



Appeal Decision

Site visit made on 27 January 2026

by **M Willis BSc MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 18th February 2026

Appeal Ref: APP/J4423/W/25/3375329

23 Whitworth Road, Sheffield S10 3HD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Lauren Thorpe Designs Limited against the decision of Sheffield City Council.
 - The application Ref is 25/01770/FUL.
 - The development proposed is demolition of existing bungalow and erection of 3 no. detached dwellings and a garage, construction of a shared driveway, associated works and landscaping.
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Decision

1. The appeal is allowed and planning permission is granted for the demolition of existing bungalow and erection of 3 no. detached dwellings and a garage, construction of a shared driveway, associated works and landscaping at 23 Whitworth Road, Sheffield S10 3HD in accordance with the terms of the application, Ref 25/01770/FUL, and the plans submitted with it, subject to the conditions in the attached schedule.

Preliminary Matters

2. Planning permission (Ref. 22/00997/FUL) has previously been granted for the demolition of the bungalow and the erection of a dwellinghouse on the same site as this appeal. Copies of that planning permission and the approved plans were contained within the appellant's appeal submission. In considering the effects of the current scheme on character and appearance I have taken into account the previously approved scheme.
3. The appeal site is located within the Ranmoor Conservation Area. In determining this appeal, I have therefore had regard to the statutory duty set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA) which requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

Main Issue

4. The main issue is the effect of the proposal on the character and appearance of the area, including the Ranmoor Conservation Area (RCA).

Reasons

5. The RCA's special architectural and historic interest derives from its significance as being the city's foremost Victorian residential suburb. The area is characterised by low density, medium to large houses set within spacious plots. Many of the properties comprise of 19th and early 20th century villas constructed of natural,

traditional materials including sandstone, slate and clay tiles with a number having painted timber windows of various period and styles.

6. The appeal site is located on Whitworth Road which is characterised by large detached and semi-detached dwellings. Whilst there are properties of late Victorian and Arts-and-Crafts style along the road, there is also more variation in the style, materiality and the height of the buildings as a result of later 20th century development. This includes the existing bungalow which comprises a large, single storey dwelling which occupies a large footprint within the plot. The bungalow does not conform in style or degree of architectural interest with the earlier buildings on the street and within the wider RCA.
7. The proposal seeks to demolish the existing bungalow and build three, large, detached dwellings within the plot. Access to the plot would be gained via the existing driveway entrance which would be retained. A shared parking area serving all three properties would be located at the front of the plot.
8. The existing bungalow is not representative of the architectural style, character and appearance of the RCA and does not make a positive contribution to it. The demolition of the building is therefore acceptable so long as that which replaces it would preserve or enhance the special character and appearance of RCA.
9. The proposed dwellings would be of comparable height to those which adjoin the site and share design features that are reflective of the character and appearance of earlier properties within the wider RCA and those of Nos.24 to 28 Whitworth Road which lie opposite the site. The proposal would use the full plot width and result in a higher density of development than the single dwelling that has previously been approved. Whilst the dwellings would therefore be closely sited together and near to the boundaries of the neighbouring properties either side, the gaps between the dwellings and the neighbouring boundaries would not, in my judgement, significantly differ or appear dissimilar to that which exists between Nos.24 and 28 opposite. Furthermore, although views through and between the dwellings might be restricted, this would have similarly been the case if the single, large dwelling that has previously been approved had been built on the site. Whilst there are differences in the mass and scale of the three properties and the previously approved large, single dwelling, these are not so significant or harmful that it would have an adverse effect on the character and appearance of the area or the wider RCA.
10. In respect of the parking area at the front of the site, this would make use of the existing access and area that serves the property. Although this area would be larger than that which currently exists, it is not dissimilar in size to that which had previously been approved in association with the large, single dwelling. As I observed on site, the parking area would sit at a lower level than Whitworth Road and would be screened by the existing boundary wall and planting. Therefore, whilst I accept parking at the front of the plot is inconsistent with the earlier pattern of development within the RCA, it is like the current and previously approved arrangements on site and would not be readily visible from the public realm. Given this, its visual appearance would not have a harmful impact on the character and appearance of the RCA.

