

SHEFFIELD CITY COUNCIL

Report Of The Head Of Planning
Planning and Highways Committee
Date Of Meeting: 21/05/2013

LIST OF PLANNING APPLICATIONS FOR DECISION OR INFORMATION

NOTE Under the heading "Representations" a Brief Summary of Representations received up to a week before the Committee date is given (later representations will be reported verbally). The main points only are given for ease of reference. The full letters are on the application file, which is available to members and the public and will be at the meeting.

Case Number	11/02455/FUL
Application Type	Full Planning Application
Proposal	Erection of 2 x 4 storey blocks of student accommodation (providing 40 bedspaces in 6 cluster flats) and provision of associated disabled car parking spaces, bike/refuse storage and landscape works (amended plans received)
Location	Norfolk Park Student Residence 200 Norfolk Park Road Sheffield S2 2UA
Date Received	01/08/2011
Team	City Centre and East
Applicant/Agent	Michael Hyde And Associates
Recommendation	GRA GC subject to Legal Agreement

Subject to:

- 1 The development shall be begun not later than the expiration of three years from the date of this decision.

In order to comply with the requirements of the Town and Country Planning Act.
- 2 The development must be carried out in complete accordance with the following approved documents:

P01 Location Plan
P02 Existing Site Plan
P03 Proposed Site Plan - Rev. J
P04 Proposed Block Plan - Rev. I
P05 Proposed Typical Floor Layout Plan - Rev. G
P09 Proposed Landscape Works, Rev.H
P14 Proposed Levels, Rev. B
P15 Site Sections, Rev. B
P16 Proposed Block 01 Elevations, Rev. B
P17 Proposed Block 02 Elevations, Rev. B

unless otherwise authorised in writing by the Local Planning Authority.

In order to define the permission.

- 3 No development shall commence until a report has been submitted to and approved in writing by the Local Planning Authority identifying how the following will be provided:

a) a minimum of 10% of the predicted energy needs of the completed development being obtained from decentralised and renewable or low carbon energy;

Any agreed renewable or low carbon energy equipment, connection to decentralised or low carbon energy sources or additional energy efficiency measures shall have been installed before any part of the development is occupied and a post-installation report shall have been submitted to and approved in writing by the Local Planning Authority to demonstrate that the agreed measures have been installed. Thereafter the agreed equipment, connection or measures shall be retained in use and maintained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

In order to ensure that new development makes energy savings in the interests of mitigating the effects of climate change, in accordance with Sheffield Development Framework Core Strategy Policy CS65.

- 4 No development shall commence until full details of measures to protect the existing trees, shrubs, hedge/s to be retained, have been submitted to and approved in writing by the Local Planning Authority and the approved measures have thereafter been implemented. These measures shall include a construction methodology statement and plan showing accurate root protection areas and the location and details of protective fencing and signs. Protection of trees shall be in accordance with BS 5837, 2005 (or its replacement) and the protected areas shall not be disturbed, compacted or used for any type of storage or fire, nor shall the retained trees, shrubs or hedge be damaged in any way. The Local Planning Authority shall be notified in writing when the protection measures are in place and the

protection shall not be removed until the completion of the development unless otherwise approved.

In the interests of the visual amenities of the locality.

- 5 No development shall commence until a Landscape and Ecological Management Plan, including short, medium and long term aims and objectives, management responsibilities and maintenance schedules for all distinct areas, has been submitted to and approved in writing by the Local Planning Authority. This Plan shall include details of the ecological strategy that is proposed to be taken to deal with the discovered presence of any bats, nesting birds or other habitats on site prior to the removal of any trees. The Landscape and Ecological Management Plan shall thereafter be implemented as approved.

In the interests of biodiversity.

- 6 Notwithstanding the details on the approved plans, final details (including samples) of the proposed material/s for each element of the scheme shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Thereafter, the development shall be carried out in accordance with the approved details.

In order to ensure an appropriate quality of development.

- 7 Large scale details, including materials and finishes, at a minimum of scale 1:20 of the items listed below shall be approved in writing by the Local Planning Authority before that part of the development commences:

- Windows
- Window reveals
- Doors
- Eaves and verges
- External wall construction
- Brickwork detailing
- Entrance canopies
- Roof
- Rainwater goods
- Photovoltaic panels
- Street Furniture - including new seating

Thereafter, the works shall be carried out in accordance with the approved details.

In order to ensure an appropriate quality of development.

- 8 A sample panel of the proposed masonry shall be erected on the site and shall illustrate the colour, texture, bedding and bonding of masonry and mortar finish to be used. The sample panel shall be approved in writing by the Local Planning Authority prior to the commencement of the building

works and shall be retained for verification purposes until the completion of such works.

In order to ensure an appropriate quality of development.

- 9 Notwithstanding the details on the approved plans, before the development is commenced the final proposed building plot levels shall be submitted to and approved in writing by the Local Planning Authority. Cross sections shall be provided where requested. Thereafter, the development shall be carried out in accordance with the approved details.

In order to ensure an appropriate quality of development and to protect the amenity of the site and nearby neighbouring occupiers.

- 10 The development hereby approved shall be constructed to achieve a minimum rating of BREEAM 'very good' and before the development is occupied (or within an alternative timescale to be agreed) the relevant certification, demonstrating that BREEAM 'very good' has been achieved, shall be submitted to and approved in writing by the Local Planning Authority.

In the interests of mitigating the effects of climate change, in accordance with Sheffield Development Framework Core Strategy Policy CS64.

- 11 Before the development is commenced, or an alternative timeframe to be agreed in writing by the Local Planning Authority, full details of the access and facilities for people with disabilities, as shown on the plans, shall have been submitted to and approved in writing by the Local Planning Authority and the buildings shall not be used unless such access and facilities have been provided in accordance with the approved plans and thereafter such access and facilities shall be retained.

To ensure ease of access and facilities for disabled persons at all times.

- 12 Notwithstanding the details on the approved plans, final details of a comprehensive and detailed hard and soft landscape scheme for the site shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced, or an alternative timeframe to be agreed in writing by the Local Planning Authority.

In the interests of the visual amenities of the locality.

- 13 The approved landscape works shall be implemented prior to the development being brought into use or within an alternative timescale to be first approved by the Local Planning Authority. Thereafter the landscaped areas shall be retained and they shall be cultivated and maintained for a period of 5 years from the date of implementation and any plant failures within that 5 year period shall be replaced unless otherwise approved by the Local Planning Authority.

In the interests of the visual amenities of the locality.

- 14 The Local Planning Authority shall be notified in writing when the landscape works are completed.

To ensure that the Local Planning Authority can confirm when the maintenance periods specified in associated conditions/condition have commenced.

- 15 Unless otherwise approved the proposed green roof(s) (vegetated roof system) shall be provided on the roof(s) in the locations shown on the approved plans prior to the use of the buildings commencing. Full details of the green roof construction and specification, together with a maintenance schedule shall be submitted to and approved in writing by the Local Planning Authority prior to foundation works commencing on site and unless otherwise agreed in writing shall include a substrate based growing medium of 80mm minimum depth incorporating 15-25% compost or other organic material. Herbaceous plants shall be employed and the plants shall be maintained for a period of 5 years from the date of implementation and any failures within that period shall be replaced.

In the interests of biodiversity.

- 16 The Local Planning Authority shall be notified in writing upon completion of the green roof.

To ensure that the Local Planning Authority can confirm when the maintenance periods specified in associated conditions/condition have commenced.

- 17 The development shall not be used unless the car parking accommodation (disabled car parking) as shown on the approved plans has been provided in accordance with those plans and thereafter such car parking accommodation shall be retained for the sole purpose intended.

To ensure satisfactory parking provision in the interests of traffic safety and the amenities of the locality.

- 18 The development shall not be used unless the cycle parking accommodation for as shown on the approved plans has been provided in accordance with those plans and, thereafter, such cycle parking accommodation shall be retained.

In the interests of delivering sustainable forms of transport, in accordance with the Transport Policies in the adopted Unitary Development Plan for Sheffield (and/or Core Strategy).

- 19 Prior to the commencement of the development, or an alternative timeframe to be agreed in writing by the Local Planning Authority, a detailed Travel

Plan shall have been submitted to and approved in writing by the Local Planning Authority.

The Travel Plan shall include:

1. Clear & unambiguous objectives to influence a lifestyle that will be less dependent upon the private car;
2. A package of measures to encourage and facilitate less car dependent living; and,
3. A time bound programme of implementation and monitoring in accordance with the City Councils Monitoring Schedule.
4. Provision for the results and findings of the monitoring to be independently validated to the satisfaction of the Local Planning Authority.
5. Provisions that the validated results and findings of the monitoring shall be used to further define targets and inform actions proposed to achieve the approved objectives and modal split targets.

Prior to the occupation of any dwelling, evidence that all the measures included within the approved Travel Plan have been implemented or are committed shall have been submitted to and approved in writing by the Local Planning Authority.

In the interests of delivering sustainable forms of transport, in accordance with the Transport Policies in the adopted Unitary Development Plan for Sheffield (and/or Core Strategy).

- 20 No demolition and/or construction works shall be carried out unless equipment is provided for the effective cleaning of the wheels and bodies of vehicles leaving the site so as to prevent the depositing of mud and waste on the highway. Full details of the proposed cleaning equipment shall be approved in writing by the Local Planning Authority before it is installed.

In the interests of highway safety and the amenities of the locality.

- 21 The development shall not be occupied until the improvements (which expression shall include public transport infrastructure) to the items listed below have either;
- a) been carried out; or
 - b) details have been submitted to and approved in writing by the Local Planning Authority of arrangements which have been entered into with South Yorkshire Passenger Transport Executive (SYPTTE) which will secure that such improvement works will be carried out before the first property is occupied.

Public Transport Infrastructure Improvements:

The upgrade of the nearest inbound bus stop to the site (stop number 370023154) to a specification to be confirmed by SYPTTE.

In the interests of improving public transport infrastructure and promoting more sustainable forms of transport.

- 22 Unless otherwise authorised in writing by the Local Planning Authority, surface water discharge from the completed development site shall be restricted to a maximum flow rate of 5 litres per second. Before the use of the development is commenced, a validation test to demonstrate that the necessary equipment has been installed and that the above flow rate has been achieved shall have been carried out and the results submitted to and approved in writing by the Local Planning Authority.

In order to mitigate against the risk of flooding.

- 23 Any intrusive investigation recommended in the Phase I Preliminary Risk Assessment Report shall be carried out and be the subject of a Phase II Intrusive Site Investigation Report which shall have been submitted to and approved in writing by the Local Planning Authority prior to the development being commenced. The Report shall be prepared in accordance with Contaminated Land Report CLR 11 (Environment Agency 2004).

In order to ensure that any contamination of the land is properly dealt with.

- 24 Any remediation works recommended in the Phase II Intrusive Site Investigation Report shall be the subject of a Remediation Strategy Report which shall have been submitted to and approved in writing by the Local Planning Authority prior to the development being commenced. The Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004) and Local Planning Authority policies relating to validation of capping measures and validation of gas protection measures.

In order to ensure that any contamination of the land is properly dealt with.

- 25 All development and associated remediation shall proceed in accordance with the recommendations of the approved Remediation Strategy. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy, or unexpected contamination is encountered at any stage of the development process, works should cease and the Local Planning Authority and Environmental Protection Service (tel: 0114 273 4651) should be contacted immediately. Revisions to the Remediation Strategy 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.

In order to ensure that any contamination of the land is properly dealt with.

- 26 Upon completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. The development or any part thereof shall not be brought in to use until the Validation Report has

been approved in writing by the Local Planning Authority. The Validation Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004) and Local Planning Authority policies relating to validation of capping measures and validation of gas protection measures.

In order to ensure that any contamination of the land is properly dealt with.

- 27 The residential accommodation hereby permitted shall not be occupied unless a scheme of sound attenuation works has been installed and thereafter retained. Such scheme of works shall:
- a) Be based on the findings of an approved noise survey of the application site, including an approved method statement for the noise survey,
 - b) Be capable of achieving the following noise levels:
Bedrooms: LAeq 15 minutes 30 dB (2300 to 0700 hours),
Living Rooms: LAeq 15 minutes 40 dB (0700 to 2300 hours),
 - c) Include a system of alternative acoustically treated ventilation to all habitable rooms.

Before the scheme of sound attenuation works is installed full details thereof shall first have been submitted to and approved in writing by the Local Planning Authority.

In the interests of the amenities of the future occupiers of the building.

- 28 Before the use of the development is commenced, a Validation Test of the sound attenuation works shall have been carried out and the results submitted to and approved by the Local Planning Authority. Such Validation Test shall:
- a) Be carried out in accordance with an approved method statement,
 - b) Demonstrate that the specified noise levels have been achieved. In the event that the specified noise levels have not been achieved, then notwithstanding the sound attenuation works thus far approved, a further scheme of sound attenuation works capable of achieving the specified noise levels and recommended by an acoustic consultant shall be submitted to and approved by the Local Planning Authority before the use of the development is commenced. Such further scheme of works shall be installed as approved in writing by the Local Planning Authority before the use is commenced and shall thereafter be retained.

In order to protect the health and safety of future occupiers and users of the site.

- 29 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 have first been submitted to and approved in writing by the Local Planning Authority, and once installed

such plant or equipment should not be altered without prior written approval of the Local Planning Authority.

In the interests of the amenities of the locality and occupiers of adjoining property.

- 30 Before the development is commenced, or an alternative timeframe to be agreed in writing by the Local Planning Authority, full details of proposals for the inclusion of public art within the development shall have been submitted to and approved in writing by the Local Planning Authority. Such details shall then be implemented prior to the occupation of the development unless otherwise authorised in writing by the Local Planning Authority.

In order to satisfy the requirements of Policy BE12 of the Unitary Development Plan and to ensure that the quality of the built environment is enhanced.

Attention is drawn to the following justifications:

1. The decision to grant permission and impose any conditions has been taken having regard to the relevant policies and proposals from the Sheffield Development Framework and the Unitary Development Plan set out below:

BE5 - Building Design and Siting
BE6 - Landscape Design
BE12 - Public Art
GE10 - Green Network
GE11 - Nature Conservation and Development
GE15 - Trees and Woodland
H10 - Development in Housing Areas
H14 - Conditions on Development in Housing Areas
H15 - Design of New Housing Developments
H16 - Open Space in New Housing Developments
CS24 - Maximising the Use of Previously Developed Land for Housing
CS40 - Affordable Housing
CS41 - Creating Mixed Communities
CS45 - Quality and Accessibility of Open Space
CS46 - Quantity of Open Space
CS53 - Management of Demand for Travel
CS64 - Climate Change, Resources and Sustainable Design of Developments
CS65 - Renewable Energy and Carbon Reduction
CS74 - Design Principles

Climate Change and Design Supplementary Planning Guidance

The proposed development will provide additional student accommodation at the entrance to the Norfolk Park Student Residence on Norfolk Park Road.

The principle of development on greenfield at this location is concluded to be acceptable. In terms of mixed communities, the concentration of shared accommodation and student development at this location is high. However, the scheme is located within an existing student complex and the new development will be an addition to this complex rather than a new stand alone scheme. Given this character, it is considered that the impact of the development on the wider Norfolk Park community is unlikely to be high.

In design terms, the current proposals are considered to have an acceptable and contemporary architecture and the intention to achieve BREEAM 'Very Good', 10% of its energy needs from renewable energy as well as sedum 'green' roofs are all welcomed in policy terms.

The scheme is not considered to have a detrimental impact on the setting of the existing student village or surrounding environment, and it is considered that the amenity relationship for future and existing residents in terms of overlooking, overshadowing and over-dominance will be acceptable owing to the design of the buildings and the undulating topography of the site.

Although additional car parking would be preferred, such a preference is not considered to be a significant highway implication to warrant the refusal of this application given the nature of the use and the site's sustainable location with excellent public transport links for trains, trams and buses.

In terms of landscaping, the anticipated loss of trees falling under an Area TPO is a negative aspect of the development. The acceptance of their loss has been made on an on balance basis taking into account factors, which include the moderate and low quality of most of the trees to be removed, the retention of the higher quality species, and the commitment to include 34nos. new trees, which will help to vary the treestock on the application site and across the wider complex (age, diversity, positioned etc.).

Finally, it is considered that the proposed development will improve the security, surveillance and pedestrian safety at the site's entrance, which has been identified by the Applicant as being a current problem at this location.

Overall it is considered that the development complies with the relevant policies and proposals in the development plan, and would not give rise to any unacceptable consequences to the environment, community or other public interests of acknowledged importance.

The Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application.

This explanation is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report at www.sheffield.gov.uk/planningonline or by calling the planning officer, contact details are at the top of this notice.

Attention is drawn to the following directives:

1. By law, this development requires the allocation of official, registered address(es) by the Council's Street Naming and Numbering Officer. Please refer to the Street Naming and Numbering Guidelines and application forms on the Council website. For further help and advice please ring 0114 2736127 or email snn@sheffield.gov.uk. Please be aware that failure to apply for addresses at the commencement of the works will result in the refusal of statutory undertakers to lay/connect services, delays in finding the premises in the event of an emergency and legal difficulties when selling or letting the properties.
2. The applicant should install any external lighting to the site to meet the guidance provided by the Institution of Lighting Professionals in their document "Guidance Notes for the Reduction of Obtrusive Light (GN01: 2011)". This is to prevent obtrusive light causing disamenity to neighbours. The Guidance Notes are available for download from the Institution of Lighting Professionals' website, or telephone (01788) 576492.
3. The applicant is advised that noise and vibration from demolition and construction sites can be controlled by Sheffield City Council under Section 60 of the Control of Pollution Act 1974. As a general rule, where residential occupiers are likely to be affected, it is expected that noisy works of demolition and construction will be carried out during normal working hours, i.e. 0800 to 1800 hours Monday to Friday, and 0800 to 1300 hours on Saturdays with no working on Sundays or Public Holidays. Further advice, including a copy of the Council's Code of Practice for Minimising Nuisance from Construction and Demolition Sites is available from the Environmental Protection Service, 2-10 Carbrook Hall Road, Sheffield, S9 2DB: Tel - 0114 2734651.
4. Please note that this decision applies to tree work covered by the Town and Country Planning Act 1990 and any obligations or requirements under other statutory legislation, such as the Wildlife and Countryside Act, particularly in relation to bats and nesting birds, should be verified before commencing arboricultural operations.
5. It is recommended that the work be carried out in accordance with BS 3998 "Recommendations for tree work".
6. This site contains trees, which are protected by Tree Preservation Orders or Conservation Areas. These trees must be retained and protected and the Local Planning Authority may pursue legal action where vegetation is illegally damaged or removed. The Wildlife and Countryside Act may also be a legal consideration in the removal or works to trees, if the trees are providing a habitat to protected species or a nest site to wild birds.

