



## SHEFFIELD CITY COUNCIL Planning & Highways Committee

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**Report of:** Director of City Growth Service

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**Date:** 14 November 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 14 NOVEMBER 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 prior approval for the siting of solar powered telephone kiosk (Application for determination if approval required for siting and appearance) at the front of 210 - 214 West Street City Centre Sheffield S1 4EU (Case No 17/01817/TEL)
(ii) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse prior approval for the siting of solar powered telephone kiosk (Application for determination if approval required for siting and appearance) at the front of 221 Glossop Road Sheffield S10 2GW (Case No 17/01816/TEL)
(iii) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse prior approval for the siting of solar powered telephone kiosk (Application for determination if approval required for siting and appearance) at Land At Junction Of Leavy Greave Road And Upper Hanover Street Sheffield S3 7RL (Case No 17/01815/TEL)
(iv) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse prior approval for the siting of solar powered telephone kiosk (Application for determination if approval required for siting and appearance) at West Street Tram Stop North Bound West Street City Centre Sheffield S1 4ER (Case No 17/01818/TEL)
(v) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse prior approval for the siting of solar powered telephone kiosk (Application for determination if approval required for siting and appearance) at the front of 4-10 Blonk Street Sheffield S3 8BG (Case No 17/01822/TEL)
(vi) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse prior approval for the siting of solar powered telephone kiosk (Application for determination if approval required for siting and appearance) at the front of 25 Church Street City

Centre Sheffield S1 2GJ (Case No 17/01820/TEL)
(vii) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse prior approval for the siting of solar powered telephone kiosk (Application for determination if approval required for siting and appearance) at the front of Deacon House 192 Eyre Street Sheffield S1 3GQ (Case No 17/01827/TEL)
(viii) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse prior approval for the siting of solar powered telephone kiosk (Application for determination if approval required for siting and appearance) at the front of 30 - 34 High Street City Centre Sheffield S1 2GE (Case No 17/01821/TEL)
(viii) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse prior approval for the siting of solar powered telephone kiosk (Application for determination if approval required for siting and appearance) at the front of 45 Division Street Sheffield S1 4GE (Case No 17/01823/TEL)
(x) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse prior approval for the siting of solar powered telephone kiosk (Application for determination if approval required for siting and appearance) at the front of 30 Arundel Gate Sheffield S1 2PP (Case No 17/01824/TEL)
(xi) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse prior approval for the siting of solar powered telephone kiosk (Application for determination if approval required for siting and appearance) at the front of 78 - 82 The Moor Sheffield S1 3LT (Case No 17/01826/TEL)
(xii) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse prior approval for the siting of solar powered telephone kiosk (Application for determination if approval required for siting and appearance) at the front of DEBENHAMS 2 - 14 The Moor Sheffield S1 3LR (Case No 17/01825/TEL)

### 3.0 APPEALS DECISIONS - ALLOWED

(i) To report that an appeal against the delegated decision of the Council to refuse planning consent for the demolition of existing garage and erection of dwellinghouse at Curtilage Of 47 Glenalmond Road Sheffield S11 7GX (Case No 17/00907/FUL) has been allowed conditionally.
Officer Comment:-
The Inspector considered the main issues to be the effect of the proposal on

the character and appearance of the area, and the effect on highway safety, with particular reference to car parking.

In terms of character, she noted the siting at the end of a long garden within an established residential area of varied dwelling designs, and that permission had recently been granted for a new dwelling immediately adjacent the site. She noted the contemporary flat roofed design that was similar to the adjacent approval.

She accepted the Council's concern about the two storey front projection but felt this would reflect the lack of uniformity on the Ford Road building line, replicate the position of an existing garage on the site, and be screened by the presence of a large tree that is to be retained.

She felt the use of timber cladding was acceptable, and would not lead to an unduly horizontal emphasis. She therefore concluded that the house would be in scale and character with nearby development respecting its surroundings having no conflict with Policies BE5 and H14 of the UDP, and CS74 of the Core Strategy.

In terms of highway safety she noted the location was convenient for a range of services and public transport. She considered that one parking space for the 3 bed dwelling, whilst representing a shortfall against the Council's guideline of 2 spaces would not result in significant harm to highway safety, as any parking generated would be limited. In addition she considered the parking space lost from the host property, as a result of the development could be accommodated on street. She did not therefore agree there was conflict with policy H14 or the requirements of the NPPF for safe access.

She therefore allowed the appeal.

#### 4.0 RECOMMENDATIONS

That the report be noted

Rob Murfin  
Chief Planning Officer

*14 November 2017*