11. The submitted plans indicate that a number of trees would be removed to accommodate the development. These are primarily located along the boundaries of the site and within the garden spaces towards the rear of the plot. Whilst the removal of any trees is regrettable, based on the evidence before me, the trees that would be removed are of generally low quality and poor condition. To ensure the privacy of neighbouring residents is maintained following the removal of the boundary vegetation, planning conditions can be used which would require screening to be provided to the external terraces. Replacement planting would also be provided as part of the development which, in time, would be of better quality and ensure the verdant nature of the site is maintained and would make a lasting and positive contribution to the character and appearance of the RCA as a whole.
12. Taking all the above into account, I conclude that the proposed development would not have a harmful effect on the character and appearance of the area including the RCA. Through the removal of the existing bungalow, which does not make a positive contribution to the special architectural and historical character of the RCA, and its replacement with dwellings that would make a positive contribution to local character and distinctiveness, the proposal would preserve the character and appearance of the RCA as a whole and would result in some localised enhancement.
13. The proposed development therefore accords with Policies CS 31 and Policy CS 74 of the Sheffield Core Strategy (2009) and also saved Policies H14, BE15 and BE16 of the Sheffield Unitary Development Plan (1998). These require, amongst other things, that the scale of new development is of an appropriate density and of high-quality that respects and enhances the distinctive features and heritage of the city and which preserves or enhances the character or appearance of Conservation Areas.
14. The development would also accord with the requirements of paragraphs 131, 135 and 210 of the National Planning Policy Framework (the Framework). These require development to be sympathetic to local character and history, including the surrounding built environment and landscape setting and that consideration to be given to the impact of a proposal on the significance of a designated heritage asset, and great weight to be given to the asset's conservation.
15. As the proposal would preserve the character and appearance of the conservation area, then it would also comply with the statutory objective as set out in Section 72 of the LBCA.

Other Matters

16. I acknowledge concerns have been raised by interested parties relating to overshadowing; the position of the properties within the plot; restricted access to adjoining properties for maintenance; outlook and privacy; loss of existing habitats; on-street parking; drainage and pressure on local services. I note the Council raised no significant concerns regarding these matters and I see no reason to take a different view. Planning conditions can be used to secure further details of measures to address to the issues raised, where considered necessary, and payments required under the Community Infrastructure Levy Regulations would need to be made. Therefore, whilst the concerns are noted, they do not alter my findings in this case.

17. I note the appellant states that it intends to occupy one of the dwellings as a self-build property. However, as this is not secured, I am unable to afford any weight to this aspect of the proposal.

Planning Balance

18. The Council is unable to demonstrate a five year supply of deliverable housing sites. There is no need to explore more than one route in deciding whether the presumption in favour of sustainable development applies. The absence of a five year housing land supply is sufficient and as such paragraph 11(d) of the Framework applies. Furthermore, for the reasons outlined above, there are no policies in the Framework protecting assets of particular importance that provide a clear reason for refusing the development in this particular case¹. The tilted balance in paragraph 11(d) ii) of the Framework is therefore engaged.
19. In terms of the adverse impacts, the proposed development would not have a harmful effect on the character and appearance of the area, including the RCA and incorporates design measures to mitigate any potential impacts, such as the loss of trees, to an acceptable level. The proposal accords with the overall aims of all other relevant development plan policies. Other potentially adverse effects would be overcome or satisfactorily mitigated by planning conditions.
20. Against that, the proposal would provide social and economic benefits through contributing to the supply and mix of housing in the area, providing construction jobs and supporting local services and facilities. The proposed dwellings, equating to two additional net dwellings, would make a positive, albeit modest contribution to the supply of housing and would support the economic and social objectives of sustainable development which weighs in favour of the proposal.
21. In environmental terms, the appellant states that the scheme's design, landscaping, biodiversity enhancement and efficient use of the land would amount to environmental benefits. These benefits are tempered by the scale of development for three dwellings but nevertheless carry modest weight in favour of the proposal.
22. Consequently, overall, in my view, the adverse impacts arising from this development do not significantly and demonstrably outweigh the scheme's benefits. The proposal would therefore represent a sustainable form of development when assessed against the Framework read as a whole, which is a material consideration in favour of the development. Therefore, there is no justified basis to resist the appeal proposal in this case.

Conditions

23. Both parties provided suggested planning conditions should the appeal be allowed. The suggested conditions proposed by both parties included pre-commencement conditions and the appellant confirmed these would be acceptable. I have considered the suggested conditions against paragraph 57 of the Framework and advice contained in the Planning Practice Guidance and have carried out minor edits to ensure the conditions meet the relevant tests.
24. In addition to the standard time limit condition [1], I have included an approved plans condition [2] in the interests of clarity.