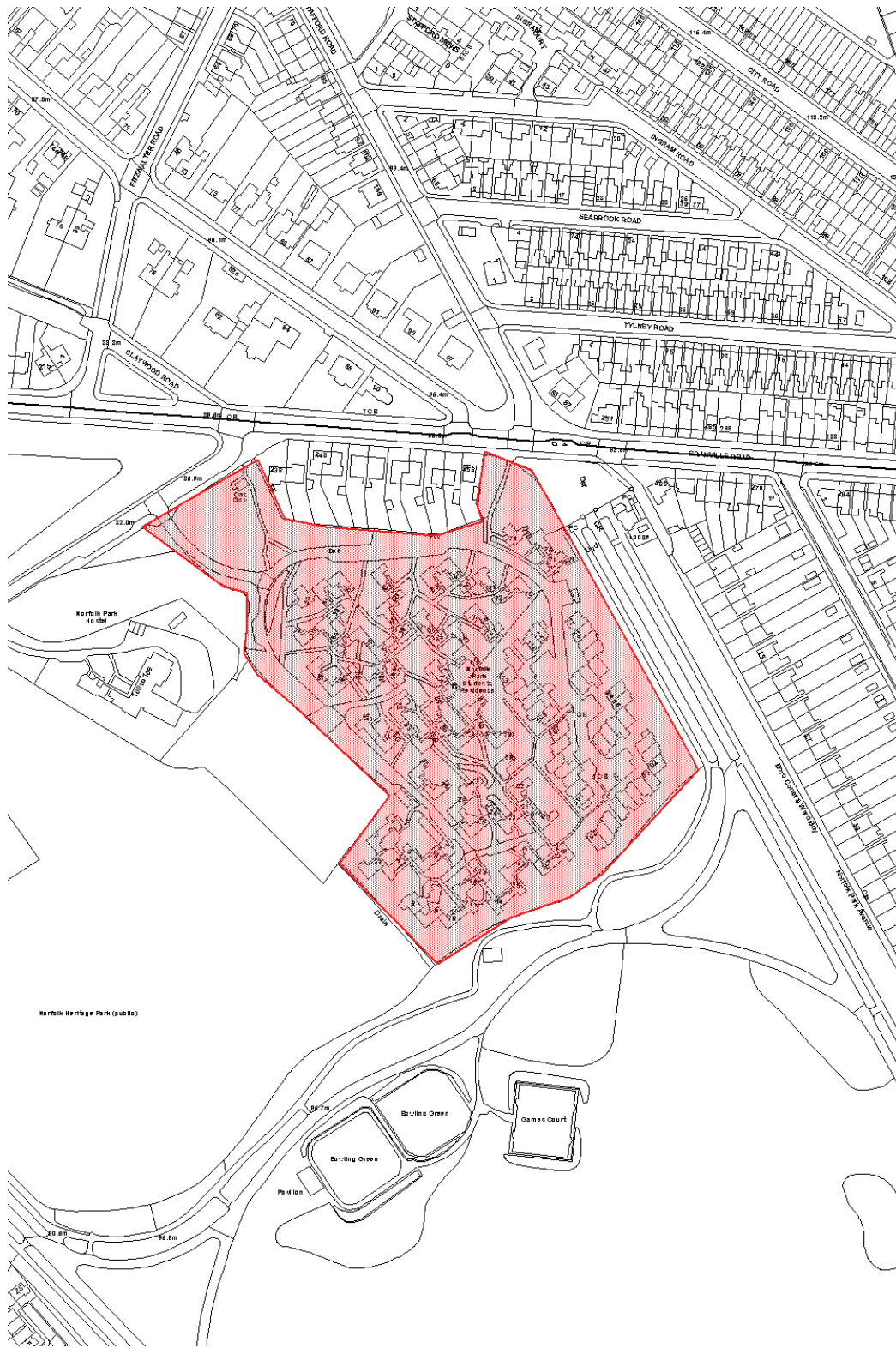
7. Green / brown roof specifications must include drainage layers, growing medium type and depths (minimum 75mm, but depends on system and type employed) and plant schedules. It should be designed to retain at least 60% of the annual rainfall. A minimum of 2 maintenance visits per year will be required to remove unwanted species (as is the case with normal roofs). Assistance in green roof specification can be gained from the Sheffield Green Roof Forum - contact Officers in Environmental Planning in the first instance: 2734198 / 2734196. Alternatively visit www.livingroofs.org or see the Local Planning Authorities Green Roof Planning Guidance on the Council web site.
8. The Applicant is advised that the application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application. The coal mining legacy potentially poses a risk to the proposed development and intrusive site investigation works should be undertaken prior to development in order to establish the exact situation regarding coal mining legacy issues on the site.

Therefore, it is recommended that before the development is commenced, a full intrusive site investigation be undertaken to establish the exact situation regarding coal mining legacy issues on the application site. In the event that the site investigations confirm the need for remedial works to treat areas of shallow mine workings and hazards, the remedial works identified by the initial site investigation shall be undertaken prior to the commencement of the development, in consultation with The Coal Authority.
9. The Applicant is advised that under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at:
<http://coal.decc.gov.uk/en/coal/cms/services/permits/permits.aspx>
10. The applicant is advised that the signage indicated on the submitted drawings is not approved as part of this permission and will require separate Advertisement Consent. To discuss arrangements for obtaining such consent, and to request application forms, the applicant should contact Development Control Section, Development Services, on Sheffield (0114) 2039183 or go to www.sheffield.gov.uk/in-your-area/planning-and-city-development
11. From the 6th April 2008, the Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 2008 require that all requests for confirmation of compliance with planning conditions require a fee payable to the Local Planning Authority. An application to the Local

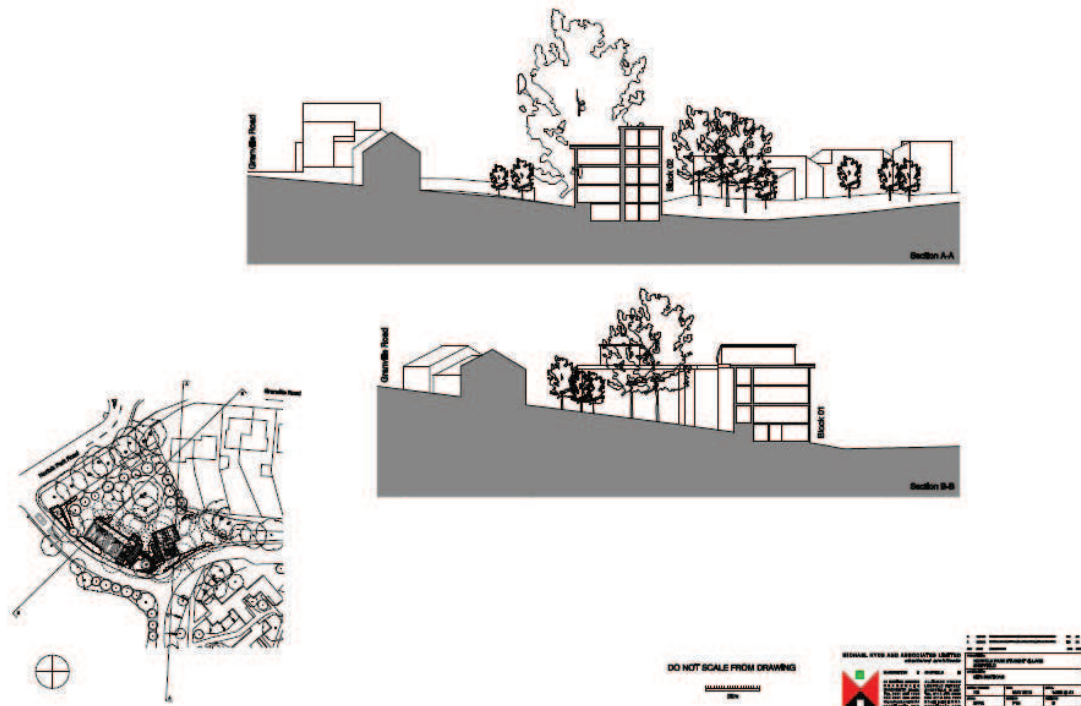
Planning Authority will be required using the new national standard application forms. Printable forms can be found at www.sheffield.gov.uk/planning or apply online at www.planningportal.gov.uk. The charge for this type of application is £97 or £28 if it relates to a condition on a householder application for development.

For Listed Building Consent and Conservation Area Consent applications an application for confirmation of compliance with planning conditions is still required but there is no fee.

Site Location



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LOCATION AND PROPOSAL

The application site occupies land that is located within the boundary of the Norfolk Park Student Village, which provides residential accommodation for both students and young professionals within a fully enclosed complex. The site is located off Norfolk Park Road and Granville Road, and it extends in a south-east direction towards Norfolk Heritage Park, which is situated beyond the complex's north-east, south-east and west facing boundaries.

The student village currently has the capacity to house approximately 700 residents within shared houses and flats, which vary in style and age. The majority of units are chalet style 1970's dwellings (with sloping mono-pitch roofs) that were purposely designed as student accommodation and represent a large proportion of the accommodation on site. Additional housing was built on the site during the 1990s, which is adjacent to the site boundary with the Norfolk Heritage Park entrance and this represents a more traditional style of house design with a pitched roof. It is advised that residents benefit from shared dining/kitchen spaces within the properties as well as communal social space.

The existing buildings are set within green surroundings that comprise grassed areas, hedges and trees. Pathways link the houses and vehicular access is kept to a minimum. The trees on site are covered by an Area Tree Preservation Order which was made in November 2007 and relates to the trees of whatever species contained therein.

This application site seeks full planning permission to erect 2 x 4 storey blocks of student accommodation providing 40 bedspaces in 6 cluster flats and associated

disabled car parking spaces and bike/refuse stores. Within the cluster flats, the bedspaces include en-suite facilities and a communal kitchen/dining/lounge space.

It is proposed to construct this development on a parcel of the site that is situated adjacent to the existing entrance off Norfolk Park Road in the north-west corner. The land is currently undeveloped and contains grass and a good number of tall trees. It also contains a pedestrian pathway with security gates and fencing leading from the junction of Norfolk Park Road/Granville Road into the front of the complex.

The submitted details indicate that the use will provide residential accommodation for students and young professionals, which the Applicant has clarified as meaning post-graduates and foreign students. In planning terms, the proposed use of this development is considered to be student accommodation and therefore sui-generis in the Town & Country Planning Use Class terms.

The original planning submission was made to the Council in August 2011 and proposed the erection of 1 x 4 storey block containing 72 bedspaces in 12 cluster flats. This current proposal represents an amendment to this submission and follows significant periods of negotiation.

RELEVANT PLANNING HISTORY

92/02295/FUL - Erection of student accommodation comprising of 221 bedspaces in 2 and 3 storey units and provision of car parking accommodation (amended scheme). This application was approved by the Council on 21.10.1993 and is situated in the south-east part of the site.

94/00810/ADV - Erection of non-illuminated free-standing sign. Granted Conditionally on 02.02.1995.

94/01329/FUL - Extension to laundry room and to form changing room and extension to gardener's store. Granted Conditionally on 18.08.1994.

07/00281/DPN - Prior approval application relating to the proposed demolition of student accommodation Units 1 - 73. Granted Conditionally on 20.03.2007.

08/02267/FUL - Erection of 2.1m high mesh fencing to site boundary including vehicular/pedestrian access gate. Granted Conditionally on 07.07.2008.

10/00581/FUL - Alterations and extensions to communal facilities and erection of security fencing. Granted Conditionally on 29.04.2010.

In addition to the above, there is a record of 6 applications relating to the pruning and/or removal of trees within the area covered by the Tree Preservation Order. These being applications 97/00385/TPC, 02/03326/TPC, 08/02051/TPO, 09/03802/TPO, 10/00917/TPO and 10/03506/TPO.

SUMMARY OF REPRESENTATIONS

Original Plans

The original plans - submitted in August 2011 - were advertised by press advertisement, neighbour notification letter and site notice.

A total of 3 letters of objection were received from a local resident living on Granville Road, on Norfolk Park Avenue and from the Friends of Norfolk Heritage Park. These are summarised below:

Loss of Trees - Although some of the trees are being replanted there is no guarantee that these will be looked after and grow to maturity.

Loss of Green Space - The space to be used is part of a green fabric, which surrounds this area. The Student Village has over the years already picked away at this environment with a series of excuses. Once more, any such development will seriously affect the current status quo along Norfolk Park Road. An area of "green oasis" near the City Centre will be turned into a concrete jungle.

More Students - The area already has a high percentage of student residents in the purpose built student village and other properties within the area. There is already an increasing surplus of local student accommodation in all sectors, and future demand to further reduce due to government policies, which potentially will result in vacant units on this site. The Applicant's are now describing the site as being attractive to "young professionals". Were the original and subsequent planning permissions granted on the basis this was student only development?

Inappropriate Design - The imposition of a 4-storey building adjacent to a Conservation Area should not be allowed. The building is out of character with its immediate private neighbours. Two previous applications for 4-storey blocks, including one on this site, were rejected by the Council on the basis that they were inappropriate and intrusive.

Lack of Car Parking - The development has only 2 car parking spaces, which is not enough. To suggest that this is sufficient fails to understand that there is an ongoing trend for students to haphazardly park cars outside the Village and specifically across footpaths creating safety problems for road users and pedestrians.

Highway Safety Issues - There is already a growing road safety problem on Norfolk Park Road. The Council has recently had to re-align traffic flows on the basis that this is now classed as a School Safety Area. Allowing the potential for further traffic to use and park on this road at the very times when school children are active is a contradiction. With overflow parking from Goals and Sheffield College surely this application should provide a far more appropriate number of parking areas, or reduce its size.

Anti-Social Behaviour Issues - There is already current ongoing anti-social behaviour/noise from within the Village which affects neighbouring occupants.

Council Officers are already trying to deal with this under separate complaints. To further increase the numbers of students on the site will increase the probability of future "nuisance" to neighbours. There has been no consultation with surrounding neighbours at any time during the development of this site and this application further highlights such failure.

Security Issue - The claim that the development will help the site improve its security surely cannot be allowed? If security is a problem then the owners of the site surely have the responsibility to deal with it, like the rest of us?

Plans Unavailable - The planning site map is unobtainable on the Council's website.

Current Scheme

The latest scheme has again been advertised and a further 4no. comments have been received. These include objections from the original objectors described above as well as an additional objection from another resident on Norfolk Park Avenue.

In summary, the objection letters reiterate the comments made in relation to the original proposal (explained above) and express disappointment that the amended plans do not appear to have taken these comments into account and reflect local concerns.

PLANNING ASSESSMENT

LAND USE ISSUES

The application site lies within a Housing Area as identified on the Unitary Development Plan Proposals Map.

UDP Policy H10 'Development in Housing Areas' states that the preferred uses are Housing (C3) and other acceptable uses include other residential-based uses including Hotels (C1), Residential institutions (C2) and Hostels. Student development is not listed in the criteria and because of this the use must be decided on its individual merits.

Student development is a sui-generis use in planning terms and essentially comprises residential accommodation for students during their studies. This is a residential based use which is situated within the boundary of an existing student complex. Therefore, it is considered that the principle of the use is consistent with the land-uses promoted in this area and concluded to be acceptable under Policy H10.

Core Strategy Policy CS24 relates to 'Maximising the Use of Previously Developed Land for New Housing' and states that priority will be given to the development of previously developed sites and the target for the plan period is 88%.

The application site is located within the confines of an existing developed site but the nature of the site - comprising trees and grass - and no evidence of previous development leads to the conclusion that it is part of the site that has not been previously developed and, therefore, could be argued to be greenfield land.

Notwithstanding the 88% target plan, there are four possible exceptions listed in Policy CS24. Part (b) allows greenfield development on small sites within the existing urban areas and larger villages, where it can be justified on sustainability grounds. Small sites are identified as being fewer than 15 units. Furthermore, part (d) allows greenfield housing development in sustainably located larger sites within or adjoining the urban areas, if annual monitoring shows that there is less than a 5-year supply of deliverable sites.

The application site is a small greenfield site situated within a larger developed site which has been established since the 1970s. The site is situated within an existing student village and within the existing Norfolk Park urban area. The development will retain development within the existing village and it will not result in the spread of development onto greenfield land that is situated beyond the confines of the site.

The development constitutes 6 cluster flats, which amounts to 6 units in policy terms. Therefore, in accordance with the explanation notes accompanying the policy it is considered that this quantity of development on a greenfield site is unlikely to prevent the 88% target from being met. The development is, therefore, justified in terms of Policy CS24(b).

Additionally, the site is part of a wider site that has been previously developed and has a relatively sustainable location within close proximity of the City Centre and on a bus route. Currently it is advised that annual monitoring is unable to demonstrate a 5-year supply of deliverable sites, which is understood to be largely due to economic conditions rather than a shortage of land. Therefore, given the sustainable location of the site and the inability to demonstrate supply, this is considered to be further justification about the principle of development on this greenfield site in terms of Policy CS 24 (d).

In light of the above it is concluded, on balance, that the proposed development's principle at this location is acceptable in land use terms.

MIXED COMMUNITY ISSUES

Core Strategy Policy CS41 relates to 'Creating Mixed Communities' and aims to encourage the development of housing to meet a range of housing needs including a mix of prices, sizes, types and tenures.

Part (c) of CS41 aims to provide new purpose-built student accommodation as part of a mix of housing development, with a mix of tenures and sizes of unit on larger sites, primarily in the City Centre and the areas directly to the north-west and south of the City Centre.

The proposed development does not fit within the general strategy of CS41(c) because it is neither located within the City Centre nor to the immediate south or

north-west of it. However, it is proposed to be situated within an existing gated student complex that contains a variety of uses varying in size and design (e.g. chalets and townhouses).

Additionally, Part (d) of CS41 aims to limit new or conversions to hostels, purpose-built student accommodation and Houses in Multiple Occupation where the community is already imbalanced by a concentration of such uses or where development would create an imbalance. It aims to limit these forms of housing where more than 20% of residences within 200 metres of the application site.

The concentration of shared housing in the vicinity of this site is in excess of 80% and this radius does not include all the student village. Therefore, the proposal is contrary to CS41(d).

In light of the above, it is clear that the proposed development does not sit comfortably alongside the aspirations of Policy CS 41. However, in this instance it is considered that the site circumstance and location of the proposed development must be taken into account. The scheme is located within an existing gated student complex therefore the new development will be an addition to this complex rather than a new stand alone scheme. Given its situation within an existing and gated purpose built student village and in an area where there is already a significant imbalance, it is considered that the impact of the development is likely to be less severe. Because of these circumstances it is considered - on balance - that it is a difficult proposal to resist on this basis.

