



SHEFFIELD CITY COUNCIL Planning & Highways Committee

Report of: Director of City Growth Department

Date: 16 October 2018

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
16 OCTOBER 2018

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 replacement ground floor front bay window to dwellinghouse (retrospective) 6 Osbourne Road Sheffield S11 9AY (18/00727/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 demolition of existing dwellinghouse and erection of a new dwellinghouse Heather Bank Holdworth Lane Sheffield S6 6SN (18/00107/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 demolition of disused garage/workshop and erection of 2no. retail units (Use Class A1) and an apartment (Use Class C3) at first floor Rear Of 315 Middlewood Road Sheffield S6 1TG (17/04833/FUL).

3.0 APPEALS DECISIONS – DISMISSED

(i) To report that an appeal against the delegated decision of the Council to refuse planning consent for application under Section 73 to vary condition 2 (Approved drawings) and to remove condition 7 (Alterations of existing dwelling) of approved planning application 17/01522/FUL to retain the existing dwelling house 6 Chancet Wood View Sheffield S8 7TS (6A Chancet Wood View, S8 7TS) (Case No 18/00432/FUL has been dismissed.

Officer Comment:-

This appeal sought to amend the approved drawings to allow the retention of the existing dwelling on the site in full, without its partial demolition, in addition to constructing a new dwelling immediately adjacent.

The Inspector identified the main issue as the effect of the removal of the condition on the character and appearance of the area.

He noted that whilst the area contains a variety of house types, each in small groups, spacing between dwellings is an important characteristic of the area which creates a distinctive rhythm on each section of Chancet Wood Road.

He considered the partial demolition of the existing dwelling was necessary in order to achieve the appropriate spacing between the existing and proposed (under construction) dwelling and to ensure no harm to the street scene. He therefore concluded the proposal would have an unacceptable and harmful effect on the character of the area in conflict with policies BE5 and H14 of the UDP, CS74 of the Core Strategy and the NPPF.

4.0 APPEALS DECISIONS - ALLOWED

(i) To report that an appeal against the delegated decision of the Council to refuse planning consent for two-storey rear and single-storey rear extension to dwellinghouse 95 Horndean Road Sheffield S5 6UJ (Case No 18/00103/FUL) has been allowed.

Officer Comment:-

The proposal consisted of a two storey rear extension and a single storey rear extension. The Inspector considered these two elements to be severable physically and functionally and so issues a split decision.

Single Storey extension

This would not project as far as the structure of the adjoining dwelling and would not cause any issues of loss of privacy or overbearing to neighbours. The Inspector considered the impacts to be acceptable and allowed this part of the appeal.

Two storey extension

The proposed extension would project forward of the rear wall to the extent of the existing rear offshoot. It would bring development closer to the main habitable room windows of the property opposite the development with a distance of approximately 8 metres. This is much less than the 12 metres required in the Supplementary planning guidance. The Inspector considered this to create an intrusive structure creating significant harm to the neighbouring occupiers. For this reason, the Inspector dismissed this part of the appeal.

5.0 RECOMMENDATIONS

That the report be noted.

Rob Murfin
Chief Planning Officer

16 October 2018