¹ See Footnote 7 of the Framework

25. Conditions [3] and [4] are imposed to secure details of the measures to be adopted to control dust emissions and to protect existing and retained trees during the demolition and construction works. These details need to be agreed prior to development commencing as it is necessary for these measures to be agreed at the outset of the development. The conditions are therefore imposed in the interests of visual amenity and to ensure neighbouring residents are adequately protected from on-site activities.
26. Condition [5] is imposed to secure a Habitat Management and Monitoring Plan (HMMP) and is necessary to ensure that on-site biodiversity and habitat enhancements delivered as part of the development are appropriately managed and maintained. I have omitted the suggested references to the quantum of biodiversity net gain, however, as this would be addressed and agreed via the biodiversity gain plan that is secured by Schedule 7A of the Town and Country Planning Act 1990 (as amended). This is therefore not necessary.
27. Condition [6] is imposed and is necessary to secure details of how surface water drainage would be managed as a part of the development. Whilst I accept these details need to be agreed before construction works commence, I do not consider them necessary to be agreed before demolition works can commence on site. I have therefore amended the condition accordingly.
28. Conditions [7 to 11] are imposed and necessary to ensure that any existing contaminated land or risks from potentially contaminating activities is properly investigated, assessed and managed. The details required by condition [7] need to be agreed prior to development commencing as it is necessary for any risks to have been properly identified at the outset of the development. I have also made minor edits to the wording of these conditions in the interests of precision.
29. Condition [12] is imposed and is necessary to ensure the use of appropriate materials in the interests of the character and appearance of the area and RCA. This condition has been amended to include reference to windows, doors and reveals and so consolidates and negates the need for a separate condition as had been suggested by the Council.
30. Conditions [13 to 17] are imposed and necessary in the interests of visual amenity, biodiversity and to protect the privacy and occupiers of neighbouring properties.
31. I have omitted the Council's suggested conditions which required details of the boundary treatments and for hard surfacing to be constructed of porous/permeable materials. These matters can be addressed as part of the details required by condition [13] and therefore separate conditions are not necessary. I have also omitted the suggested condition which required the parking area shown on the plans to be provided before the development is brought into use and thereafter retained. As this area is shown on the approved plans and no objections were raised by the highways officer in relation to highway safety this is not considered necessary.

Conclusion

32. For the reasons given above, and my considerations following the site visit, I conclude that the proposed development would comply with the Development Plan when it is considered as a whole and there are no other material considerations that would outweigh this conclusion. Consequently, the appeal is allowed.

M Willis

INSPECTOR

SCHEDULE OF CONDITIONS

1. The development shall be begun not later than the expiration of three years from the date of this decision.
2. The development hereby permitted shall be carried out in complete accordance with the following plans, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

3228-CDA-00-ZZ-DR-A-0400 - Proposed Site Plan
3228-CDA-00-ZZ-DR-A-0402 - HT01 Proposed Plans Sheet 1 of 2
3228-CDA-00-ZZ-DR-A-0403 - HT01 Proposed Plans Sheet 2 of 2
3228-CDA-00-ZZ-DR-A-0404 - HT01 Proposed Elevations
3228-CDA-00-ZZ-DR-A-0405 - HT02 Proposed Plans Sheet 1 of 2
3228-CDA-00-ZZ-DR-A-0406 - HT02 Proposed Plans Sheet 2 of 2
3228-CDA-00-ZZ-DR-A-0407 - HT02 Proposed Elevations
3228-CDA-00-ZZ-DR-A-0408 - HT03 Proposed Plans Sheet 1 of 2
3228-CDA-00-ZZ-DR-A-0409 - HT03 Proposed Plans Sheet 1 of 2
3228-CDA-00-ZZ-DR-A-0410 - HT03 Proposed Elevations

3. No development (including demolition and preparatory work) shall take place until details specifying the measures to monitor and control the emission of dust during the development works have been submitted to and been approved in writing by the Local Planning Authority. The approved details shall be implemented at the commencement of work on site and shall thereafter be retained and employed until completion of works on site.
4. No development (including demolition and preparatory work) shall commence until the measures to protect the existing trees, shrubs or hedges shown to be retained as set out the Tree Protection Plan produced by Weddles Drawing Number 1377-002 Rev A and Weddles Arboricultural Impact Assessment and Arboricultural Method Statement (June 2025) (AMS) have been implemented. The approved measures shall be implemented before any equipment, machinery or materials are brought onto site and shall remain in place until all works are completed, unless otherwise stated in the approved AMS. The construction shall be carried out in accordance with the AMS.

Any trees designated for retention which are destroyed or die within five years of the date of implementation shall be replaced in the same location as specified and in writing by the Local Planning Authority. Replacement planting shall be undertaken by the end of the next full planting season (1st November to 31st March).

5. No development shall commence until a Habitat Management and Monitoring Plan (HMMP) has been submitted to and approved in writing by the Local Planning Authority. The HMMP shall include objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports over a 30-year period, at a frequency to be agreed with the Local Planning Authority, following the completion of the development. The development shall thereafter be undertaken in accordance with

the approved HMMP and the management and monitoring undertaken in line with its approved phasing and methodology.