AFFORDABLE HOUSING ISSUES

Core Strategy CS40 relates to 'Affordable Housing' and states that in all parts of the city, developers of all new housing developments will be required to contribute towards the provision of affordable housing where this is practicable and financially viable.

The Council's Affordable Housing Interim Planning Guidance states that affordable housing will be sought on new development for 60 or more student bed spaces in purpose built student housing. Following amendments to the application, the number of spaces is now 40 bed spaces units and, therefore, the affordable housing threshold is not triggered and no contribution required.

TREE REMOVAL ISSUES

UDP Policy GE15 relates to 'Trees and Woodland' and states that these areas will be encouraged and protected by - (a) planting, managing and establishing trees and woodland, (b) requiring developers to retain mature trees, copses and hedgerows, wherever possible, and replace any trees which are lost; and (c) not permitting development which would damage existing mature and ancient woodland.

UDP Policy relates to 'Landscape Design' and expects good quality design in new developments and refurbishment scheme, including high quality soft landscaping which promotes nature conservation and the use of native species.

Given the density of tree cover close to the site entrance and on the application site it is not possible to build the proposed development without the removal of existing trees. Therefore, it is proposed to remove around 28 trees from the application site. These trees vary in age and quality of specimen but they are all covered by an Area Tree Preservation Order (No.808/372) which was imposed to protect all of the trees in the whole Student Village in 2007.

An updated Arboricultural Report has been prepared by Crown Consultants (25/02/13) for consideration. This report updates a previous assessment submitted in 2011 and is specific to the current proposal as well as being up-to-date. It identifies the trees currently existing on the application site and assesses their overall quality against British Standard best practice guidance. The Report indicates that the application site contains trees that are Retention Category A (high quality and amenity value), Retention Category B (moderate quality and amenity value), and Retention Category C (low quality and amenity) specimens. Of the trees proposed to be felled, there will be 1no. Category A, 16nos. Category B, and 11nos. Category C trees removed. The species include ash, sycamore, and Norway maples. It is proposed to remove these trees because they are located either within the footprint of the new buildings or their retention is not viewed as practical because of their proximity to the new building and potential impacts in roots, stems and/canopies.

Notwithstanding the high removal number proposed, it is intended to retain a large quantity of trees on the development site - this includes all of the trees on the Norfolk Park Road frontage and around the rear and sides of the new buildings. The quality of the retained trees is mainly high and moderate. Furthermore, the Report indicates that these trees should not be detrimentally affected by future development or the new buildings as long as recommended tree protection measures are employed during construction (including Root Protection Areas, Construction Exclusion Zones, and Restricted Activity Zones) and the occasional trimming of canopies post-completion to maintain an appropriate distance between a number of the retained trees and new buildings. Finally, the Report briefly advises that adequate space has been allowed between the trees to be retained and the proposed development. Consequently, it is anticipated that the proposed shall not result in an increased pressure to remove any of the retained trees.

In addition to some tree retention, it is the Applicant's intention to compensate for the loss of trees by planting 34 new trees in the Student Village which will be provided inside the application site curtilage as well as around the wider site. Once these trees are planted they will be protected by the Area TPO.

The loss of existing mature or semi-mature trees is regrettable in a part of the city characterised by many trees and woodland. However, in light of the details described above it is considered - on balance - that the removal of the trees to facilitate the proposed development can be accepted. Apart from 1 high quality tree, the other trees identified for removal are either moderate or low quality specimens that are growing within the confined space. It is also considered that the new tree planting proposed will provide immediate replacements for those being lost as well as an opportunity to refresh the existing tree stock (age, species

diversity, position etc.) across the Student Village overall, with overall long term benefits. Furthermore, it is anticipated that the suggested landscape conditions proposed as part of this report will secure sufficient quality and appropriate sized trees.

ECOLOGY ISSUES

UDP Policy GE11 'Nature Conservation and Development' encourages that the natural environment will be protected and enhanced. The design, siting and landscaping of development is expected to respect and promote nature conservation and include measures to reduce any potential harmful effects of development in natural features of value.

In terms of ground landscape, it is noted the application site appears to be a regularly managed area of land comprising mainly short grass which does not generally create the most diverse habitats.

In terms of the trees, it is possible that these could attract birds or bats. Therefore, the any tree felling should occur outside of bird breeding season and the developer should ensure that any endangered species encountered during site preparation and development activities should be dealt with by means of appropriate mitigation and in complete accordance with relevant legislation in consultation with Natural England.

The proposal is not considered to conflict with the aspirations of Policy GE11.

DESIGN ISSUES

UDP Policy H14 relates to 'Conditions on Development in Housing Areas' and seeks to ensure good quality design of new developments which is in scale and character with the surrounding area.

UDP Policy BE5 relates to 'Building Design and Siting' and encourages good design and new buildings that complement the scale, form and architectural style of surrounding buildings. It also encourages a co-ordinated approach to overall design and the use of good quality materials so as to generate a high standard of built environment to improve Sheffield's physical appearance.

Core Strategy Policy CS74 relates to 'Design Principles' and expects high quality development that respects, takes advantage of and enhances the distinctive features of the city, its districts and neighbourhoods.

Appearance

The proposed buildings will form a feature to the entrance of the Student Village as well as helping to assist in providing a secure and welcoming approach to the site.

Following a number of different design incarnations, the final proposed development encompasses two blocks of new build accommodation. Both blocks are intended to be mainly four storeys tall although each also includes a higher

entrance core element, which will accommodate the buildings' lift service facilities as well as provide maintenance access to the roof. The main roof of each building will be flat and include a sedum 'green' roof, and the entrance cores will be curved to create design differentiation and accommodate photovoltaic panels.

In terms of materials, it is proposed that the external appearance will be mainly buff brick with feature cladding panels and glazing proposed across the elevations to provide breaks to the main brick and simple form features across all of the elevations. In particular, a large amount of glazing (four floors high) will be created on the entrance elevations to each building. Other proposed materials include aluminium window and door frames, rainwater goods, fascias, soffits and bargeboards.

Overall, it is concluded that the proposed appearance of the scheme is acceptable which, if executed in the manner proposed with high quality materials and architectural features, will be a positive addition to the site and its entrance.

Scale

The proposal will be located within a natural 'dip' in the site's topography, which occurs as the land falls down steeply from Norfolk Park Road but rises relatively steeply again towards the existing student accommodation on site. Therefore, the site is not flat and the design of the scheme reflects the undulating topography.

To accommodate the topography and ensure suitable amenity for all residents, it is proposed that both of the blocks be built into the site and have the rear elements of the ground floor accommodation positioned at below ground level as it rises towards Norfolk Park Road. This design approach results in both buildings being one storey lower in scale at their rear and end elevations (opposite to entrance end), which equates to 3 storeys. The front elevation of each block is four storeys and the side main entrance elevation is taller to accommodate the lift/service elements. This design approach helps to deal with the site's topography and ensure that the roof heights of the two blocks are almost the same. Furthermore, this design has the added advantage of reducing the buildings' scale when viewed from Norfolk Park Road and surrounding residential properties.

Overall, given the site and proposed design approach, the proposed scale is considered to be acceptable at this location.

Layout

The proposed buildings are sited to address the student village's existing internal access road. The buildings will be situated close to the edge new macadam footways that are to be created as part of this development and the development's bedroom windows will overlook these routes. At the centre of site - in between the entrance to each building - it is intended to create a landscaped space which will include hard and soft landscaping, including a new feature tree as a focal point.

Overall, the final proposed layout of the site considered to be acceptable as proposed.

For the reasons explained above, the overall design of the scheme (including appearance, scale and layout) is considered to be acceptable and consistent with the aspirations of relevant policies H14, BE5 and CS74.

SUSTAINABILITY ISSUES

Core Strategy Policy CS64 relates 'Climate Change, Resources and Sustainable Design of Developments' encourages sustainable design and developments over 500 sqm should achieve BREEAM Very Good as a minimum.

Policy CS65 relates to 'Renewable Energy and Carbon Reduction' states that unless it can be shown not to be feasible and viable developments of 500 sqm should provide a minimum of 10% of their predicted energy needs from decentralised and renewable or low carbon energy.

Guideline 1 of the Climate Change and Design Supplementary Planning Guidance encourages green roofs covering 80% of the total roof area where viable and compatible with other design considerations.

The applicant has confirmed that the development will achieve BREEAM Very Good. There is also a commitment to providing renewable energy on site and it is expected that the 10% requirement is likely to be met by the use of photovoltaic panels. Additionally, it is also confirmed that a green roof will be provided and the plans indicate that this will be an extensive sedum 'green' roof over approximately 80% of each of the buildings' roof area (314sq.m. in total). Conditions are proposed to secure these credentials are achieved and validated.

Therefore, it is concluded that the proposal meets the terms of Policies CS64 and CS65 as well as the associated supplementary guidance.

AMENITY ISSUES

UDP Policy H14 'Conditions on Development in Housing Areas' seeks to ensure good quality design of new developments which provides adequate amenity, achieves privacy for new and existing residents, and ensures safe access to the highway network.

UDP Policy H15 'Design of New Housing Development' seeks to provide high quality residential development - including the provision of adequate private or communal garden spaces, adequate daylight, privacy and general amenity is provided for all residents, and compliance with the provisions of other UDP policies.

Impact on Future Residents

The design of the scheme is such that all of the individual student bedrooms include a window and an en-suite facility to each unit. These units are supplemented by a communal kitchen/dining/lounge area, which include good-size

windows to several walls in order to ensure that a good amount of natural light is expected to be achieved to these relatively large areas.

With regard to overlooking, there are no significant concerns because of the layout of each building at almost 90 degrees to one another and the arrangement of windows to the communal areas and bedrooms.

In terms of noise, the proposed development is located in an area comprising a large amount of existing residential accommodation. However, there is also other mixed commercial activity nearby and the site is situated off Granville Road, which is a busy main road. It is expected that the likely noise implications affecting this development will relate to traffic and commercial noise, although there are likely to be relatively low background noise levels throughout the late evening owing to the site's location.

The Council's Environmental Protection Service has considered the proposal and identifies that the potential break-in point for external noise is most likely to be the glazing to the habitable rooms. It is essential that bed spaces and communal spaces be designed to adequately mitigate against surrounding noise sources and provide acceptable internal noise levels. It is confirmed that these required noise levels and the validation of works can be addressed by condition which is recommended.

In terms of outdoor amenity space, the buildings will be set within the existing grassed/wooded space, which will hopefully provide a pleasant environment. In terms of usable outdoor amenity space - for sports and relaxing - it is not so common for these facilities to be provided as part of a high density student development of this type. Furthermore, it is noted that the site has a sustainable location with Norfolk Heritage Park and the Goals Soccer Centre available immediately adjacent to the site.

Impact on Existing Residents

The main issue relates to the impact of the proposed development on existing neighbouring residential properties on Granville Road which have their rear garden boundaries abutting the application site and their rear elevations facing towards it. The new development should not over-dominate, overshadow or overlook these existing properties in a manner which is so significant as to degrade the quality of their existing residential amenity. The closest residential properties are the pair of semi-detached properties situated at 236 - 238 Granville Road but no comments have been raised by the occupier about the proposed development.

Proposed Block 02 - sited furthest from the site's main entrance - will have the greater impact on the existing dwellings identified. This is because it represents a 4 storey building that is proposed to be situated at the bottom of No.236's garden area and within close proximity of its rear boundary.

Following consideration, the proposed relationship between the existing and proposed buildings is concluded to be acceptable.

A sufficient distance is proposed between the rear elevation of Block 02 and the rear elevation of No.236 and this is generally considered acceptable to secure suitable privacy between the residential uses. There is also a significant level difference between the two sites and the rear to rear relationship between the buildings will not be directly facing. Furthermore, habitable room windows have been positioned away from the bottom of the No.236's garden and the closest rooms will now be at an oblique angle to the existing dwelling, which will limit direct overlooking opportunities.

In terms of overshadowing and over dominance, it is considered that the ground level difference between the sites, owing to the topography of the area, will serve to reduce the impact of the development on No.236 so as not to compromise amenity.

A positive benefit of the scheme is the natural surveillance that will be provided at a currently vulnerable part of the site and this will serve to improve the safety and security of existing and future residents.

Overall, it is concluded that the proposed residential environment for future and existing occupiers will be acceptable at this location and, therefore, the development is consistent with the aspirations of UDP Policies H14 and H15.

MOBILITY ISSUES

For a development of this type, the minimum provision of accessible bedrooms as a percentage of the total number of bedrooms should be 5% without a fixed tracked-hoist system, 5% without a fixed tracked-hoist system, and 5% capable of being adapted in the future to accessibility standards.

The development intends to provide 6 fully accessible bedrooms (15%), which is considered to be consistent with current standards. These bedrooms will be accessed via a lift which will run between all floors.

Additionally, 5 new disabled car parking spaces will be provided within the student complex and close to the new buildings. The spaces are positioned around the buildings and their distance from the main entrance to each building is varied. However, it is accepted that it is not possible to locate the spaces directly outside the entrances because of the site's difficult existing levels and undulating topography as well as the desire to not compromise the quality of external spaces around the buildings and the need to keep as many trees on the site as possible.

Subject to more detailed matters being addressed by condition, it is concluded that the proposed development is acceptable from a disabled access and mobility perspective.

HIGHWAY ISSUES

UDP Policy H14 seeks to ensure that new development provide safe access to the highway network.

UDP Policy BE9 'Design for Vehicles' expects new developments to provide a safe, efficient and environmentally acceptable site layout for all vehicles (including cycles) and pedestrians.

The application site will be accessed via the existing entrance that leads into the Village Complex. Key additions will include the creation of a new dedicated pedestrian footpath in front of the new buildings to allow safe access to the buildings. As per existing, access for vehicles and pedestrians is intended to be secured by gates.

The main highways issue to be considered here is that of car parking provision. It is understood that there are 95 car parking spaces on site and currently some 700 residents. The submission advises that not all of these spaces are currently used by residents. This development proposal will increase the number of residents living on the site but the same provision of parking will remain as no new parking is proposed, apart from 5no. disabled spaces.

Following consideration by Highways Development Control - and acceptance that no further car parking can be accommodated on the site without having further knock-on effects on the design, landscape and protected trees - it is concluded that any parking demand created by the proposal would be unlikely to have a significant detrimental impact on the surrounding highways as it would be most likely that any additional parking created would take place on the village's existing internal roads, which is a private management issue. Whilst greater car parking provision would be preferred, given the nature of the proposed use (student accommodation) it is considered that it would be difficult to refuse the application on highway safety and/or problematic operational grounds. This is especially the case given the sustainable location and excellent transport links which are available to this site as well as between the location and the universities (see 'Public Transport Issues' below).

OPEN SPACE ISSUES

UDP Policy H16 'Open Space in New Housing Developments' requires that the Applicant makes an appropriate contribution towards the provision or enhancement of public space on or within the vicinity of the application site.

Core Strategy Policy CS 45 'Quality and Accessibility of Open Space' states that safeguarding and improvement of open space will take priority over the creation of new areas.

An assessment of open space has shown that, relative to the local population, there is sufficient informal but an under provision of formal open space in the area. Given the scale of the development, in accordance with Policy H16, the Applicant is required to make a financial contribution towards the provision/improvement of local spaces. Using the standard open space formula, this application results in a financial contribution amounting to £5,994.60 and this will be used towards informal and formal open space within the vicinity of the application. It is understood that the students' from the current hall of residence currently use the playing fields at Norfolk Park. The main playing field gets heavily used, use by students.

Therefore, it has been suggested that any contribution from this development could be allocated to improvements and additional playing pitch provision to accommodate an anticipated increased use in this existing area.

It is confirmed that this contribution will be secured by a Planning Obligation under Section 106 of the Town and Country Planning Act.

PUBLIC TRANSPORT ISSUES

Core Strategy Policy CS23 'Locations for New Housing' states that new development will be concentrated where it would support urban regeneration and make efficient use of land and infrastructure. The main focus will be on suitable and sustainably located site.

Core Strategy Policy CS53 relates to 'Management of Demand for Travel' and part b. encourages the promotion of good quality public transport and routes for walking and cycling to broaden the choice of modes of travel.

South Yorkshire Passenger Transport Executive (SYLTE) deems public transport accessibility to be excellent in the area. The site benefits from being close to bus services which run along Granville Road as well as the tram services available from the Granville Road/Sheffield College stop.

SYLTE request that the developer is conditioned to upgrade the nearest inbound bus stop to the site (bus stop number 370023154) as part of this development. This is requested on the basis that students are a vulnerable group of society and usually public transport dependant, therefore improvement of safety and security of the waiting environment is essential. It is considered that a shelter would provide site users with a comfortable, lit environment that increase the attractiveness of public transport use. Furthermore, it is advised that the bus services using the inbound stops provide a direct link to the universities.

Overall, the proposed impact on public transport is considered to be a positive one and, therefore, the proposal complies with the relevant aspirations of Policies CS23 and CS53.

PUBLIC ART

UDP Policy BE12 'Public Art' encourages the provision of these works of in places that can be readily seen by the public and as an integral part of the design of major developments.

There have been no details submitted in relation to public art at the current time. However, it is considered that the realisation of public art provision on site can be resolved by condition and that this would satisfy Policy BE12.

RESPONSE TO REPRESENTATIONS

It is considered that the main issues raised by the representations have been appropriately addressed in the main body of the report.

Anti-Social Behaviour Issues - Such issues generated by individuals or occupiers of a building are not a material planning issues but matters that should be dealt with by the management of the site and/or the Police and/or the Council's Environmental Protection Service - depending upon the nature and severity of the nuisance generated.

SUMMARY AND RECOMMENDATION

The proposed development will provide additional student accommodation at the entrance to the Norfolk Park Student Residence on Norfolk Park Road.

The principle of development on Greenfield land at this location is concluded to be acceptable. In terms of mixed communities, the concentration of shared accommodation and student development at this location is high. However, the scheme is located within an existing student complex and the new development will be an addition to this complex rather than a new stand alone scheme. Given this character, it is considered that the impact of the development on the wider Norfolk Park community is unlikely to be high.

In design terms, the current proposals are considered to have an acceptable and contemporary architecture and the intention to achieve BREEAM 'Very Good', 10% of its energy needs from renewable energy as well as sedum 'green' roofs are all welcomed in policy terms.

