



## SHEFFIELD CITY COUNCIL Planning & Highways Committee

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**Report of:** Director of City Growth Department

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**Date:** 23 February 2021

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**Subject:** RECORD OF PLANNING APPEALS  
SUBMISSIONS & DECISIONS

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**Author of Report:** Abby Hartley

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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

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**Reasons for Recommendations**

**Recommendations:**

To Note

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**Background Papers:**

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**Category of Report:** OPEN

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## 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 the retention of terrace over single-storey rear extension and erection of 1.8m obscure screening (resubmission of 20/00197/FUL) at 18 Town End Road, Sheffield, S35 9YY (Case No: 20/01965/FUL)
(ii) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for the demolition of side porch, erection of two-storey side and single-storey rear extension to dwellinghouse at 62 Linaker Road, Sheffield, S6 5DT (Case No: 20/01503/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 the alterations to building to create dwellinghouse at Land off More Hall Lane, Sheffield, S36 3ST (Case No: 19/04447/FUL)

### 3.0 APPEALS DECISIONS – DISMISSED

(i) To report that an appeal against the delegated decision of the Council to refuse planning permission for the removal of 12.4m mast and erection of 20m monopole and associated equipment cabinets and ancillary works (Application for determination if approval required for siting and appearance) at telecommunication mast opposite 518 Bellhouse Road, Sheffield, S5 0EP (Case No: 20/02971/TEL) has been dismissed.
Officer Comment:-  The site lies close to the four-way intersection of Bellhouse Road with Concord Road and Nether Shire Lane. This large forecourt area currently accommodates two mobile phone masts. The proposal would replace one of the existing masts. The main issue was the effect of the siting and

appearance of the proposal on the character and appearance of the locality.

The Inspector felt that the open nature of the site, when taken with the height and overall diameter of the structure, would cause the proposal to be visually prominent from the north and south where it would tower over the surrounding trees and buildings. In the context of mainly two-storey domestic development, the mast would appear industrial in scale and appearance.

The Inspector concluded that, whilst the proposal would replace some existing apparatus, the difference in scale and design would cause it to appear incongruous in its setting and result in significant harm to the character and appearance of the locality. Accordingly, the proposal conflicted with Policies BE14 and H14 of the UDP.

#### 4.0 APPEALS DECISIONS – ALLOWED

(i) To report that an appeal against the imposition of Condition 4 (“The garage buildings, cycle and motorcycle stores hereby approved shall be used solely for the purposes of parking cars, cycles and motorcycles and for no other purpose.”) on the delegated decision of the Council to grant planning permission for the retention of garage for use as cycle/motor cycle store (Garage 1), retention of triple garage (Garage 2), erection of a single garage and alterations to existing bin store (Garage 3), erection of single garage and provision of bin store and covered cycle store (Garage 4), and retention of a garden store (Store 1) at Adjacent 59 Daniel Hill Mews, Opposite 75 Daniel Hill Mews, Adjacent 1 Daniel Hill Mews, Opposite 6 Daniel Hill Mews, Adjoining 83 Daniel Hill Mews, Sheffield, S6 3JJ (Case No: 19/00331/FUL) has been allowed and condition 4 has been replaced by two new conditions:  
1) The garage buildings and motorcycle stores hereby approved shall not be used other than for the parking of cars and motorcycles and for purposes incidental to the use of the dwellinghouses known as Daniel Hill Mews.  
2) The cycle stores hereby approved shall not be used other than for the parking of cycles associated with the use of the dwellinghouses known as Daniel Hill Mews.

Officer Comment:-

The Inspector felt that condition 4 was not reasonable or necessary. He considered that the proposal would not have an unacceptable effect on highway safety by way of the parking provision and concluded that the appeal should be allowed and condition 4 be removed, subject to the imposition of the conditions that relate to the incidental use of the garage buildings and the motorcycle stores, and the cycle parking provision.

#### 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

*23 February 2021*