



**REPORT TO CITY CENTRE, SOUTH &
EAST PLANNING AND HIGHWAYS
COMMITTEE**

DATE 24 SEPTEMBER 2012

REPORT OF DIRECTOR OF DEVELOPMENT SERVICES

ITEM

SUBJECT RECORD OF PLANNING APPEALS SUBMISSIONS AND DECISIONS

SUMMARY

LIST OF ALL NEWLY SUBMITTED PLANNING APPEALS AND DECISIONS RECEIVED, TOGETHER WITH BRIEF SUMMARY OF INSPECTOR'S REASONS FOR DECISION

RECOMMENDATIONS

TO NOTE

FINANCIAL IMPLICATIONS

NO

PARAGRAPHS

CLEARED BY

N/A

BACKGROUND PAPERS

CONTACT POINT FOR ACCESS

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AREA(S) AFFECTED

**CATEGORY OF
REPORT**

OPEN

DEVELOPMENT SERVICES

REPORT TO CITY CENTRE,
SOUTH & EAST PLANNING &
HIGHWAYS COMMITTEE
24 SEPTEMBER 2012

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

(a) An appeal has been submitted to the Secretary of State against the decision of the Council to refuse advertising consent for the erection of a non illuminated advertisement hoarding at 280 Ecclesall Road S11 8PE (Case No: 12/01431/ADV); and

(b) An appeal has been submitted to the Secretary of State against the decision of the Council to refuse planning permission for:-
(i) the erection of 24 dwellinghouses including associated car parking and landscaping at land to the rear of 21 to 99 Beacon Road and land adjoining 131 Sandstone Road (Case No: 11/03972/FUL);
(ii) the erection of 3 dwellinghouses at 31 Brickhouse Lane (Case No: 12/00289/FUL); and
(iii) the change of use to hot food takeaway (Use class A5) and erection of external flue at 44 High Street Mosborough (Case No: 12/01609/FUL).

3.0 APPEALS DECISIONS - DISMISSED

An appeal has been dismissed against the decision of the City Council to refuse permission for retention of two storey side extensions and single storey front and rear extensions with steps to front door at 6 Rosamond Place S17 4LX (Case No: 11/03971/FUL)

Officer Comment:-

This appeal followed Members' decision to refuse planning permission, and in doing so, overturn an officer recommendation to grant with conditions.

The Inspector determined the key issues to be the impact of the development upon the locality, and upon the amenities of neighbouring occupiers.

This case involved the implementation of a previously approved application,

but beyond the parameters of that permission. Work had stopped whilst a revised application was considered (the application subsequently refused). The appeal relates to the retention of the alterations to the originally approved scheme.

The Inspector therefore limited her consideration to the changes to the original approval. She lists these as being:-

- a) an increase in depth and width of the rear single storey extension;
- b) the lowering of the level of the front garden;
- c) redesigned front steps;
- d) reduced width of upper floor front window;
- e) insertion of French doors in place of a door and window to the kitchen.

She concluded that the changes to the rear extensions (a), with projections of only 2m, and the insertion of French doors (e) has no significant impact upon the amenities of no's 8 and 4 Rosamond Place. She considered the change to the window on the front elevation (d) would actually improve the appearance of the extension.

She therefore states the appeal could not be dismissed on those grounds.

She considered that the lowering of the front garden to 1.1m below the adjoining footway, would expose a large area of brick work below ground level, require more steps to the front door, and retaining features. She felt this would create a harsh, unattractive, obtrusive and alien feature that would be seriously detrimental to the appearance and character of the street scene and the locality. On this basis she dismissed the appeal.

An enforcement notice had already been served requiring removal of the unauthorised structures, and implementation of the approved scheme. The owner has been given a short timescale to comply with this notice, and members will be updated on the progress of this through the quarterly updates.

3.0 RECOMMENDATIONS

That the report be noted

David Caulfield
Head of Planning

24 SEPTEMBER 2012

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