The scheme is not considered to have a detrimental impact on the setting of the existing student village or surrounding environment, and it is considered that the amenity relationship for future and existing residents in terms of overlooking, overshadowing and over-dominance will be acceptable owing to the design of the buildings and the undulating topography of the site.

Although additional car parking would be preferred, such a preference is not considered to be a significant highway implication to warrant the refusal of this application given the nature of the use and the site's sustainable location with excellent public transport links for trains, trams and buses.

In terms of landscaping, the anticipated loss of trees falling under an Area TPO is a negative aspect of the development. The acceptance of their loss has been made on an on balance basis taking into account factors, which include the moderate and low quality of most of the trees to be removed, the retention of the higher quality species, and the commitment to include 34nos. new trees, which will help to vary the treestock on the application site and across the wider complex (age, diversity, positioned etc.).

Finally, it is considered that the proposed development will improve the security, surveillance and pedestrian safety at the site's entrance, which has been identified by the Applicant as being a current problem at this location.

Overall, it is concluded that proposal is acceptable. Members are therefore recommended to grant planning permission subject to the proposed conditions and

completion of the approved Planning Agreement under Section 106 with the following Heads of Terms identified below.

Heads of Terms

1. The Owners shall pay to the Council [on or before the commencement of any development within the meaning of Clause 2.2] the sum of £5,994.60 to be used by the Council towards the provision of recreation space in the locality of the site. This shall be provided in accordance with the principles set out in the Council's supplementary planning guidance 'Open Space provision in new Housing Development' and the City Centre Living Strategy.

In the event that a satisfactory S106 planning agreement covering the Heads of Terms set out in the preceding paragraphs is not concluded before 10th June 2013, it is recommended that the respective application be refused for the failure to make adequate provision in this regard.

Case Number 12/03919/FUL (Formerly PP-02363751)

Application Type Full Planning Application

Proposal Erection of fume extraction duct on rear wall of extension (As amended 17.01.2013 and 23.04.2013)

Location The Three Corners Of China
255 Glossop Road
Sheffield
S10 2GW

Date Received 18/12/2012

Team City Centre and East

Applicant/Agent Ian Walton Designer

Recommendation Grant Conditionally

Subject to:

- 1 The fume extraction duct hereby permitted shall be installed no later than 6 weeks from the date of this permission.

In the interests of the amenities of the locality and occupiers of adjoining property.

- 2 The development must be carried out in complete accordance with the following approved documents:

Drawing No GR-12-04 Rev A Proposed Flue

unless otherwise authorised in writing by the Local Planning Authority.

In order to define the permission.

- 3 The fume extraction duct hereby permitted shall be painted black.

In order to protect the character of the original building.

- 4 The existing fume extraction duct shall be removed immediately after the replacement duct hereby permitted is installed, and any damage to the brickwork shall be made good using matching brickwork, joints and mortar.

In order to protect the character of the original building.

- 5 The fume extraction duct hereby permitted shall be retained and operated in the approved manner for as long as the building is used for restaurant purposes, and the odour and noise abatement equipment shall be regularly inspected and maintained in accordance with the manufacturer's instructions.

In the interests of the amenities of the locality and occupiers of adjoining property.

- 6 The fume extraction duct hereby permitted shall be fixed to the building using anti-vibration mounts.

In the interests of the amenities of the locality and occupiers of adjoining property.

- 7 The fume extraction duct hereby permitted shall only be used in such a way that noise breakout from the unit does not exceed:

- (i) the ambient background noise level by more than minus 5 dBA when measured as an 15 min Leq A, and
- (ii) the existing frequency level in the third octave band frequency spectrum by more than minus 5 dB.in any frequency,

when measured at the rear garden walls on Wilkinson Lane of the Gell Street houses.

In the interests of the amenities of the locality and occupiers of adjoining property.

Attention is drawn to the following justifications:

1. The decision to grant permission and impose any conditions has been taken having regard to the relevant policies and proposals from the Sheffield Development Framework and the Unitary Development Plan set out below:

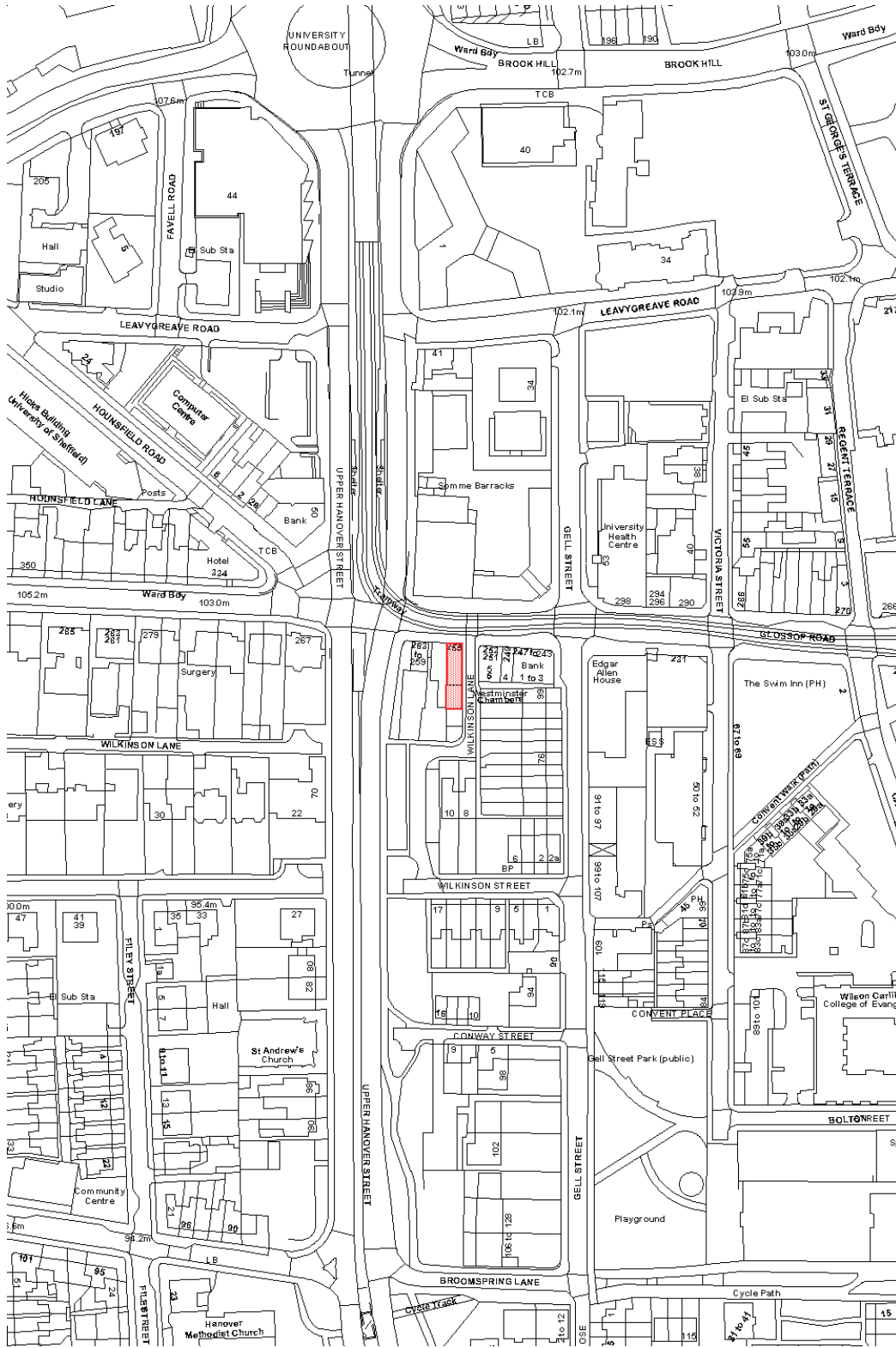
S3 - Development in the Central Shopping Core
S10 - Conditions on Development in Shopping Areas
BE5 - Building Design and Siting
BE16 - Development in Conservation Areas
BE19 - Development affecting Listed Buildings
CS17 - City Centre Quarters
CS74 - Design Principles

Overall it is considered that the development complies with the relevant policies and proposals in the development plan, and would not give rise to any unacceptable consequences to the environment, community or other public interests of acknowledged importance.

The Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application.

This explanation is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report at www.sheffield.gov.uk/planningonline or by calling the planning officer, contact details are at the top of this notice.

Site Location



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LOCATION AND PROPOSAL

This is a 3 storey Grade 2 listed building dating from about 1820 at the corner of Glossop Road and Wilkinson Lane, with a ground floor restaurant and residential accommodation above. At the rear is a two storey rear extension rebuilt about 12 years ago, providing more residential accommodation.

The side wall of the building to Wilkinson Lane has a large bare metal fume extraction duct erected in early 2012 without planning permission or listed building consent.

This application was made to retain the unauthorised duct. The amended proposal is the erection of a new fume extraction duct on the rear wall of the extension.

HISTORY

App No 78/01389/FUL: Planning permission granted 28 June 1978 for the use of No 255 as a restaurant.

App No 86/01646/FUL: Planning permission granted 10 September 1986 for the use of No 255 as restaurant and offices.

App No 97/00937/FUL: Planning permission granted 16 November 1998 for a four and three storey extension to No's 255-257 to form kitchen extension to restaurant with parking under and student living accommodation above.

A duct of smaller proportions was installed about 12 years ago in a similar position without Council approval. No action was taken at the time owing to pressure of other work. With the removal of the previous duct, the new duct falls within planning and listed building control.

App No 11/02646/LBC: Listed Building Consent granted 7 October 2011 for internal and external alterations to ground floor of No 255 in connection with refurbishment of restaurant by present applicant.

REPRESENTATIONS

To the Initial Proposal as presently installed:

3 formal objections received from residents of Gell Street opposite, as well as significant correspondence before the application was submitted:

- The installation is visually intrusive
- The duct work has an adverse impact upon the character of the Grade 2 listed building and the Hanover Conservation Area
- Noise from the duct can be heard inside adjacent houses and gardens
- Odours from the flue permeate to gardens and houses
- The duct detracts from residential amenity and quality of life.

1 Objection has also been received from a resident of a flat in the building on the above grounds and also referring to vibration being felt from the duct when it is in use.

1 Objection has also been received from an occupier of a nearby shop stating that access to windows will be restricted when the duct is being erected.

1 Objection has been received from an adjoining landowner referring to all of the above points.

An objection has also been received from Cllr Jillian Creasy on the same grounds.

To the revised proposal of 17.1.13:

One reply was received from a Gell Street resident who stated that the revised scheme appeared to be a far more appropriate and acceptable solution.

ASSESSMENT

Land Use

Core Strategy: The site lies within the Devonshire Quarter. Policy CS17 on City Centre Quarters aims to consolidate and strengthen the Devonshire Quarter as a thriving, distinctive and vibrant area with city living, niche shops, restaurants, bars and a variety of business uses.

Unitary Development Plan: The site lies within the Central Shopping Area. Under Policy S3 both Food and Drink (former Class A3) and Housing are Preferred Uses. Policy S10 requires that residents or visitors should not be caused to suffer from unacceptable living conditions, including air pollution, noise, or other nuisance or risk to health and safety.

The purpose of policy in this case is to ensure that conflicts between preferred uses are resolved as far as is reasonably practicable.

The initial proposal as installed causes unacceptable levels of noise and odour, as indicated by local residents. It is also considered to be visually unacceptable, being prominently in the view in the street scene and from the private rear gardens of adjoining properties.

The revised proposal successfully resolves these difficulties by relocating the noisy equipment indoors within the kitchen. Technical information provided to the Council's Environmental Protection Service shows that noise and odours have been reduced to low levels unlikely to cause loss of residential amenity. This is a big improvement and is considered acceptable.

Conditions are recommended setting an exacting limit on the noise that may be produced, and requiring the ducting to be fixed using anti-vibration mounts.

Odour is to be controlled by a carbon filter system suitable for Chinese cooking discharging at high level, according to DEFRA guidance. This is acceptable subject to maintenance which is the subject of a condition.

Heritage and Design

The site lies within the Hanover Conservation Area. Policy BE16 requires development to preserve or enhance the character or appearance of the Conservation Area.

The building is a Grade 2 listed building. Policy BE19 expects external alterations affecting the special interest of a listed building to preserve the character or appearance of the building.

Policy CS74 on Design Principles expects high quality development enhancing the distinctive heritage of the city centre, contributing to place-making, to a healthy, safe and sustainable environment that promotes the city's transformation. Development should also help to transform run down environments, and contribute towards creating attractive, sustainable and successful neighbourhoods.

Policy BE5 requires good design and use of good quality materials.

Policy S10 requires that development should be well designed and of a scale and nature appropriate to the site.

The flue as installed is considered to be too large and bulky with an unsightly appearance created by its varying width, and crooked alignment at lower levels. The unpainted shiny metal is unacceptable. These unattractive elements are all the worse for being conspicuously positioned on the long side elevation to Wilkinson Lane and visible from Glossop Road as well as the rear gardens and windows of the Gell Street houses.

The revised proposal solves most of these difficulties. The duct is a vertical run of uniform width from top to bottom, and is positioned round the corner on the rear elevation of the building, out of sight from Glossop Road, and sitting more naturally into the fabric of the building. The applicant has agreed to paint it black.

It might have been preferable if the duct could have been sited further from Wilkinson Lane further up the offshot roofslope, or even beyond the pitch of the roof. However, it is known that the limited space in the kitchen has created layout difficulties which have only been solved after the applicant, under pressure of the Enforcement Notice (see below) appointed another contractor. The revised proposal is considered to be difficult to improve upon in practice.

As revised the proposal is considered to comply with design and heritage policies.

RESPONSE TO REPRESENTATIONS

The majority of objections are covered by report above. The issue about restricted access to windows during construction is not a planning matter.

ENFORCEMENT

Enforcement Notices were served on 21.9.12 requiring the complete removal of the fume extraction system and the unauthorised air handling unit on the same wall. They came into force on 26.10.12, and compliance was required by 26.1.13. The matter has since been referred to the Council's solicitors to prepare court action.

CONCLUSION & RECOMMENDATION

Overall it is considered that the development complies with the relevant policies and proposals from the Sheffield Development Framework and the Unitary Development Plan set out below:

Policies CS17, CS74
Policies S3, S10, BE5, BE16, BE19

It is further considered that the proposal would not give rise to any unacceptable consequences to the environment, community or other public interests of acknowledged importance. Considerable weight has been given to the character of the listed building, and to the impact upon the street scene and upon the amenity of neighbouring residential occupiers. It is therefore proposed that the new duct work is granted with conditions, including a requirement to erect the new duct within 6 weeks and remove the old duct work immediately thereafter.

Case Number	12/03920/LBC (Formerly PP-02363751)
Application Type	Listed Building Consent Application
Proposal	Erection of fume extraction duct on rear wall of extension (As amended 17.01.2013 and 23.04.2013)
Location	The Three Corners Of China 255 Glossop Road Sheffield S10 2GW
Date Received	18/12/2012
Team	City Centre and East
Applicant/Agent	Ian Walton Designer
Recommendation	Grant Conditionally

Subject to:

- 1 The fume extraction duct hereby permitted shall be installed no later than 6 weeks from the date of this permission.

In the interests of the amenities of the locality and occupiers of adjoining property.
- 2 The development must be carried out in complete accordance with the following approved documents:

Drawing No GR-12-04 Rev A Proposed Flue

unless otherwise authorised in writing by the Local Planning Authority.

In order to define the permission.
- 3 The fume extraction duct hereby permitted shall be painted black.

In order to protect the character of the original building.
- 4 The existing fume extraction duct shall be removed immediately after the replacement duct hereby permitted is installed, and any damage to the brickwork shall be made good using matching brickwork, joints and mortar.

In order to protect the character of the original building.

Attention is drawn to the following justifications:

1. The decision to grant permission and impose any conditions has been taken having regard to the relevant policies and proposals from the Sheffield Development Framework and the Unitary Development Plan set out below:

S10 - Conditions on Development in Shopping Areas

BE5 - Building Design and Siting

BE16 - Development in Conservation Areas

BE19 - Development affecting Listed Buildings

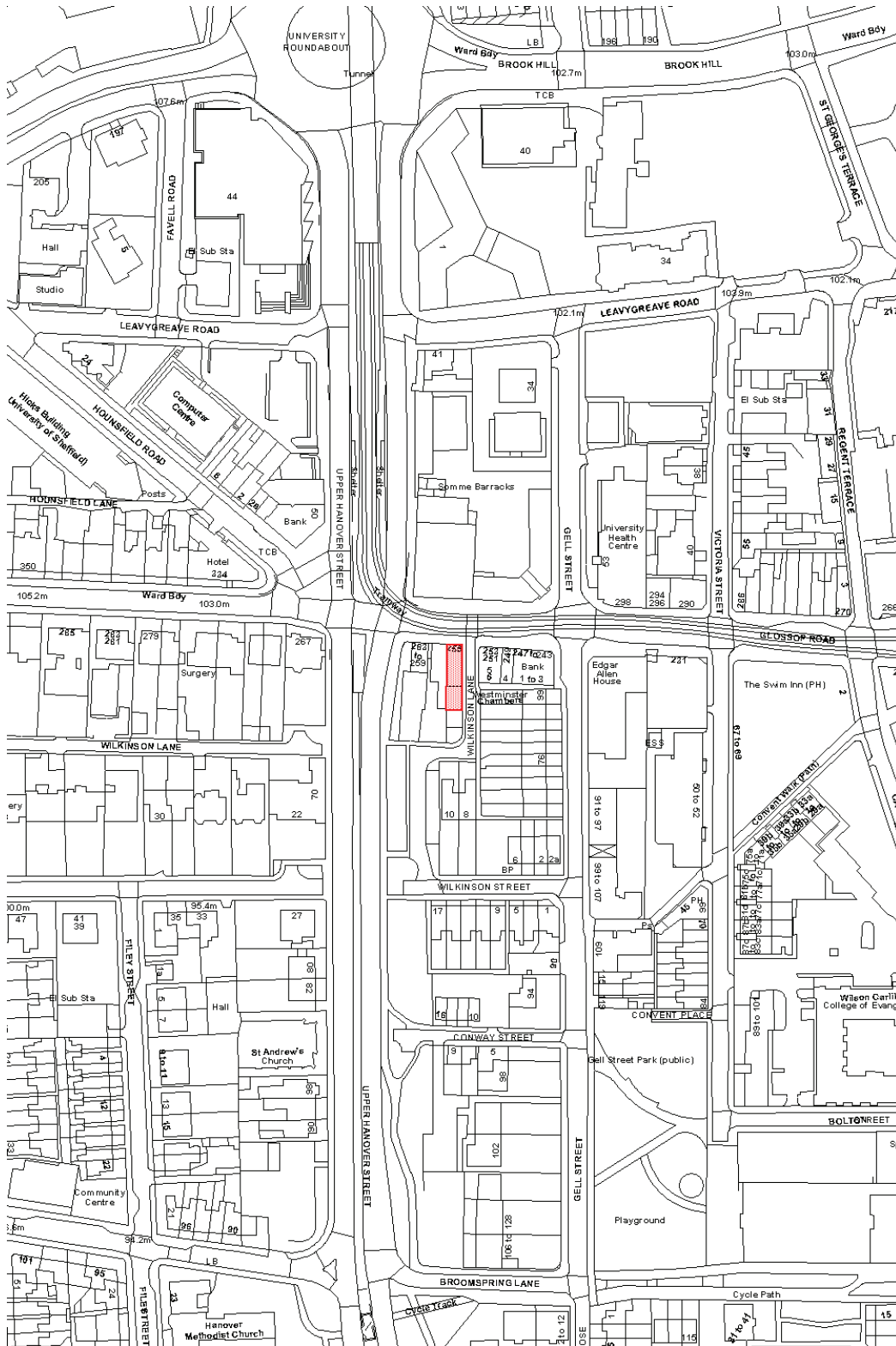
CS74 - Design Principles

Overall it is considered that the development complies with the relevant policies and proposals in the development plan, and would not give rise to any unacceptable consequences to the environment, community or other public interests of acknowledged importance.

The Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application.

This explanation is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report at www.sheffield.gov.uk/planningonline or by calling the planning officer, contact details are at the top of this notice.

Site Location



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For report please see application 12/03919/FUL.

Case Number	13/00199/FUL
Application Type	Full Planning Application
Proposal	Erection of a dwellinghouse
Location	Curtilage Of Wadsley Lodge 1 Laird Road Sheffield S6 4BS
Date Received	17/01/2013
Team	West and North
Applicant/Agent	Hooley Tratt Partnership Ltd
Recommendation	Refuse

For the following reason(s):

- 1 The Local Planning Authority considers that the erection of the proposed dwellinghouse by reason of its scale and massing and facing materials gives rise to an unsatisfactory form of development that would be harmful to the character and appearance of the surrounding area and therefore contrary to the aims of Policies H14 and BE5 of the Unitary Development Plan and Policy CS74 of the Sheffield Core Strategy.

Site Location



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BACKGROUND

The application was reported at the 7 May 2013 West and North Planning and Highways Committee. At this meeting, Members decided to defer the application to allow for a site visit to be carried out.

LOCATION AND PROPOSAL

The application relates to part of the side garden curtilage of an attractive two and half storey stone constructed detached dwellinghouse in Wadsley. The host dwellinghouse (No. 1 Laird Road) is situated on the southern side of Laird Road and is situated in a Housing Area and at one time was previously used as a small school.

The dwellinghouse has two road frontages, with Laird Road to the north and Wadsley Park Crescent to the south. To Laird Road is an attractive 3m high stone wall that encloses the site from this road. Vehicular access is taken from Wadsley Park Crescent through a set of double gates that leads into a hardstanding area for the parking of at least 2 vehicles. The property sits within a very generous and well landscaped garden curtilage of some 0.13 hectares. A number of trees are located within the site; these are located mainly to the site boundaries to the south, east and west. The property itself is an

attractive Victorian 'villa type' dwellinghouse that is faced in coursed natural stone with a natural slate roof. It is sited towards its Laird Road frontage. The property has two key outlooks with its main habitable windows facing south and west.

The surrounding area contains a mix of dwelling types both in terms of its materials and design. To the west of the site and situated behind a high stone boundary wall is No. 3 Laird Road. This neighbouring property is two storey in height (part render, part brick) and comprises a first floor obscured bathroom window within its gable elevation facing the site. This property is significantly screened from the application site by high stone walling and high dense landscaping and trees along its western boundary. To the east of the host property is No. 3a Laird Road. This neighbouring property is effectively screened from the site by high tree and shrub planting along the shared boundary, which provides a significant level of natural screening.

The application site is situated to the west of the host property and measures approximately 0.04 hectares. It is roughly rectangular in area (33m by 16m at its widest points) and stretches from Laird Road to Wadsley Park Crescent. The ground levels of the application site are approximately 1.5m higher than the siting of 1 Laird Road.

The applicant is seeking full planning permission to erect a 3-bedroomed two storey detached dwellinghouse on this site. The property would be effectively 'L' shaped in appearance consisting of two front and rear sections that would be off-set to each other. It would be sited to the north west corner of the site towards its Laird Road frontage. Off-street parking for two vehicles would be provided to the rear of the site from Wadsley Park Crescent. A new opening would be created within the existing high stone boundary wall to Laird Road to allow pedestrian access onto this road. To accommodate the dwellinghouse, two outbuildings that are situated adjacent and that abut up against the high stone boundary wall to Laird Road would be demolished. A new boundary with low stone walling and timber close boarded fence would be erected to a maximum height of 1.8m to demarcate the boundary between the new dwellinghouse and 1 Laird Road.

RELEVANT PLANNING HISTORY

Planning permission was refused to erect a detached bungalow on this site in March 2003, under planning reference No. 04/00364/FUL. It was refused on two grounds, firstly that the proposed dwellinghouse would result in the significant loss of garden space to No. 1 Laird Road and would appear to be 'squeezed in' that would have an adverse impact upon the character of the locality, and secondly, that the proposed dwellinghouse would result in unacceptable overlooking of adjacent property and gardens as well as resulting in overlooking of the new dwellinghouse.

The decision of the Council to refuse the application was appealed against by the applicant, under appeal reference No. APP/J4423/A/04/1150958. The Planning Inspector considered that both the proposed dwelling and the existing house would have adequate garden space and did not agree with the Council that it would appear 'squeezed in'. The Inspector did however raise significant concerns with regard overlooking between the proposed dwellinghouse and the existing house. He considered that owing to the bungalow being sited close to the rear and side elevation of 1 Laird Road that comprises a number of windows, the erection of the bungalow would result in an unacceptable level of overlooking and loss of privacy between the two properties and dismissed the appeal.

SUMMARY OF REPRESENTATIONS

The residents of both No. 3 and 3a Laird Road have raised an objection to the application for the following reasons:-

- The development will severely impact on traffic on Laird Road;
- Unless the dwellinghouse is constructed in matching materials as the existing property it will be out of keeping with the surrounding buildings;
- Noise disruption during the construction of the dwellinghouse;
- The stone boundary wall (western boundary) needs significant repair and;
- The foliage and trees have been left to overgrow resulting in no sunlight reaching the garden of the property.
- The reason the previous application was refused is still valid with the house being squeezed in and the lack of privacy.
- The development of a greenfield site and loss of open space;
- Loss of mature trees;
- Affect the integrity of the adjacent house's foundations

PLANNING ASSESSMENT

It is considered that the main issues relevant to this application are as follows:-

- (i) The principle of development – Policy and Land Use
- (ii) Highway Issues;
- (iii) Design Issues and its affect on the character and appearance of the surrounding area; and
- (iv) Impact on the amenity of any adjoining residential properties.

These are considered in turn below.

(i) Principle of Development

The application site is situated in a Housing Area, where housing is the preferred use under Policy H10.

While the development would accord with Policy H10 of the UDP in terms of use, consideration should also be given to the development of a greenfield site, given that the application site currently forms part of the side garden of the existing house. The relevant policy position with regard the use of previously developed land for new housing is Policy CS24. This policy states that priority will be given to the development of previously developed sites and no more than 12% of dwelling completions will be on greenfield sites in the period between 2004/05 and 2025/26. It goes on to state that the development of greenfield sites may be acceptable on small sites within the existing urban areas and larger villages, where it can be justified on sustainability grounds.

With regard to this, the latest figures show that the Council is exceeding its target of achieving 88% of all development on previously developed land. The site is situated within

Wadsley and close to Hillsborough that benefits from a range of shops, schools and good public transport service within walking distance of the site.

The erection of a single dwellinghouse on this site is therefore unlikely to prejudice or undermine the Council's targets for the development of previously developed land across the city, while its location close to shops and good public transport links can be justified on sustainability grounds.

The principle of erecting a single detached dwellinghouse is therefore accepted and would meet the terms of UDP Policy H10 and Core Strategy Policy CS24.

(ii) Highway Issues

It is not considered that the development raises any significant highway implications. The plans show that the proposed dwellinghouse would be provided with two off-street parking spaces that would be provided on a hardstanding adjacent to Wadsley Park Crescent. Access would be taken from this highway and involve removing part of the site's rear stone boundary wall. The existing dwellinghouse would continue to be provided with off-street parking for two vehicles. This level of parking is considered acceptable and unlikely to lead to any significant pressure for on street parking that would prejudice highway safety.

It is noted that to implement the proposed vehicular crossing onto Wadsley Park Avenue, a large highway tree is likely to require felling. This tree is not protected under a TPO. It is recommended therefore that along with the standard highway conditions, as a condition of planning approval, a condition is attached that secures a replacement tree at the expense of the applicant.

(iii) Design Issues and the Affect of the Development on the character and appearance of the surrounding area

UDP Policy H14 relates to conditions on development in Housing Areas. It details at Part (a) that new buildings and extensions are well designed and would be in scale and character with neighbouring buildings.

UDP Policy BE5 seeks to ensure good design and the use of good quality materials in all new and refurbished buildings and extensions. The principles that should be followed include encouraging original architecture where this does not detract from the scale, form and style of surrounding buildings, the use of special architectural treatment be given to corner sites and that designs should take advantage of the site's natural features.

Core Strategy Policy CS74 sets out the design principles that would be expected in all new developments. It details that high quality development respect and take advantage of and enhance the distinctive features of the city, its districts and neighbourhoods. At Part (c) it includes the townscape character of neighbourhoods with their associated scale, layout and built form, building styles and materials.

The proposed dwellinghouse would be erected adjacent to the respective side elevations of both No. 1 Laird Road and No. 3 Laird Road with its principal outlook facing front (street) and back (garden). The main body of the dwellinghouse would be effective 'L'

shaped in appearance and be designed with two separate two storey sections that are offset from one another. The two sections would be linked by a side lean-to structure with extended roof. The roof slope of the rear two storey section of the dwellinghouse would comprise an extended roof slope that would extend over the south western and lower section of the dwellinghouse's gable wall. To each the dwellinghouse's front and rear gable walls would be a full height square bay window. Features of the property's design include glazed screens along part of the lower section of the roof and walling of the lean-to section facing 1 Laird Road and at the south western section (roof section only), entrance canopy and timber eaves. It would be faced principally in white render above a natural stone base. The roof would be finished in slate.

The application as submitted improves upon the scheme that was submitted at pre-application stage with the retention of the high stone boundary wall and the dwellinghouse's revised siting to Laird Road particularly welcome. However, despite the amendments made to the scheme, concerns remain with the scale and massing of the proposed dwellinghouse, its predominant use of render for its external appearance and to a lesser extent the design that includes a plethora of roof pitches, gables and extrusions, which creates somewhat of a cluttered visual appearance.

It is accepted by officers that the application site (0.04 hectares) is large enough to accommodate a modest dwellinghouse without resulting in any significant harm to the character and appearance of the surrounding area. However, it is considered that the overall scale and massing of the dwellinghouse, particularly its rear two storey section is not appropriate to the context of the site. It is considered that the house would appear somewhat cramped on the site, particular when viewed alongside the much larger property to its east. The host property in officers' opinion merits a large setting and a measure of separation from the proposed house. While 1 Laird Road would still benefit from a large garden curtilage and that a separation distance of 12m would be maintained between the side elevation of the two properties, it is considered that the house would be effectively 'shoehorned' in the narrower section of the site. The appearance of the property would be exacerbated by the fact that it would be sited in very close proximity to the proposed new side boundary wall/fence, in parts only 1m away, and the site's higher ground levels (approximately 1.5m) to 1 Laird Road. Despite the high boundary treatment, the building would be clearly seen in context with the host property from both adjacent highways. Lowering the rear section to the house in officers' opinion would significantly reduce the overall massing of the building and allow the building to sit more comfortably on site and form a more subservient and sympathetic addition to the setting of the host property. This suggestion however was not accepted by the applicant.

It is also considered that the predominant use of render is inappropriate to its context given the facing materials of the host property (natural stone) and its close relationship to the host property. While it is accepted that 3 Laird Road is part rendered, the proposed house would be viewed more in context with 1 Laird Road than No 3 Laird Road owing to the high western boundary wall and planting along this boundary. Reference should therefore be taken from the host property in terms of the proposed material palette. The applicant has suggested that she would be prepared to consider using natural stone along its front elevation facing Laird Road, but in officers' opinion, this would only address how the property would be viewed from parts of this road and fails to account other keys views of the property, namely from Wadsley Park Crescent.

For the reasons set out above, it is considered that the development is contrary to UDP Policies H14 (a) and Policy BE5 and Core Strategy CS74.

(iv) Residential Amenity Issues

It is considered that the properties most affected by the development are No. 3 Laird Road to the west of the site and the host property (1 Laird Road). All other neighbouring properties are adequately distanced and screened from the proposed dwellinghouse that any affect on their residential amenity as a result of the development in terms of overlooking and loss of outlook is likely to be minimal.

With regard No. 3 Laird Road, this building has a first floor window within its gable wall facing the application. This window is understood to serve a bathroom of the property and is obscured glazed. Also, with exception to a secondary ground floor kitchen window, the proposed dwellinghouse would have no other windows that serve habitable rooms along its western elevation facing this neighbouring property and rear garden. The western boundary also benefits from a high stone boundary wall and dense shrubbery along its boundary.

The applicant has also demonstrated that the proposed development would comply with the 45 degree rule in that the furthest part of the furthest part of the dwellinghouse (2 storey rear section) would not project out further than the distance from the 1st floor window of the adjacent property to the furthest part of the rear section.

Any affect on this western neighbour's residential amenity would therefore be minimal.

With regard 1 Laird Road, while this neighbouring property has a number of ground and first windows within its side elevation and includes a side dormer window that serve main and habitable rooms of the house, it is not considered that the erection of the proposed house would result in any significant loss of outlook or overlooking to the detriment of this property. To avoid any significant loss of privacy between properties, the internal layout of the house has been arranged to avoid main rooms of the house being primarily lit by windows along its side (eastern) elevation. With exception to two secondary windows serving the living room and a third serving the study room (obscured glazed and non-opening), no other main windows of the house would be inserted within its side elevation facing 1 Laird Road. The applicant has also agreed to obscure the first floor side bedroom window to avoid overlooking of the rear garden of the proposed dwellinghouse. Subject to appropriate conditions being attached to any grant of planning, it is not considered that the development would result in any significant problems of overlooking between the two properties.

On the ground floor, the property has two ground floor side windows, one serving one of the property's three reception rooms and the other a kitchen. The kitchen window is also lit by a large window within its rear elevation. Of the property's three first floor side windows, two serve bedrooms and the other serves a stair/landing window. These bedrooms however are also lit by windows that have a south facing aspect, although it is noted that one of these is the secondary means of light and outlook into the bedroom and gains its main outlook and light from the window that faces west towards the application site. With regard to these windows, while it is noted that some main windows face onto the application site, a separation distance of approximately 12m would be maintained

between the side elevation of the proposed house and these main side windows. This distance would accord with the guidance contained in SPG Designing House Extensions (Guideline 5) and subsequently should mean that the house would not appear overbearing or result in any significant loss of outlook to the detriment of this neighbouring property.

In terms of the attic bedroom, inspection of the cross section drawings show that views from the side dormer window that lights this room would be mainly taken across and above the property's roof. Owing to this, and that the distance between the dormer window and roof slope is approximately 14m should avoid any significant loss of outlook from this attic room.

Other Issues

It is noted that concerns have been raised by residents of the two neighbouring properties regarding the state of the western stone boundary wall, the loss of trees, noise and disruption during the course of the development and affect of the development on the foundations of the neighbouring property.

The issues raised in terms of the boundary wall and the affect of the development on neighbouring properties are non planning related and should be disregarded in terms of the merits of this application. The trees are not protected under a TPO and can be felled without the need to seek approval, while in terms of noise disturbance, given that the development is small scale and situated by a high stone boundary wall, any affect on these neighbouring properties' amenity is unlikely to be significant that would require special protection measures during its construction.

SUMMARY AND RECOMMENDATION

Full planning permission is being sought to erect a two storey detached house within part of the side garden curtilage of an attractive two and half storey detached house that is situated on the southern side of Laird Road in Wadsley.

The principle of erecting a house on this site is considered to be acceptable and is unlikely to prejudice or undermine the Council's targets for the development of previously developed land across the city. It is considered that subject to careful design and siting, it is considered that the erection of a modest dwellinghouse can be accommodated without harming the noted character and appearance of the existing property or the visual amenity of the surrounding area. However, serious concerns are raised with regard to the scale and massing of the proposed dwellinghouse and its predominant use of render for its external appearance. It is considered that the proposed development is not appropriate to the context of the site and would detract from the overall character of the immediate vicinity of the site.

The proposed parking and access arrangements are considered acceptable and can be adequately secured by condition.

It is considered that the development would not result in the residential amenity of neighbouring properties to be significantly affected. Although the host property comprises a number of windows along its side facing the application site, the siting of the dwellinghouse to this host property (approximately 12m) and the fact that this property has

open aspect windows within its rear elevation should avoid this neighbouring property to be subject to any significant loss of amenity from a loss of privacy or loss of outlook.

For the reasons given above and having regard to all other matters raised, it is considered that the development fails to accord with UDP Policies H14 (a) and BE5 and Core Strategy CS74 and is recommended for refusal.

Case Number 13/00576/FUL (Formerly PP-02365732)

Application Type Full Planning Application

Proposal Erection of a mixed-use development incorporating educational facilities and associated functions (Class B1/D1), 53 student cluster flats containing 287 bedspaces and facilities together with associated works including access and ancillary facilities (Phase 1); conversion and refurbishment of former St Lukes School Building for office use (Phase 2)

Location Site At 29 To 65
Garden Street
Sheffield
S1 4BJ

Date Received 22/02/2013

Team City Centre and East

Applicant/Agent DLP Planning Ltd

Recommendation Grant Conditionally Legal Agreement

Subject to:

- 1 The development shall be begun not later than the expiration of three years from the date of this decision.

In order to comply with the requirements of the Town and Country Planning Act.

