
16. **AUTHORITY SOLICITOR REPORT - PLANNING APPEALS (A.1536/AE)**

1. **APPEALS LODGED**

The following appeals have been lodged during this month.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Committee/ Delegated</u>
NP/S/1123/1421 3338478	S.73 application for the removal of condition 24 on NP/S/0708/0571 at Norfolk House, Manchester Road, Sheffield	Written Representations	Delegated

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 **APPEALS WITHDRAWN**

There have been no appeals withdrawn during this month.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/SM/0523/0507 3331494	Extension to ancillary accommodation within the grounds of a listed public house at Ye Olde Rocke Inn, Upper Hulme	Written Representations	Dismissed	Delegated

The Inspector considered that the proposal would over dominate the original character of the subject property, and would contribute to an unacceptable massing when viewed in the context of the character and appearance of the building. The extension would also be detrimental to the character and appearance of the Upper Hulme Conservation Area and would be in conflict with the Development Plan as a whole as well as the heritage guidance set out in the Framework. The appeal was dismissed.

NP/CEC/0522/0645 3324250 NP/CEC/1221/33242 49	Renovation of farmhouse glass linking to change of use of the outbuildings and replacement of the Nissan hut to ensure protection of the heritage and the farm's long-term viability. Rebuilding of the stables in keeping materials at Wrights Farm, Kettleshulme	Written Representations	Dismissed	Committee
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The Inspector considered that the proposal, due to its scale, massing and design would introduce residential accommodation of a significant nature that would undermine the listed farmhouse, nor preserve any features of special architectural or historic interest. The nature of the link, including the extended accommodation due to the scale, would be imposing across

the site and the topography and rights of way would clearly not result in hidden views of the site due to the imposing resultant mass and height of the conversion of outbuildings. The proposal would also harm the character and appearance of the National Park. The appeal was dismissed and a related appeal for costs was also dismissed.

NP/DDD/0223/0124 3333479	Small single storey side extension over existing garage to extend accommodation at first floor level at 12 Eyam Woodlands, Grindleford	Householder	Allowed	Delegated
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The Inspector considered that the proposal would successfully integrate with the host property, resulting in a subordinate addition, that would not adversely harm the simple form and massing of the existing house. The proposal would have an acceptable effect on the character and appearance of the host property and street scene and would accord with DMC3 and DMH7 of the Development Management Policies. The appeal was allowed.

4. **RECOMMENDATION:**

To note the report.