



SHEFFIELD CITY COUNCIL Planning & Highways Committee

Report of: Director of City Growth Department

Date: 14 January 2020

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
14 JANUARY 2020

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

<p>(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 of an existing 11.7m monopole with a 20.0 m high phase 8 monopole, together with the installation of ground-based equipment cabinets and ancillary development thereto at telecommunications mast 52 metres North East Of Manor Castle Inn Manor Lane Sheffield S2 1UH (Case No 19/02902/FULTEL)</p>
<p>(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 20m monopole and associated cabinets at land opposite No.92 Eastern Drive Sheffield S2 3WR (Case No 19/02630/FULTEL)</p>
<p>(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 20.0m Phase 8 monopole and associated equipment cabinets (Application for determination if approval required for siting and appearance) at telecommunications mast Site 52 Metres North East Of Manor Castle Inn Manor Lane Sheffield S2 1UH (Case No 19/02900/TEL)</p>
<p>(iv) 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 20m monopole and associated cabinets (Application for determination if approval required for siting and appearance) at land opposite 62 Eastern Drive Sheffield S2 3WP (Case No 19/02633/TEL)</p>
<p>(v) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission to application to erection of front dormer to dwellinghouse to create additional habitable space at 121 Argyle Road Sheffield S8 9HJ (Case No 19/00906/FUL)</p>
<p>(vi) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission to</p>

discharge conditions to approve details in relation to condition number(s): 9 (Remediation - Validation Report) imposed by planning permission 17/03867/FUL at Lynthorpe House 86 Charlotte Road Sheffield S1 4TL (Case No 17/03867/COND4)

3.0 APPEALS DECISIONS – DISMISSED

(i) To report that appeals against the delegated decision of the Council to refuse planning permission and listed building consent for erection of a two-storey roof extension to provide 6no apartments at Old County Court House 56 Bank Street Sheffield S1 2DS (Case Nos 18/03912/FUL and 18/03913/LBC) have been dismissed.

Officer Comments:-

The Inspector considered that the main issue was whether the proposals would preserve the Grade II listed building and the character of the City Centre Conservation Area.

He noted that the extension would result in a roof form higher than the original 1854 part of the building and considered that it would be overbearing as a whole and distinctly bulky and 'tacked on', forming a poor relationship to the original building. He concluded that that the proposal would be an incongruous addition to the roof structure which would conflict with the architectural form and significance of the building as a whole as well as causing harm to the character and appearance of the Conservation Area.

He concluded that the scheme would fail to comply with Paragraph 193 of the NPPF and that the public benefits did not outweigh the harm causes in this case. The proposals were in conflict with Policies BE16 and BE19 of the UDP. He therefore dismissed the appeal.

(ii) To report that an appeal against the delegated decision of the Council to refuse planning permission for erection of a rear dormer extension to form habitable loft space, and erection of a 1/2 storey side extension to dwellinghouse at 14 Cockshutt Road Sheffield S8 7DX (Case No 19/01451/FUL) has been dismissed.

Officer Comments:-

The Inspector considered the main issue was the effect of the development on the character and appearance of the street scene.

She agreed with officers that the two storey side extension would contain an inappropriate half hip roof form, and would not appear subservient to the appearance of the main house.

Given the elevated position of the house she agreed it would appear overly large and dominant, disrupting the uniformity of the distinctive 2 storey roof

scape, and would detract from the character of the street.

4.0 APPEALS DECISIONS – ALLOWED

Nothing to report

5.0 CIL APPEALS DECISIONS

Nothing to report

6.0 ENFORCEMENT APPEALS NEW

(i) An appeal has been submitted to the Secretary of State against the Enforcement Notice served in respect of the breach of planning control as alleged in the notice which is the unauthorised alteration and change of use of the former garage outbuilding at the land to form a self-contained living accommodation at 351 Ecclesall Road South Sheffield S11 9PX (Planning Inspectorate Ref APP/J4423/C/19/3240405)

7.0 ENFORCEMENT APPEALS DISMISSED

Nothing to report

8.0 RECOMMENDATIONS

That the report be noted.

Colin Walker
Interim Head of Planning

14 January 2020