



SHEFFIELD CITY COUNCIL Planning & Highways Committee

Report of: Director of City Growth Department

Date: 6 August 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
6 AUGUST 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 non-determination of the City Council to issue planning permission for demolition of attached garage, erection of three-storey rear extension, erection of single-storey side extension with 1 front dormer, alterations to roof to form habitable living accommodation including erection of 2 front dormers, 2 juliette balcony's to rear and new pitched roof, and alterations to fenestrations at Broom Cottage New Mill Bank Sheffield S36 3ZG (Case No 18/03982/FUL)

(ii) An appeal has been submitted to the Secretary of State against the serving of an Enforcement Notice to remove storage units at site at 174 Lowedges Road Sheffield S8 7LF (LPA Ref RC/085266)

(iii) 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 (Re-submission of 18/01601/FUL) at Land Adjacent 14 James Walton Drive Sheffield S20 3GN (Case No 18/04311/FUL)

(iv) An appeal has been submitted to the Secretary of State against the serving of an Enforcement Notice for alterations to the front and side elevations of 38-40 Wostenholm Road Sheffield S7 1LJ (LPA Ref RC/088150)

3.0 APPEALS DECISIONS – DISMISSED

(i) To report that an appeal against the delegated decision of the Council to refuse planning permission for demolition of side extension and erection of two-storey side extension and single-storey rear extension to dwellinghouse at 62 Linaker Road Sheffield S6 5DT (Case No 18/04718/FUL) has been dismissed.

Officer Comment:-

The Inspector considered the main issue to be the effect of the proposal on

the character and appearance of the host property and the street scene.

The property is on a prominent corner plot and there is a spacious feel between properties and the highway. The two storey extension proposes a gable end, in contrast to the original hipped roof of the house and the Inspector considered that this would not be in keeping with the host property and would be incongruous. This, together with the window proportions would not relate well to the original property.

The appeal was therefore dismissed as being contrary to the Council's adopted local plan and Supplementary Planning Guidance and to the NPPF.

4.0 APPEALS DECISIONS – ALLOWED

Nothing to report

5.0 ENFORCEMENT APPEALS

Nothing to report

6.0 RECOMMENDATIONS

That the report be noted.

Colin Walker
Interim Head of Planning

6 August 2019

