



SHEFFIELD CITY COUNCIL Planning & Highways Committee

Report of: Director of City Growth Department

Date: 18 February 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
18 FEBRUARY 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 for a lawful development certificate for the erection of two single-storey side extensions and single-storey rear extension to dwellinghouse (Application under section 192) at Heather Bank Holdworth Lane Sheffield S6 6SN (Case No 19/02102/LD2)</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 outline application (all matters reserved) for residential development Beighton Breakers Old Station Yard Rotherham Road Beighton Sheffield S20 1AH (18/02149/OUT</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 Removal of telephone kiosk and installation of freestanding smart kiosk (Application for determination if approval required for siting and appearance) at Sheffield City GP Health Centre Rockingham House 75 Broad Lane Sheffield S1 3PB (Case No 19/01905/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 Removal of telephone kiosk and installation of freestanding smart kiosk (Application for determination if approval required for siting and appearance) at Telephone Box Outside 45-47 Fargate Sheffield S1 2HD (Case No 19/01907/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 for removal of telephone kiosk and installation of freestanding smart kiosk (Application for determination if approval required for siting and appearance) at telephone box outside 49 Furnival Gate Sheffield S1 4QQ (Case No 19/01908/TEL)</p>

(vi) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for removal of telephone kiosk and installation of freestanding smart kiosk (Application for determination if approval required for siting and appearance) at O/S 127 Pinstone Street Sheffield S1 2HN (Case No 19/01911/TEL)

(vii) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for removal of telephone kiosk and installation of freestanding smart kiosk (Application for determination if approval required for siting and appearance) at outside 13-15 Haymarket Sheffield S1 2AW (Case No 19/01909/TEL)

(viii) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for removal of telephone kiosk and installation of freestanding smart kiosk (Application for determination if approval required for siting and appearance) at O/S 19 Market Place City Centre Sheffield S1 2GH (Case No 19/01910/TEL)

3.0 APPEALS DECISIONS – DISMISSED

(i) To report that an appeal against the delegated decision of the Council to refuse planning permission for erection of single/two-storey side extension and single-storey rear extension to dwellinghouse at 98 Newlands Grove Sheffield S12 2FX (Case No 19/01389/FUL) has been dismissed.

Officer Comments:-

The Inspector considered that the main issue to consider was the impact of the proposed side extension on the living conditions of 15 Newlands Drive. He noted that the extension would be very close to the boundary of No. 15 and in particular its rear garden, and it would appear oppressive and overdominant, giving it a hemmed in feeling. This is exacerbated by the extension being to the south of the neighbouring property such that it could also result in a loss of sunlight. He concluded that the side extension would conflict with the Supplementary Planning Guidance on Designing House Extensions as well as UDP Policy H14 and NPPF Paragraph 127, in that it would adversely harm the living conditions of the occupiers of No.15. He therefore dismissed the appeal.

4.0 APPEALS DECISIONS – ALLOWED

Nothing to report

5.0 CIL APPEALS DECISIONS

Nothing to report

6.0 ENFORCEMENT APPEALS NEW

Nothing to report

7.0 ENFORCEMENT APPEALS DISMISSED

Nothing to report

8.0 ENFORCEMENT APPEALS ALLOWED

Nothing to report

9.0 RECOMMENDATIONS

That the report be noted.

Colin Walker
Interim Head of Planning

18 February 2020

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