6. No development (excluding demolition) shall commence until full details of the proposed surface water drainage design, including calculations and appropriate model results, have been submitted to and approved by the Local Planning Authority. This shall include the arrangements and details for surface water infrastructure management for the life time of the development. The scheme shall detail phasing of the development and phasing of drainage provision, where appropriate. The scheme should be achieved by sustainable drainage methods whereby the management of water quantity and quality are provided. Should the design not include sustainable methods evidence must be provided to show why these methods are not feasible for this site. The surface water drainage scheme and its management shall be implemented in accordance with the approved details. No part of a phase shall be brought into use until the drainage works approved for that part have been completed.
7. No development shall commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment Report has been submitted to and approved in writing by the Local Planning Authority.
8. No development (excluding demolition) shall commence until any intrusive investigations recommended in the approved Preliminary Risk Assessment Report have been carried out and an Intrusive Site Investigation Report detailing those works has been submitted to and approved in writing by the Local Planning Authority. If the approved Preliminary Risk Assessment Report recommended that no further works were required, then written confirmation that an Intrusive Site Investigation Report is not required should be sought and be confirmed in writing by the Local Planning Authority before any development is commenced.
9. No development (excluding demolition) shall commence until a Remediation Strategy Report (as recommended in the approved Preliminary Risk Assessment Report and/or Intrusive Site Investigation Report) has been submitted to and approved in writing by the Local Planning Authority. If the approved Preliminary Risk Assessment Report or Intrusive Site Investigation Report recommended that no further works were required, then written confirmation that a Remediation Strategy is not required should be sought and be confirmed in writing by the Local Planning Authority before any development is commenced.
10. All development and associated remediation shall proceed in accordance with the recommendations of the approved Remediation Strategy Report. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy Report, or unexpected contamination is encountered at any stage of the development process, works should cease, and the Local Planning Authority should be contacted immediately. Revisions to the Remediation Strategy Report shall be submitted to and approved in writing by the Local Planning Authority. Works shall thereafter be carried out in accordance with the approved revised Remediation Strategy Report.
11. No part of the development shall be occupied until a Validation Report which confirms and demonstrates any measures identified in the approved Remediation

Strategy Report (or any approved revised Remediation Strategy Report) have been completed has been submitted to and approved in writing by the Local Planning Authority.

12. No external materials, including windows, doors and reveals, shall be installed or used in the construction of the development until details of such materials and finishes, including samples when requested by the Local Planning Authority, have been submitted to and approved in writing by the Local Planning Authority. Where requested by the Local Authority, samples shall be made available on site for inspection by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
13. No above ground construction works shall commence until a comprehensive and detailed hard and soft landscape scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:
 - a) Details of the topsoil specification and depths.
 - b) An accurate planting schedule and planting plan at 1:200 or 1:100 scale and comprehensive list of species and stock specification.
 - c) Details of the location of specimen trees and shrubs and planting densities and spacings.
 - d) Details of any hard-surfacing, external lighting and boundary treatments including any walls (including retaining walls), fences, gates or other means of enclosure.
 - e) A detailed management and maintenance regime.

The approved landscape scheme shall be implemented prior to first use or occupation of the development, or within an alternative timescale first agreed in writing with the Local Planning Authority. Written notification, supported by photographic evidence, shall be sent to the Local Planning Authority once the landscape works have been completed and shall thereafter be managed and maintained in accordance with the approved regime.

14. No above ground construction works shall commence until a scheme for biodiversity enhancement, including but not limited to habitat boxes including bat and swift boxes, enhanced planting, and a suitable lighting scheme and hedgehog highways shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the approved details shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme. The scheme for biodiversity enhancement shall include the following details:
 - a) Description, design and/or specification of the type of feature(s) or measure(s) to be undertaken;
 - b) Materials and construction, to ensure long lifespan of the features/measures;
 - c) A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken; and
 - d) A timeline for installation of the proposed features or measures.
15. The first and second floor windows in the roof and side elevations facing Nos. 21 and 33 Whitworth Road shall fitted with obscure glazing to a minimum privacy

standard of Level 4 Obscurity. Any part of the window(s) that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The window(s) shall be permanently retained in that condition thereafter.

16. No part of the development shall be occupied until details of the privacy screens to be installed to the external terraces have been submitted to and approved in writing by the Local Planning Authority. These shall be installed as per the approved details before the first use or occupation of the development and thereafter retained and maintained.
17. No externally mounted plant or equipment for heating, cooling or ventilation purposes, nor grilles, ducts, vents for similar internal equipment, shall be fitted to the building unless full details thereof, including acoustic emissions data, have first been submitted to and approved in writing by the Local Planning Authority. Once installed such plant or equipment shall not be altered.

END OF SCHEDULE