that new planting would successfully screen the conservatory, and in any event this would not be permanent feature.

He therefore agreed with officers and concluded that the proposal would fail to preserve or enhance the character or appearance of the Conservation Area.

(ii) An appeal against the delegated decision of the Council to refuse advertisement consent for replacement of P7 pylon with free standing internally illuminated LED Screen at 445 Brightside Lane Sheffield S9 2RR (Case No 17/00127/ADV)

Officer Comment:-

The Inspector noted that the main issue to consider in this case was the effect of the advert upon the visual amenity of the area. At 8 metres above ground level the sign would replace an existing pylon sign. The Inspector considered that the LED screen would be much brighter and strident than the existing sign and would be a garish and brash addition to the roadside which would be a dominant and visually intrusive feature that would harm the visual amenity of the area. She therefore concluded that the sign would harm the character and appearance of the area.

4.0 RECOMMENDATIONS

That the report be noted

Rob Murfin
Chief Planning Officer

1 August 2017

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