- 2 The development must be carried out in complete accordance with the following approved documents:

Amended drawings emailed 08.05.2013

12/06 P/100 Location Plan
12/06 P/101B Floor Plan Level -1
12/06 P/102C Floor Plan Level 0
12/06 P/103B Floor Plan Level 1
12/06 P/104B Floor Plan Level 2
12/06 P/105B Floor Plan Level 3
12/06 P/106B Floor Plan Level 4
12/06 P/107B Floor Plan Level 5
12/06 P/108B Floor Plan Level 6
12/06 P/109B Floor Plan Level 7

12/06 P/110B Floor Plan Level 8
12/06 P/111B Floor Plan Level 9
12/06 P/112B Roof Plan
12/06 P/113D Elevations Sheet 1
12/06 P/114D Elevations Sheet 2
12/06 P/115D Elevations Sheet 3
12/06 P/116D Elevations Sheet 4
12/06 P/117A Footprint Comparison
12/06 P/118A Massing Comparison
12/06 P/119C Sections Sheet 1
12/06 P/120A Sections Sheet 2
12/06 P/121 Courtyard Elevations

unless otherwise authorised in writing by the Local Planning Authority.

In order to define the permission.

- 3 Large scale details, including materials and finishes, at a minimum of 1:20 of the items listed below (for Block A) shall be approved in writing by the Local Planning Authority before that part of the development commences:

- windows
- window reveals,
- eaves and parapets
- cladding panels
- glazing system,
- high level brickwork transition detail
- soffit treatment details
- Fixing details of cladding panels
- rainwater goods
- brickwork detailing and mortar joints

Thereafter, the works shall be carried out in accordance with the approved details.

In order to ensure an appropriate quality of development.

- 4 Large scale details, including materials and finishes, at a minimum of 1:20 of the items listed below shall be approved in writing by the Local Planning Authority before that part of the development commences:

- balconies
- entrance canopies
- privacy screens
- ventilation louvers

Thereafter, the works shall be carried out in accordance with the approved details.

In order to ensure an appropriate quality of development.

5 Large scale details, including materials and finishes, at a minimum of 1:20 of the items listed below (for the Teaching block) shall be approved in writing by the Local Planning Authority before that part of the development commences:

- window reveals
- rainwater goods
- eaves and verges
- abutment of new elevations to existing building

Thereafter, the works shall be carried out in accordance with the approved details.

In order to ensure an appropriate quality of development.

6 Large scale details, including materials and finishes, at a minimum of 1:20 of the items listed below shall be approved in writing by the Local Planning Authority before that part of the development commences:

- south-facing façade including any solar shading devices
- window reveals,
- eaves and parapets
- cladding panels including fixing details
- glazing system,
- soffit treatment details

Thereafter, the works shall be carried out in accordance with the approved details.

In order to ensure an appropriate quality of development.

7 Before the development is commenced, details, which shall include a 1:20 scale cross-section, of the main entrance to Block A shall have been submitted to and approved in writing by the Local Planning Authority and such works shall be implemented in accordance with the approved details and thereafter retained.

In order to ensure an appropriate quality of development.

8 Before the development is commenced, details, which shall include a 1:20 scale cross-section, of the main entrance to the teaching block shall have been submitted to and approved in writing by the Local Planning Authority and such works shall be implemented in accordance with the approved details and thereafter retained.

In order to ensure an appropriate quality of development.

9 Details of the extent and specification of brick/stone repair and cleaning shall be submitted to and approved in writing by the Local Planning

Authority prior to commencement of those works and shall thereafter be carried out in accordance with the approved details.

In order to ensure that the fabric of the building is not damaged.

- 10 Details of the location, specification and appearance of all new services to the building (including meter boxes, outlets and inlets for gas, electricity, telephones, security systems, cabling, trunking, soil and vent stacks, fresh and foul water supply and runs, heating, air conditioning, ventilation, extract and odour control equipment, pipe runs and internal and external ducting) shall be approved in writing by the Local Planning Authority before installation.

In order to protect the character of the original building.

- 11 Details of all proposed external materials and finishes, including samples when requested by the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority before that part of the development is commenced. Thereafter, the development shall be carried out in accordance with the approved details.

In order to ensure an appropriate quality of development.

- 12 A sample panel of the proposed masonry for the former school building shall be erected on the site and shall illustrate the colour, texture, bedding and bonding of masonry and mortar finish to be used. The sample panel shall be approved in writing by the Local Planning Authority prior to the commencement of the building works and shall be retained for verification purposes until the completion of such works.

In order to ensure an appropriate quality of development.

- 13 Large scale details, including materials and finishes, at a minimum of 1:20 of the items listed below (for blocks B and C) shall be approved in writing by the Local Planning Authority before that part of the development commences:

- windows
- window reveals,
- eaves and parapets
- cladding panels
- glazing system,
- high level brickwork transition detail
- soffit treatment details
- Fixing details of cladding panels

Thereafter, the works shall be carried out in accordance with the approved details.

In order to ensure an appropriate quality of development.

- 14 Before installation, details of all proposed external lighting shall have been submitted to and approved in writing by the Local Planning Authority and such lighting shall be implemented in accordance with the approved details and thereafter retained.

In order to ensure an appropriate quality of development.

- 15 A comprehensive and detailed hard and soft landscape scheme, including any proposed street furniture, for the site shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced, or within an alternative timeframe to be agreed in writing by the Local Planning Authority.

In the interests of the visual amenities of the locality.

- 16 Before the development is commenced, details of any boundary treatment, including any other means of enclosure, which shall include railings within the site shall have been submitted to and approved in writing by the Local Planning Authority and such boundary treatment and other means of enclosures shall be implemented in accordance with the approved details and thereafter retained.

In the interests of the visual amenities of the locality.

- 17 Unless otherwise approved the proposed brown roof(s) (vegetated roof system) shall cover a minimum area of 80% of the roof and shall be provided prior to the use of the building commencing. Details of the specification and maintenance regime shall be submitted to and approved in writing by the Local Planning Authority prior to foundation works commencing on site. The green/brown roof(s) shall be provided prior to the use of the building commencing unless otherwise approved. The plants shall be maintained for a period of 5 years from the date of implementation and any failures within that period shall be replaced.

In the interests of biodiversity.

- 18 The surface water discharge from the site shall be reduced by at least 30% compared to the existing peak flow and detailed proposals for surface water disposal, including calculations to demonstrate the reduction, must be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development, or an alternative timeframe to be approved in writing by the Local Planning Authority. In the event that the existing discharge arrangements are not known, or if the site currently discharges to a different outlet, then a discharge rate of 5 litres/hectare should be demonstrated. The development shall thereafter be carried out in accordance with the approved details.

In order to mitigate against the risk of flooding.

19 No development shall commence until a report has been submitted to and approved in writing by the Local Planning Authority identifying how the following will be provided:

a) a minimum of 10% of the predicted energy needs of the of the completed development being obtained from decentralised and renewable or low carbon energy;

Any agreed renewable or low carbon energy equipment, connection to decentralised or low carbon energy sources or additional energy efficiency measures shall have been installed before any part of the development is occupied and a post-installation report shall have been submitted to an approved in writing by the Local Planning Authority to demonstrate that the agreed measures have been installed. Thereafter the agreed equipment, connection or measures shall be retained in use and maintained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

In order to ensure that new development makes energy savings in the interests of mitigating the effects of climate change, in accordance with Sheffield Development Framework Core Strategy Policy CS65.

20 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 the scheme of sound insulation measures detailed in submitted Ambient Noise Assessment have been implemented and retained in accordance with the details submitted and approved in writing by the Local Planning Authority.

In the interests of the amenities of the locality and occupiers of adjoining property.

21 Construction and demolition works that are audible at the site boundary shall only take place between 0730 hours and 1800 hours on Mondays to Fridays, and 0800 hours and 1300 hours on Saturdays, and not at any time on Sundays and Public Holidays.

In the interests of the amenities of the locality and occupiers of adjoining property.

22 The residential accommodation hereby permitted shall not be occupied unless the sound insulation measures detailed in Submitted Ambient Noise Assessment have been implemented and retained in accordance with the details submitted and approved in writing by the Local Planning Authority. Such works shall be capable of achieving the following noise levels:

Bedrooms	LAeq 15 minutes 30 dB (2300 to 0700)
Living Rooms	LAeq 15 minutes 40 dB (0700 to 2300)

In the interests of the amenities of the future occupiers of the building.

- 23 The office accommodation shall not be occupied unless the approved sound insulation works detailed in Submitted Ambient Noise Assessment have been implemented and retained in accordance with the details submitted to and approved in writing by the Local Planning Authority. Such works shall be capable of achieving the following noise levels:

Offices Noise Rating Curve NR45 (0700 to 2300)

(Noise rating curves should be measured as a 15 minute Leq at the octave band centre frequencies 31.5Hz to 8KHz).

In the interests of the amenities of the future occupiers of the building.

- 24 Before the use of the development is commenced, a Validation Test of the sound attenuation works shall have been carried out and the results submitted to and approved by the Local Planning Authority. Such Validation Test shall:

- a) Be carried out in accordance with an approved method statement,
- b) Demonstrate that the specified noise levels have been achieved. In the event that the specified noise levels have not been achieved, then notwithstanding the sound attenuation works thus far approved, a further scheme of sound attenuation works capable of achieving the specified noise levels and recommended by an acoustic consultant shall be submitted to and approved by the Local Planning Authority before the use of the development is commenced. Such further scheme of works shall be installed as approved in writing by the Local Planning Authority before the use is commenced and shall thereafter be retained.

In order to protect the health and safety of future occupiers and users of the site.

- 25 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 have first been submitted to and approved in writing by the Local Planning Authority, and once installed such plant or equipment should not be altered without prior written approval of the Local Planning Authority.

In the interests of the amenities of the locality and occupiers of adjoining property.

- 26 No deliveries to the building shall be carried out between 2300 hours to 0700 hours (on the following day) Mondays to Saturdays and 2300 hours to 0900 hours Sundays and Public Holidays.

In the interests of the amenities of the locality and occupiers of adjoining property.

- 27 No movement, sorting or removal of waste bottles, materials or other articles, nor movement of skips or bins shall be carried on outside the building/s within the site of the development (shown on the plan) between 2300 hours and 0700 hours (on the following day) Mondays to Saturdays and between 2300 hours and 0900 hours on Sundays and Public Holidays.

In the interests of the amenities of the locality and occupiers of adjoining property.

- 28 The development shall not be used for the purposes hereby permitted, unless a scheme for the installation of equipment to control the emission of fumes and odours from the premises is submitted for written approval by the Local Planning Authority. These details shall include plans showing the location of the fume extraction system in context with the building, and shall include a low resistance cowl. The use shall not be commenced until the approved equipment has been installed and is fully operational.

In the interests of the amenities of the locality and occupiers of adjoining property.

- 29 The teaching facility, offices and residential units shall not be used unless 2.0 metres x 2.0 metres vehicle/pedestrian intervisibility splays have been provided on both sides of the means of access such that there is no obstruction to visibility greater than 600 mm above the level of the adjacent footway and such splays shall thereafter be retained.

In the interests of the safety of road users.

- 30 No development shall commence until the improvements (which expression shall include traffic control, pedestrian and cycle safety measures) to the highways listed below have either;

- a) been carried out; or
- b) details have been submitted to and approved in writing by the Local Planning Authority of arrangements which have been entered into which will secure that such improvement works will be carried out before the teaching facility, offices and residential units are brought into use.

Highway Improvements:

- 1) Reconstruction of the footways to both Garden Street and Broad Lane frontages with materials compatible with the Urban Design Compendium, including new lighting and natural materials; and
- 2) Review of Waiting Restrictions on highway adjacent to the site (including the provision of Car Club spaces if considered appropriate)

To enable the above-mentioned highways to accommodate the increase in traffic, which, in the opinion of the Local Planning Authority, will be generated by the development.

- 31 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, as amended, (or any order revoking or re-enacting that order), the front elevation of the teaching facility, offices and residential units shall not be built up or filled in at any time.

In the interests of highway safety and the amenities of the locality.

- 32 No development shall commence until details of the means of ingress and egress for vehicles engaged in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the arrangements for restricting the vehicles to the approved ingress and egress points. Ingress and egress for such vehicles shall be obtained only at the approved points.

In the interests of highway safety and the amenities of the locality.

- 33 Prior to the occupation of any part of the development, a detailed Travel Plan(s), designed to: reduce the need for and impact of motor vehicles, including fleet operations; increase site accessibility; and to facilitate and encourage alternative travel modes, shall have been submitted to and approved in writing by the Local Planning Authority. Detailed Travel Plan(s) shall be developed in accordance with a previously approved Framework Travel Plan for the proposed development, where that exists.

The Travel Plan(s) shall include:

1. Clear and unambiguous objectives and modal split targets;
2. An implementation programme, with arrangements to review and report back on progress being achieved to the Local Planning Authority in accordance with the 'Monitoring Schedule' for written approval of actions consequently proposed,
3. Provision for the results and findings of the monitoring to be independently verified/validated to the satisfaction of the Local Planning Authority.
4. Provisions that the verified/validated results will be used to further define targets and inform actions proposed to achieve the approved objectives and modal split targets.

On occupation, the approved Travel Plan(s) shall thereafter be implemented, subject to any variations approved in writing by the Local Planning Authority.

In the interests of delivering sustainable forms of transport, in accordance with the Transport Policies in the adopted Unitary Development Plan for Sheffield (and/or Core Strategy).

- 34 Before the development is commenced, details of all walls that will be supporting the highway or any elements of the building that will overhang

the highway (including structural calculations) shall be submitted to and approved in writing by the Local Planning Authority.

In the interests of highway safety and the amenities of the locality.

- 35 Surface water and foul drainage shall drain to separate systems.

To ensure satisfactory drainage arrangements.

- 36 Prior to being discharged into any watercourse, surface water sewer or soakaway system all surface water drainage from parking areas and hardstandings, including roof drainage, shall be passed through a petrol/oil interceptor designed and constructed in accordance with details to be approved in writing by the Local Planning Authority.

To prevent pollution of the Water Environment.

- 37 Before the development is commenced, details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, shall have been submitted to and approved in writing by the Local Planning Authority.

To ensure satisfactory drainage arrangements.

- 38 No piped discharge of surface water from the application site shall take place until surface water drainage works including off-site works have been completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

To ensure satisfactory drainage arrangements.

- 39 Prior to occupation of the buildings, evidence that 10 bird/bat boxes have been installed in accordance with the approved details shall be submitted to and approved in writing by the Local Planning Authority.

In the interests of biodiversity.

- 40 Before the development is commenced, full details of the allocation of car parking spaces to different uses shall have been submitted to and approved in writing by the Local Planning Authority and thereafter such allocation of car parking spaces shall be provided in accordance with the approved details.

In the interests of highway safety and the amenities of the locality.

- 41 Before the development is commenced, an floorplan at a scale of 1:50 showing a typical layout for a residential unit designated as a disabled unit, shall have been submitted to and approved in writing by the Local Planning Authority and such accommodation shall be provided in accordance with the approved details and thereafter retained.

To ensure ease of access and facilities for disabled persons at all times.

- 42 The teaching facility and residential units shall not be occupied unless level thresholds have been achieved to all entrances, details of which shall have been submitted to and approved in writing by the Local Planning Authority.

To ensure ease of access and facilities for disabled persons at all times.

- 43 The development shall not be occupied until a scheme (as detailed below) to promote a car club as part of the development shall either

- (a) have been carried out, or
- (b) details have been submitted to and approved in writing by the local planning authority of arrangements which have been entered into which will ensure the Car Club Scheme is carried out before the development is occupied

The Car Club scheme shall include:

- i) the provision of 2 publicly accessible parking bays retained solely for the use of car club vehicles, either as part of the development; or at a suitable alternative location within the vicinity of potential users (no more than 10 minutes walk). In the event that it is impractical to provide such car club parking bays, alternative arrangements to secure an equivalent contribution would be appropriate
- ii) the provision of measures to ensure all eligible site users are encouraged to become members of the car club scheme
- iii) arrangements to ensure ongoing marketing of the benefits of a car club service to site users.

In the interests of delivering sustainable forms of transport, in accordance with the Transport Policies in the adopted Unitary Development Plan for Sheffield (and/or Core Strategy).

Attention is drawn to the following justifications:

1. The decision to grant permission and impose any conditions has been taken having regard to the relevant policies and proposals from the Sheffield Development Framework and the Unitary Development Plan set out below:

H5 - Flats, Bed-sitters and Shared Housing

H7 - Mobility Housing

H16 - Open Space in New Housing Developments

IB9 - Conditions on Development in Industry and Business Areas

BE5 - Building Design and Siting

BE12 - Public Art

BE15 - Areas and Buildings of Special Architectural and Historic Interest

BE16 - Development in Conservation Areas

BE17 - Design & Materials in Areas of Special Character or Historic Interest

CS6 - Manufacturing and the City Centre - Transition Areas
CS17 - City Centre Quarters
CS40 - Affordable Housing
CS41 - Creating Mixed Communities
CS64 - Climate Change, Resources and Sustainable Design of
Developments
CS65 - Renewable Energy and Carbon Reduction
CS74 - Design Principles

The proposal represents a substantial development in the St Vincent's quarter of the City. The site has been vacant for a number of years and its redevelopment will provide wider regeneration benefits to the area. The re-use of the vacant school building is particularly welcomed. In land use terms, the proposal will accord with current Core Strategy Policies CS6 and CS17. Although contrary to Policy CS41 it is considered that the benefits of developing this site outweigh the disbenefits of not providing a wider mix of housing.

The design of the proposed development is considered acceptable in terms of siting, scale, massing, form and detail. The design of this group of buildings relates well with the street and general topography and will serve to provide an interesting frontage and encourage activity on Broad Lane. The Garden Street frontage reflects the domestic scale of development within the Conservation Area and will not detract from the appearance and setting of neighbouring Listed Buildings.

The proposal will provide satisfactory living conditions for future students. Occupiers of adjacent properties will not be adversely affected by the proposed development.

There are no significant highway implications arising from the proposed development.

For the reasons set out above, the proposed development is considered acceptable and will accord with Unitary Development Plan Policies, H5, H7, H16, IB9, BE5, BE12, BE15, BE16, and BE17, Core Strategy Policies CS6, CS17, CS40, CS41, CS64, CS65 and CS74, the National Planning Policy Framework (NPPF), March 2012.

The Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application.

This explanation is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report at www.sheffield.gov.uk/planningonline or by calling the planning officer, contact details are at the top of this notice.

