



SHEFFIELD CITY COUNCIL Planning & Highways Committee

Report of: Director of City Growth Department

Date: 29 January 2019

Subject: RECORD OF PLANNING APPEALS
SUBMISSIONS & DECISIONS

Author of Report: Marie Robinson 0114 2734218

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
29 JANUARY 2019

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

3.0 APPEALS DECISIONS – DISMISSED

4.0 APPEALS DECISIONS – ALLOWED

(i) To report that an appeal against the delegated decision of the Council to refuse planning consent to demolition of existing conservatory and erection of single-storey rear and side extension to dwellinghouse 81 Kendal Road Sheffield S6 4QH (Case No 18/02144/FUL) has been allowed.

Officer Comment:-

The main issue is the effect of the proposed extension on the living conditions of existing and future occupiers of the host property with preference to the provision of private amenity space.

The existing rear amenity space at the property is restricted and the extension would reduce this further to approximately 25 sq. m. The Council's SPG would normally seek an area of approximately 50 sq. m. rear amenity space. In addition, the extension would be between 3.1 and 3.7 m from the rear boundary wall. This is less than the 10 m normally sought but the distance is currently below this level.

The Inspector considered that the amenity space available to properties in the terrace generally reduced the closer the properties were to the highway junction and noted that adjoining properties also had limited garden space. Accordingly, the Inspector was of the view that the amenity space was acceptable given the site circumstances and surrounding built form and so, whilst not meeting Council guidance, would not result in unsatisfactory living conditions.

5.0 ENFORCEMENT APPEALS - DISMISSED

6.0 RECOMMENDATIONS

That the report be noted.

Rob Murfin
Chief Planning Officer

29 January 2019

This page is intentionally left blank