
10. **HEAD OF LAW REPORT - PLANNING APPEALS (A.1536/AMC)**

1. **APPEALS LODGED**

There have been no appeals lodged during this month.

2. **APPEALS WITHDRAWN**

There have been no appeals withdrawn during this month.

3. **APPEALS DECIDED**

The following appeals have been decided during this month.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Decision</u>	<u>Committee/ Delegated</u>
NP/DDD/1018/0893 3235248	Change of use from a storage unit to a self-contained holiday accommodation with a two storey side extension at Folds Lane, Calver.	Written Representations	Dismissed	Delegated

The Inspector stated the main issues were the effects of the proposal on the character and appearance of the host building; the Conservation Area and the National Park, and on the living conditions of the occupiers of the neighbouring property. The Inspector expressed concerns regarding the front elevations of the proposed side extension and the existing building, in particular regarding the fenestration and total glazing of the cart entry as overly domestic and unsympathetic to the host building's origins. The proposed rooflights on the rear elevation were excessive and out of character. These factors would cause harm to the character of the building and the wider conservation area. The projection of the external staircase beyond the front elevation would also cause further harm to the character of the building. The Inspector concluded that the proposal would fail to preserve or enhance the character and appearance of the host building, the Conservation Area or the National Park. The development conflicted with policies. With regard to the effect of the development on the neighbouring property the Inspector noted that the proposed external staircase and part glazed door would introduce potential overlooking at a higher level, either through the window or the door if left open. Although the appellant had offered to obscure glaze or seal shut the door the Inspector was not convinced that a requirement to keep the door shut was reasonable or enforceable. The decision concluded that the proposal would cause harm to the neighbouring property by overlooking and loss of privacy and therefore conflicted with policies. The appeal was dismissed.

NP/S/0519/0529 3239468	Conservatory on existing flat roof of original house at Crawshaw Lodge, Hollow Meadows, Rodside, Sheffield, S6 6GN	Householder	Dismissed	Delegated
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The Inspector stated the main issue was the effect of the proposed development on the character and appearance of the host property and the area. The Inspector noted that the prominent location, extent of glazing and overly large size of the conservatory would make it a dominant and conspicuous feature. Nearby trees would provide some screening but could not be relied for future screening. The proposal would result in significant harm and conflict with policies. The Inspector concluded that the scheme would conflict with the development plan and that there were no other considerations that outweighed the conflict so the appeal was dismissed.

4. **RECOMMENDATION:**

That the report be received.