Attention is drawn to the following directives:

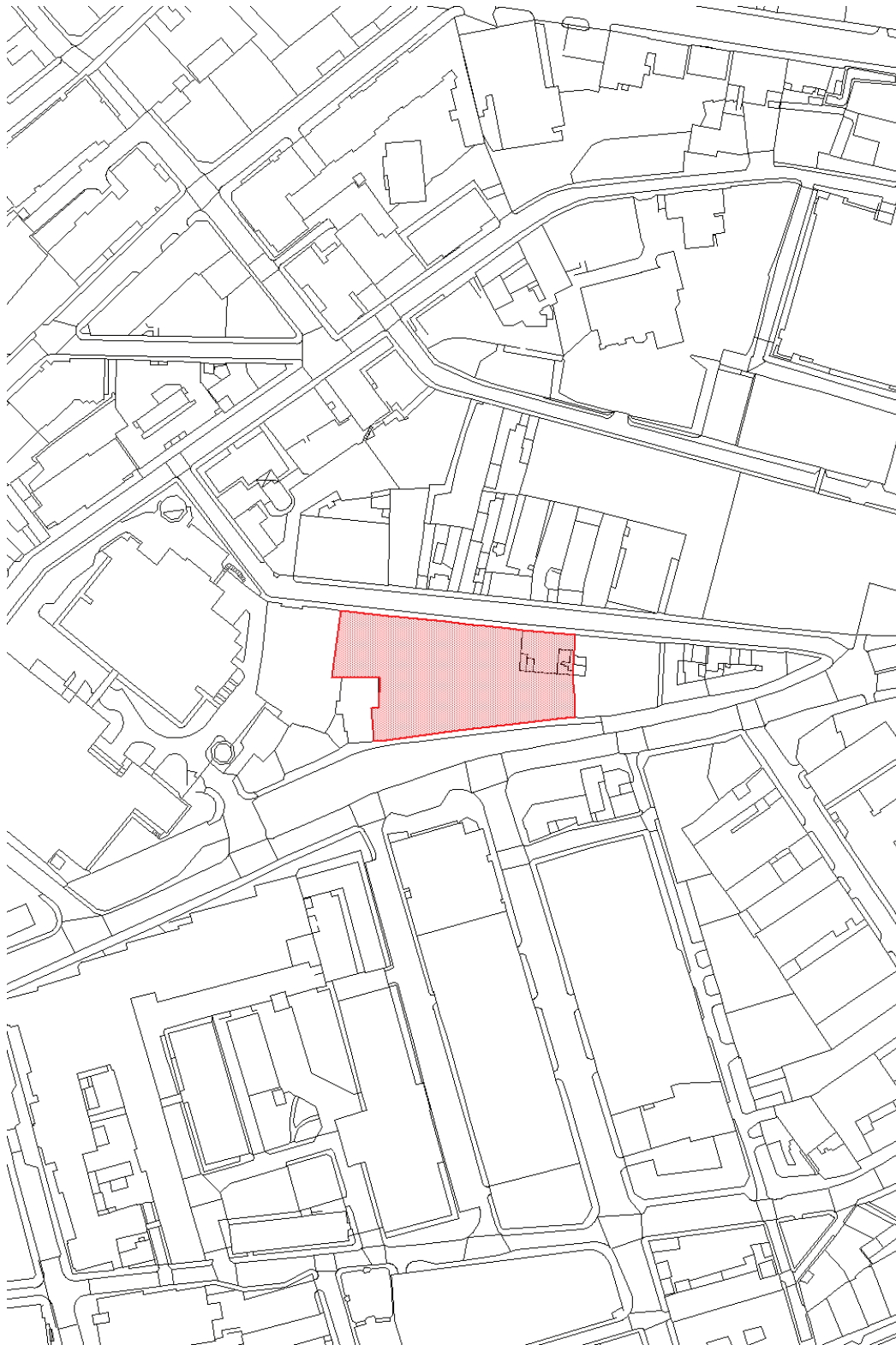
1. To ensure that the road and/or footpaths on this development are constructed in accordance with the approved plans and specifications, the work will be inspected by representatives of the City Council. An inspection fee will be payable on commencement of the works. The fee is based on the rates used by the City Council, under the Advance Payments Code of the Highways Act 1980.

If you require any further information please contact Mr S A Turner on (0114) 2734383.

2. As the proposed development abuts the public highway you are advised to contact the Highways Co-ordination Group on Sheffield 2736677, prior to commencing works. The Co-ordinator will be able to advise you of any pre-commencement condition surveys, permits, permissions or licences you may require in order to carry out your works.
3. By law, this development requires the allocation of official, registered address(es) by the Council's Street Naming and Numbering Officer. Please refer to the Street Naming and Numbering Guidelines and application forms on the Council website. For further help and advice please ring 0114 2736127 or email snn@sheffield.gov.uk. Please be aware that failure to apply for addresses at the commencement of the works will result in the refusal of statutory undertakers to lay/connect services, delays in finding the premises in the event of an emergency and legal difficulties when selling or letting the properties.
4. Before the development is commenced, a dilapidation survey of the highways adjoining the site shall be jointly undertaken with the Council and the results of which agreed in writing with the Local Planning Authority. Any deterioration in the condition of the highway attributable to the construction works shall be rectified in accordance with a scheme of work to be agreed with the Local Planning Authority.
5. You are advised that residential occupiers of the building should be informed in writing prior to occupation that:
 - (a) limited/no car parking provision is available on site for occupiers of the building,
 - (b) resident's car parking permits will not be provided by the Council for any person living in the building.
6. When preparing detailed proposals for the development of this site, the developer is advised that the Council will encourage the provision of easily accessible housing, capable of adaptation to meet the needs of various people with mobility impairments. Known as "mobility housing", further details are available together with guidance notes from the Access Officer on (0114) 2734197 or from Planning Enquiries on (0114) 2039183.

7. The applicant should install any external lighting to the site to meet the guidance provided by the Institution of Lighting Engineers in their document "Guidance Notes for the Reduction of Light Pollution". This is to prevent obtrusive light causing disamenity to neighbours. The Guidance Notes are available from the Institute of Lighting Engineers, telephone number (01788) 576492 and fax number (01788) 540145.
8. Plant and equipment shall be designed to ensure noise levels do not exceed 10dBA (LA90) below background noise levels when measured at the site boundary.
9. For larger restaurants advice on the discharge and arrestment of kitchen fumes and odours is given in the document 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems', Annex B, 'Information required to support a planning application for a commercial kitchen' by the Department for Environment Food and Rural Affairs (Defra).
10. Details of installations and alterations arising from Building Regulations requirements in terms of fire protection, means of escape, acoustic attenuation and insulation, natural and mechanical ventilation, disabled access and the provision of natural and artificial lighting may be subject to a further listed building application before implementation. Please seek guidance from the Local Planning Authority before proceeding with such alterations.
11. You may need a Premises Licence under the Licensing Act 2003, you are advised to contact Health Protection Service (Health & Safety) for required standards before any works are undertaken on Telephone Number 0114 273 4616.
12. You are advised that the biodiversity information/ecological assessment provided as part of this application will be made available to Sheffield Biological Records Centre. This will assist in a key principle of the National Planning Policy Framework that planning policies and decisions should be based on up-to-date information about the natural environment and other characteristics of the area by building up the data base of up-to-date ecological information and this will help in future decision making ideally data should be provided in ESRI shape file format.
13. The applicant should be aware that a legal agreement will be completed in respect of this application.

Site Location



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Introduction

and workshop premises of the Sheffield Window Centre. Opposite the site, to the south-east, at the junction of Broad Lane and Rockingham Street is Madox House, which comprises a ground floor retail unit with apartments above, and to the south on the opposite corner of the junction is a 6/10 storey building that includes an NHS drop in centre at ground floor, with student accommodation above.

Broad Lane is a wide and busy highway, dominated by tall buildings and smaller commercial units whilst Garden Street is a quiet, narrow highway characterised by a variety of buildings dating from the 19th Century, through to mid and later 20th Century. Notably, there are a number of buildings, which are Grade II Listed; these include nos. 48-50 and nos. 52, 54, 56 and adjoining workshops.

A mixed use scheme is proposed, which will be developed in two phases. Phase 1 will comprise 3,987 square metres of teaching accommodation with ancillary offices and café facility, and 8,956 square metres of residential accommodation, which will provide 287 bed spaces within 53 cluster apartments. The proposed development will provide teaching accommodation for international students, aged between 16-18 year olds, who will occupy the proposed residential accommodation. Phase 2 proposes the refurbishment of the existing school building (no. 29-31 Garden Street), which will involve the partial demolition of a later two-storey extension, to be replaced with a smaller single-storey extension. The school building will provide separate office accommodation, not directly linked with Phase 1 of the development.

Relevant Planning History

08/05439/FUL - This application sought planning permission for a mixed use development comprising 5433 net sq metres office/teaching space and 99 apartments (3575 net sq metres) with ancillary car parking accommodation and landscaping works. The footprint of the Broad Lane frontage had been reduced and amendments to the elevations were proposed. The application was withdrawn, owing to land ownership discrepancies.

07/01148/FUL - Planning permission was granted (subject to a Legal Agreement) 10th December 2007, for a mixed use development comprising 4573 net sq metres office/teaching space, 4176 net sq metres residential (98 apartments).

06/00765/FUL - Planning permission was granted (subject to a Legal Agreement) 30th May 2006, for the refurbishment of 29-31 Garden Street and the erection of a mixed-use scheme comprising 143 apartments, 4527 sq. metres of B1 business space and 100 car parking spaces.

06/00814/CAC - Conservation Area Consent was granted 31st May 2006 for the demolition of buildings (excluding 29-31 Garden Street).

05/02300/FUL - Planning permission was refused 20th December 2005 for the refurbishment of 29-31 Garden Street and the erection of a mixed-use scheme comprising 161 apartments, 3000 sq. metres of B1 business space and 140 car parking spaces. An appeal was lodged against the refusal of planning permission but was later withdrawn.

Summary of Representations

The applications have been advertised (07.05.2013) and site notices have been displayed (20.03.2013). Following neighbour consultation, 3 letters of representation have been received in respect of this application, which are summarised below.

Two letters of representation has been received from Sheffield Windows Company. Their comments/concerns include the following:-

- The elevation drawing appears to show part of their building that adjoins the former St Lukes building, as a path. Require confirmation that the application will be amended accordingly to ensure their building is not affected by the development.
- Reference to previous concerns expressed for previous applications (nos. 07/01148/FUL and 08/05439/FUL).
- An air raid shelter straddles both sites. The shelter was exposed by previous developer, which was then filled in and now results in their building being flooded. Request confirmation that this issue will be dealt with during the development.
- Query whether a new pedestrian route is proposed.
- Amended drawings show an over-hang onto their premises.
- Amended drawings, Section AA dos not show their building or the school building.
- Overshadowing.
- Windows overlooking from gable end.

The University of Sheffield have expressed concerns about the proposed development, which are as follows:-

- During the construction period the proposed scheme may affect the research and teaching taking place within the Sorby building by vibrations from the heavy plant and machinery placed on site. Requested that the impact on the University's buildings be investigated further and that the developer provide the information to the University so that they may work together and find a suitable solution.
- Concerned that the noise and vibrations from the proposed power and heat supply of a CHP unit could affect the research carried out in the University's building positioned closest on the west boundary. It is not clear as to the location of the proposed supply and if located to the western boundary of the

site, the noise, dust, vibration and electromagnetic field may affect the research and operations of the University's departments.

- The research carried out is of a very detailed and sensitive nature and any changes in the surrounding location could affect the valuable research carried out.
- Approx. £5 million per annum of research work is carried out directly on these electron microscopes and are fundamental tool supporting a wide range of research projects across the University that is typically valued at approx. £10 million per annum. Given the circumstances, would insist that further investigations are carried out as to the possible effect on the established surrounding properties and the impact the development both during construction and upon completion.
- - The proposed development will improve the vacant site and this is welcomed. The short and long term effects need to be known and will require assurance that valuable research will not be affected.

A representation has been received from 'Fagan's' public house (69 Broad Lane) who do not object to the development but have requested that necessary sound-proofing be provided to the building and would be disappointed with any future problems concerning their opening hours.

South Yorkshire Passenger Transport Executive raise no objections to the proposal but do recommend that students be provided with a public transport personal journey plan.

South Yorkshire Police responded and provided some advice, to ensure that the proposed development creates a safe environment.

Sheffield Conservation Advisory Group (CAG) objects to the proposed development. The Group felt that the scale and massing of the scheme was unacceptable and the development would be a monolithic block, which was clearly in breach of the principles established by the Urban Design Compendium and would obscure views down Rockingham Street.

Planning Assessment

Land Use Policy

It is necessary to identify and assess the development against relevant local planning policies, which are those contained within the Unitary Development Plan (UDP) and the Local Development Framework, Core Strategy (March 2012). The proposal seeks to provide teaching space (Class D1 Use) with ancillary offices and 53 student cluster flats containing 287 bed spaces (Sui Generis use).

The site lies within a General Industry Area as defined in the Unitary Development Plan and as such, Policies IB5 and IB9 apply. UDP Policy IB5 states that general industry and warehousing are the preferred uses in General Industry Areas, with

small shops, food and drink outlets and business uses considered to be acceptable. Policy IB5 identifies housing as an unacceptable use, as satisfactory living conditions in industrial environments would generally not be achieved and the presence of housing can prejudice the viability of existing and potential industrial uses.

UDP Policy IB9 states that new development would only be permitted where it would not lead to a concentration of uses which would prejudice the dominance of industry and business in the area, and would not cause residents of housing to suffer from unacceptable living conditions. The Policy also requires that the proposed development should be well designed and should not harm the quality of the environment such that other new industry and business would be discouraged, and it should also be adequately served by transport facilities.

However, it is the case that this UDP designation is no longer appropriate following the adoption of the Core Strategy Policy CS6. Policy CS6, which relates to Manufacturing in the City Centre - Transition Areas advises that, in parts of St Vincent's Area, manufacturing should not be allowed to expand where it would detract from the regeneration of the city centre.

The site falls within the St Vincent's Action Plan area. The Action Plan (adopted December 2004), provides an alternative 10 year vision for the area and is a material consideration when assessing planning applications. The Action Plan is an interim policy document until the adoption of the emerging Sheffield Development Framework (SDF). The Action Plan identifies the application site as falling within a new Business Area where business uses are preferred but housing is an acceptable use where it helps to deliver substantial office space, the rationale at the time being that St Vincent's is adjacent to the Cathedral Quarter and the Central Business District and therefore provides a natural route for expansion of business space.

Core Strategy Policy CS17, which relates to the city centre quarters, identifies St Vincent's as a mixed business, residential and educational area with links to the University of Sheffield and the legal and professional quarter. Given the type of uses proposed, which includes D1 teaching space, student living accommodation (a residential use, although a sui generis use) and B1 office accommodation, it is considered that such uses are acceptable in principle, in terms of this Policy. However, the latest version of the City Policies and Sites, approved by Cabinet in February 2013, proposes that the site is located within a Business Area, where employment uses will be encouraged through restricting residential uses to no more than 40% of the floorspace in the area. Currently, residential uses are below this 40% threshold, but the residential element of this scheme will take the proportion of residential uses in the area to approximately 50%, and thus, will be contrary to this draft Policy. In this instance, since this is draft Policy, limited weight will be given when considering this proposal.

On this basis, it is considered that the proposed development will accord with Core Strategy Policy and given the site's proximity to the University of Sheffield, using the site for student accommodation would be an appropriate use and as such, the proposed development is considered acceptable in land use terms.

Core Strategy Policy CS41 'Creating Mixed Communities' encourages the creation of mixed communities, which will be promoted by encouraging the development of housing to meet a range of needs including a mix of prices, sizes, types and tenures. Part (d) of the policy seeks to limit new or conversions to hostels, purpose-built student accommodation and Houses in Multiple Occupation where the community is already imbalanced by a concentration of such uses or where the development would create an imbalance.

In order to comply with Policy CS41, no more than 20% of residences within 200 metres of the application site should be shared housing. The concentration of shared properties is currently 50% and as such, the proposed development will further increase this figure. However, there are circumstances which should be taken account of when considering the proposal. The site is a development site, which has previously commenced on site, and has been abandoned for a number of years and therefore the redevelopment of this site is welcomed, particularly given its prominent location. The proposed student accommodation will relate directly to the education facility, thus providing a residential college facility and it will be located immediately adjacent to the north campus of the University of Sheffield, thus, providing an obvious and a sustainable location. Given the above, it is considered that the wider benefits of developing this site outweighs the disbenefits of not comply with this Policy.

Design and Conservation Issues

UDP Policy BE5 and Core Strategy Policy CS74 set out the design principles. Policy BE5 requires development to incorporate good design, the use of good quality materials and encourages original architecture. New buildings should complement the scale, form and architectural style of surrounding buildings and the design should take account of the natural and built features of the site.

Core Strategy Policy CS74 states that high quality development will be expected, which would respect, take advantage of and enhance the distinctive features of the City, its districts and neighbourhoods, including (a) the topography; (b) views and vistas to landmarks and skylines into and out of the City Centre; (c) the townscape and landscape character of the city's districts, neighbourhoods and quarters, with their associated scale, layout and built form, building styles and materials; and (d) the distinctive heritage of the city. Development should also contribute to place-making and be of high quality, that promotes the city's transformation, and contribute towards creating attractive, sustainable and successful neighbourhoods.

The site falls within the Well Meadow Conservation Area and as the proposal seeks to convert and partially demolish a significant character building, it is relevant to note guidance set out in the National Planning Policy Framework (NPPF), dated March 2012.

Para 126 advises that Local Planning Authorities should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.

Para 128 states that applicants should describe the significance of any heritage asset affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Para 131 advises Local Planning Authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

UDP Policies BE15, BE16, and BE17 also apply. Such policies are principally concerned with preserving and enhancing the character and appearance of the Conservation Area and as such, a high standard of design is expected together with the use of traditional materials. UDP Policy BE15 does not permit development which would harm the character or appearance of Listed Buildings, Conservation Areas or Areas of Special Character. In particular, Policy BE16 states that those buildings which make a positive contribution to the character and appearance of the Conservation Area will be retained.

Members should be aware that pre-application discussions took place prior to the submission of these applications. During those discussions it was reiterated that the proposed development would only be acceptable subject to achieving a scheme which would reflect a scale and mass no greater than previously approved. Other design elements were discussed, with particular emphasis on the use of good quality materials. The retention of the former school building was also considered to be essential.

Phase One

The proposal comprises a number of blocks, which are arranged around the periphery of the site, fronting onto Broad Lane and Garden Street. The footprint, scale and massing of the proposed development is largely the same as the previously approved scheme (refer 07/01148/FUL), although with some changes to the height arrangement of buildings.

