



SHEFFIELD CITY COUNCIL Planning & Highways Committee

Report of: Director of City Growth Department

Date: 19 February 2019

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
19 FEBRUARY 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

(i) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for alterations to gate lodge including demolition of existing extension and erection of replacement extension Oakes Park Lodge School Lane Norton Sheffield S8 8BL (16/00723/LBC).

(ii) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for erection of a dwellinghouse with integral double garage (Resubmission of planning permission 17/04626/FUL) land to rear and side of 29 Overcroft Rise Sheffield S17 4AX (18/03000/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 extension to apartment block to form dwellinghouse Manor Lodge Primary School Manor Lane Sheffield S2 1TR (17/04014/LBC).

3.0 APPEALS DECISIONS – DISMISSED

(i) To report that an appeal against the delegated decision of the Council to refuse planning consent for erection of dwellinghouse and ancillary detached garage curtilage of 126 Bushey Wood Road Sheffield S17 3QD (Case No 18/01878/FUL) has been dismissed.

Officer Comment:-

The Inspector identified the main issue as being the effect of the proposal on the character or appearance of the area.

She noted the area was characterised by detached bungalows and two storey properties set within generous grounds, with substantial grass verges a feature of the street.

She noted some uniformity to the layout of Bushey Wood Road properties in terms of their set back from the highway and generous rear gardens. The appeal proposal would result in greater density, eroding the spacious grounds of the host bungalow and she agreed with officers that this would be at odds with the established pattern of development within the wider residential area.

In addition, she considered the limited separation between the proposed dwelling and those existing would result in a cramped form of development, inconsistent with the surrounding character.

She did not agree with officers that the additional hardsurfacing within the grass verge to provide access would compromise its green character.

The appeal was therefore dismissed for the above reasons and for being in conflict with UDP policies BE5 and H14, and Core Strategy Policies CS26, CS31, and CS74.

4.0 APPEALS DECISIONS - ALLOWED

5.0 ENFORCEMENT APPEALS - DISMISSED

6.0 RECOMMENDATIONS

That the report be noted.

Colin Walker
Interim Head of Planning

19 February 2019