The blocks vary in height, ranging from 4 storeys up to 10/11 storeys. In general, the buildings graduate up Garden Street to reflect the topography and given the height of approx. 4/5 storeys high, with the uppermost floors being set back, they are to a scale, which is consistent with the existing frontage. The Broad Lane frontage generally reflects the topography, by stepping down in height towards the east, down Broad Lane. However, a larger building interrupts the step down, which provides a point of interest, on the approach from the top of Rockingham Street, to the south.

The Broad Lane frontage will comprise 3 main buildings; a teaching block to the western half, on the upper side of the site and 2 further buildings which will serve the residential element of the scheme.

The proposed teaching block will be 4-6 storeys in height, with a box style, zinc clad and glazed main entrance positioned towards the western corner, which will form part of the main building that has a zinc framed, grid like frontage with inset,

powder coated, aluminium framed glazing. The ground floor of the building will contain sections of vertical glazing within a grey/black brick exterior. A recessed brick and glazed column detail is proposed to the eastern edge of the frontage, which will provide a degree of separation between the teaching block and the residential blocks.

Two residential blocks are proposed on the eastern half of the Broad Lane, the frontage, both of which will be faced in red brick. The taller of the two buildings (referred to as the tower) will be up to 11 storeys high, whilst the smaller building will be 6-6 ½ storeys. Both the buildings will be faced in red brick and will contain substantial glazing in the form of regular punctuations within the façade, providing greater height glazing to the ground floor and various smaller openings above. Deeper reveal depths will be achieved to window openings around the edge of the front elevation and particularly to the top two floors, which will provide greater shadowing, and thus will ensure some visual interest and avoid the building appearing flat. Similar modelling will be introduced to the smaller residential block.

The Garden Street frontage, will comprise of a predominantly brick façade, in keeping with the neighbouring buildings and will be broken up by vertical areas of zinc detailing and glazing, which will reduce the expanse and so reflect the domestic scale and existing rhythm of plot widths. Repetitive punctuations within the elevation have been introduced in the form of regular window openings, to reflect the same language as other buildings within the locality. Roofs will be flat, and given the land gradient, this detail gives a greater emphasis to the graduating effect of the blocks. The uppermost floors will be set back and randomly located, coloured panels will be introduced. A limited number of external balconies are proposed and two single-storey projections of contrasting dark brick set against a zinc façade will provide additional visual interest. The development along Garden Street is considered to be in scale with the existing built form and will not overshadow the Listed Buildings. Furthermore, the scale of development is primarily the same as previously approved schemes, and therefore considered acceptable in principle.

The inner elevations (facing into the courtyard) will comprise white brickwork to the residential blocks (and part of the teaching block), with a regular window pattern to each elevation. The windows, which will serve individual bedrooms and shared living space (kitchen/dining facilities), will be generous in size and vertically orientated. Part of the rear elevation to the teaching block facing into the courtyard will be faced in zinc, to ensure some consistency of materials to that building and provide some visual breaks to the north facing courtyard elevations, which will form the backdrop to the Garden Street frontage. The end elevations proposed to the east and west will be appropriately treated with matching brick or zinc, consistent with the remainder of those buildings.

The rear elevation of Block A (which is located on the lower part of the site) will project further to abut up to the rear elevation of the school building. The building will be approx. 4 storeys high and will incorporate a flat roof, which will be to a height consistent with the ridge height of the school building. The proportions of the projecting element are considered to be appropriate and relevant to the scale of the school building. The building will be set back within the set, such that it will

not be wholly visible from Garden Street and will be seen in the context of the larger building that fronts onto Broad Lane. The external finish to this element of the building has not been resolved but is envisaged to be a lighter weight structure, glazing being the obvious choice. A condition will be imposed requiring details to be submitted.

Given the configuration of the buildings proposed, a courtyard will be provided along the centre of the site, which will serve to provide amenity space for future residents and users of the teaching block. The courtyard will not benefit from a high degree of natural sunlight, and as such, it is proposed to provide an area, which is predominantly hard-surfaced, and to ensure a safe environment and in the interests of providing a good quality environment which will be well utilised, it is recommended to introduce minimal, low maintenance planting, which will help soften the development. The topography of the site will necessitate the requirement for ramps to be constructed within the space, in order to provide adequate access between the buildings. Conditions will be imposed requiring details to be submitted to ensure they are appropriately designed.

On the western edge of the site is a retaining wall, which supports the adjacent Georgian building, and was built during the construction phase of the previously approved scheme, owing to structural concerns. Along the edge of this boundary will be a gated pedestrian route, which will vary in width, between 3 and 6 metres that will be hard-surfaced and extend back to the enclosed courtyard. The route will primarily serve to provide an escape route in times of emergency.

The scheme is considered acceptable in terms of its design. The scale and massing of the development is appropriate and responds positively to the topography of the site, with the use of natural materials and materials which give the buildings a more robust appearance, bearing in mind the historic industrial background of this part of the City. Amendments have been made to address the external elevations to the buildings and the level of modelling has been improved and conditions will be imposed to ensure that generous window reveal depths and appropriate articulation is achieved, which will result in a higher quality build.

Phase Two

The proposal seeks to retain and refurbish the former school building, 'St Luke's', numbered 29-31 Garden Street. The preservation of this building is welcomed, since it has been identified as being a character building, which contributes to the character of the Conservation Area.

The building, which was formerly a church school, dates back to approximately the 1870s. The building was converted to a works c1940 but retains substantial historic external features. The frontage will remain relatively unchanged whilst to the rear, it is proposed that a modern two-storey extension be partially demolished. The principle of demolition is considered acceptable in this case, as the existing extension is not worthy of any architectural merit and does not form part of the original building. Its loss will not only improve the appearance of the original building but will also benefit the wider scheme, by releasing additional space to the rear, to provide a courtyard. The remaining extension will be made good, new

windows will be introduced, which will be sympathetic to original building and a pitched roof will be constructed above.

The building is 'T' shaped and immediately to the rear of the building on either side of the projecting elevation, will be courtyards. The courtyards will serve to provide amenity space in connection with the proposed office development. An external storage bin enclosure will be provided within the space and railings will be erected to the rear boundaries to provide some degree of separation between each phase.

Such works represent an improvement on the existing, and subject to appropriate conditions, will ensure that the integrity of the building is preserved.

Sustainability

Core Strategy Policy CS64, which relates to climate change, resources and sustainable design of developments, requires that all new buildings and conversions of existing buildings be designed to reduce emissions of greenhouse gases and function in a changing climate. Of particular relevance are section(a) which requires all developments to achieve a high standard of energy efficiency; and (b) make the best use of solar energy, passive heating and cooling, natural light and natural ventilation. All conversions of existing buildings must also be designed to use resources sustainably, including minimising water consumption and maximising water re-cycling; re-using existing buildings where possible; designing buildings flexibly to allow a variety of possible future uses; using sustainable materials wherever possible; and minimising waste, promoting recycling, during construction and occupation. To satisfy this policy, all new developments of 5 or more dwellings should achieve Code for Sustainable Homes Level 3 as a minimum and all non-residential developments over 500 sq metres should achieve a BREEAM rating of Very Good.

Core Strategy Policy CS65, which relates to renewable energy and carbon reduction, requires that all significant developments (that being new developments of 5 dwellings or more) should provide a minimum of 10% of their predicted energy needs from decentralised and renewable or low carbon energy; and generate further renewable or low carbon energy or design appropriately in order to achieve a 20% reduction on the development's predicted carbon dioxide emissions.

A Sustainability Statement and an Energy Statement have been submitted, which indicate that a number of design features and energy efficiency measures will be introduced. It is predicted that the building will achieve a BREEAM rating of 'Very Good', and thus will comply with Policy CS64. It has also been confirmed that brown roofs will be provided to buildings fronting onto Garden Street.

In respect of meeting the 10% of predicted energy needs from decentralised and renewable or low carbon energy, it is suggested that CHP (combined heat and power) technology is the most effective solution for the residential element and air source heat pumps to meet the demands of the teaching facility. It is anticipated that such measures will provide approx. 39% of the development's total energy needs, and as such, will accord with the requirements of Policy CS65.

To secure the delivery of the above requirements, conditions will be imposed.

Amenity Issues

UDP Policy IB9 states that new development would only be permitted provided that satisfactory living conditions can be achieved. UDP Policy H5 (b) requires that the living conditions provided must be satisfactory for occupants of the accommodation.

The proposal will provide 53 cluster apartments of between 4 and 6 bedrooms, each to be served with an ancillary kitchen/dining room. The layout of the clusters is fairly typical. A generous sized window will provide natural daylight to all rooms, although owing to the orientation and position of the proposed buildings, it is inevitable that some degree of overshadowing and overdominance will occur. The distance between the rear elevations of the main Broad Lane buildings and the rear elevations of the Garden Street residential units will vary between 10 metres and 11.6 metres. The habitable rooms, which face into the courtyard, particularly those on the lower floors and on the lower part of the site will receive less light than upper floor rooms. A daylight analysis has been carried out, which confirms that a number of rooms will not achieve the amount of light, as desired, however, it has been demonstrated that the proposed development will receive more direct sunlight and for a longer period of time than the previously approved scheme. Whilst not ideal, given that such accommodation will be occupied by transient residents, and the fact that they will not be occupied for extended periods of time as students will be attending lectures etc, it is not considered that this will have a detrimental impact on the living conditions of future occupants. Furthermore, given the site's city centre location, it is not expected that the same level of amenity is achieved as elsewhere.

The site is located in an area that is predominantly occupied by industrial premises and as such there is a potential risk of noise and disturbance for future occupiers of both office and residential accommodation. An acoustic assessment has been carried out, which identifies road traffic as the major noise source. The report recommends a number of mitigation measures relating to the building fabric and installing appropriate acoustic glazing and vents.

The development proposes to introduce a café facility for the students, fronting onto Broad Lane, which will require some form of fume extraction system. The café is intended to provide a simple menu and will be relatively low key and thus it is envisaged that the fume extraction system will not be extensive. However, to ensure there is no potential for noise or odour nuisance, a condition will be imposed requiring details to be submitted and approved.

The Environmental Protection Officer has no objection to the proposal and recommends a number of conditions, which will ensure that appropriate acoustic measures are implemented and that no additional noise or odour nuisance will occur from any future plant and equipment.

The bed spaces will be provided with adequate outlook, with no significant amount of overlooking resulting from the development. Although some overlooking will

occur as a result of the teaching facility, this will generally be during the day when students are attending lectures in any case. The introduction of obscure glazing is likely to alleviate any overlooking which may occur from the proposed offices. There are a limited number of bed spaces situated on the ground floor fronting onto Garden Street, where there is potential for overlooking to occur from properties opposite and pedestrians. However, this can be easily mitigated against through the provision of a privacy screen.

To the west of the site is a building in multiple occupation that contains a number of windows, which face directly onto the site. Two of these windows appear to serve habitable rooms and therefore will be subject to some degree of overshadowing. The elevation in which they are positioned, is set back from the site boundary by approx. 3 metres and given that there will be a pedestrian route extending along this frontage, which will widen to approx. 7 metres, there will be a separation distance of 10 metres, which represents a shortfall of just 2 metres as advised in SPG. On this basis, it is not considered that the development will have a detrimental impact on the residents of that property. Furthermore, bearing this in mind and the type of occupation it provides and the fact that this is a city centre location, adjacent to what has been a potential development site for a number of years, it is not considered that this should prejudice the development.

Bin Storage Facilities

Adequate bin storage facilities are provided for both Phase 1 and Phase 2 of the development.

Highway Issues

Policy T25 aims to regulate car parking to ensure on-street parking problems are not worsened and as such states that on-street parking will be restricted as necessary; and encourages land owners to provide suitable off-street parking within their curtilage, wherever possible.

The proposed development does not raise any serious highway concerns. The proposal will provide a total of 33 undercroft car parking spaces, with 4 of those being designated as disabled. The level of car parking accommodation is considered acceptable, given its city centre location and the opportunities for alternative modes of travel available. Provision will be made for cycle parking within the basement of the building.

Any approval of planning permission would be subject to additional conditions relating to servicing of the development, how the disabled parking spaces will be allocated, cycle parking provision and improvements to the footway to be carried out, which will involve surfacing and lighting to both Garden Street and Broad Lane. A financial contribution of £17,646 towards footway route enhancements will be secured by a Legal Agreement.

Mobility/Access Issues

UDP Policy H7 encourages the provision of a proportion of mobility housing in all new or refurbished housing. Guidance laid down in the BS8300, 2010 document 'Design of buildings and their approaches to meet the needs of disabled people - code of practice' advises that 5% of new accommodation be fitted with a fixed tracked-hoist system or equivalent, 5% without a fixed hoist system and 5% capable of being adapted to accessibility standards in the future.

The proposed scheme will provide 15 disabled bedrooms, which relates to approximately 5.2% of the total bed spaces provided. 1% (3 bed spaces) of the total bed spaces will be fitted out to full mobility standard and the remaining units will be capable of being adapted to accessible standard. Each of the full mobility units will be provided with a disabled parking space and a visitor space will also be made available. Lift access is available to all accommodation and level thresholds will be provided throughout the development.

In this regard, it is considered that a reasonable and pragmatic approach has been taken and as such, the proposal is considered acceptable and will accord with UDP Policy H7.

Affordable Housing

Core Strategy Policy CS40 requires developers of all new housing developments to contribute towards the provision of affordable housing where this is practicable and financially viable. Discussions are currently taking place with the District Valuation Office and the applicant as to whether a financial contribution is required in lieu of not providing any on site. As this is still unresolved, the outcome will be reported to Members in a forthcoming Supplementary Report.

Drainage

A condition will be imposed requiring a 30% reduction in surface water runoff compared with the existing peak flow to reduce the risk of surface water flooding in line with current best practice.

Ecology

The development will incorporate a number of brown roofs, which will encourage biodiversity and will reduce the amount of surface water runoff.

A Habitat Survey has been conducted and recommendations have been put forward, which includes recommendations. It has been recommended that bird boxes be provided and in the event that works have not commenced on site by January 2014, another bat survey be undertaken. Such recommendations are considered acceptable and conditions will be imposed to secure that such measures are implemented.

Public Art

UDP Policy BE12 seeks to encourage the provision of public art as part of the design of major developments. The site occupies a prominent position on Broad Lane, and will benefit from this opportunity to enhance the local environment. The applicants have confirmed that this is acceptable and this will be dealt with either by condition or as a financial contribution as part of the Legal Agreement.

Open Space Contribution

In accordance with Policy H16 of the UDP, the developer is required to make a contribution towards the provision of open space, in lieu of direct open space provision. This is calculated on figures taken from the City Centre Living Strategy, which recognises that there is a shortfall of open space in the city centre. The City Centre Breathing Spaces Strategy builds on this guidance and provides a clear vision on how the Council will improve and expand the City centre open spaces, identifying specific projects that the contributions will be spent on.

A Unilateral Undertaking under Section 106 of the Town and Country Planning Act, 1990, will be required to secure a contribution. In this case the contribution amounts to £216,380.

RESPONSE TO REPRESENTATIONS

In response to the letter of representation sent by the University of Sheffield, the developer has responded formally in writing to address their concerns. The issues raised are not planning issues.

The agents have met with Sheffield Windows on a number of occasions and discussed the issues raised. Amended drawings have been produced, which accurately plot the built form on the site and the surroundings based on an updated topographic survey.

In respect of an air raid shelter a survey has been carried out and discussions taken place between the applicant and Sheffield Windows and any remedial works required will be carried out during construction. Furthermore, this is a Party Wall issue.

Overshadowing of Sheffield Windows Centre - This is acknowledged but as the site does not relate to a sensitive use, it is not considered unacceptable.

Overlooking - Windows are proposed in the side elevation of the tower block, which is set back from the site. Given the position of the windows, any overlooking will occur at a great height, and as such it is not considered that occupants of the adjacent site will be adversely affected.

Pedestrian route - no formal pedestrian route will be provided along the east boundary.

Encroachment - none of the buildings proposed will over hang onto the adjacent land.

Amended drawings - The submitted drawings are correct and visual street scenes showing adjacent buildings will be submitted.

SUMMARY AND RECOMMENDATION

The proposal represents a substantial development in the St Vincent's quarter of the City. The site has been vacant for a number of years and its redevelopment will provide wider regeneration benefits to the area. The re-use of the vacant school building is particularly welcomed. In land use terms, the proposal will accord with current Core Strategy Policies CS6 and CS17. Although contrary to Policy CS41 it is considered that the benefits of developing this site outweigh the disbenefits of not providing a wider mix of housing.

The design of the proposed development is considered acceptable in terms of siting, scale, massing, form and detail. The design of this group of buildings relates well with the street and general topography and will serve to provide an interesting frontage and encourage activity on Broad Lane. The Garden Street frontage reflects the domestic scale of development within the Conservation Area and will not detract from the appearance and setting of neighbouring Listed Buildings.

The proposal will provide satisfactory living conditions for future students. Occupiers of adjacent properties will not be adversely affected by the proposed development.

There are no significant highway implications arising from the proposed development.

For the reasons set out above, the proposed development is considered acceptable and will accord with Unitary Development Plan Policies, H5, H7, H16, IB9, BE5, BE12, BE15, BE16, and BE17, Core Strategy Policies CS6, CS17, CS40, CS41, CS64, CS65 and CS74, and the National Planning Policy Framework (NPPF), March 2012. The application is therefore recommended for approval subject to the completion of a legal agreement.

HEADS OF TERMS

Discussions are still taking place with the District Valuation Office and the applicant in respect of the viability of the scheme, which will affect the overall financial contributions to be secured. The outcome of these discussions will determine the level of contributions paid, and thus, will be reported to Members in a Supplementary Report.

Case Number	13/00577/CAC (Formerly PP-02365732)
Application Type	Conservation Area Consent Application
Proposal	Demolition of modern extensions attached to 29 - 31 Garden Street (former St Luke's School building)
Location	Site At 29 To 65 Garden Street Sheffield S1 4BJ
Date Received	22/02/2013
Team	City Centre and East
Applicant/Agent	DLP Planning Ltd
Recommendation	Grant Conditionally

Subject to:

- 1 The development shall be begun not later than the expiration of three years from the date of this decision.

In order to comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Regulations 1990.

- 2 The works of demolition hereby authorised shall not be carried out before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.

To ensure that premature demolition does not take place and result in an undeveloped site, some time before rebuilding, which would be detrimental to the visual character of the locality.

Attention is drawn to the following justifications:

1. The decision to grant permission and impose any conditions has been taken having regard to the relevant policies and proposals from the National Planning Policy Framework (NPPF) (March 2012), Sheffield Development Framework and the Unitary Development Plan set out below:

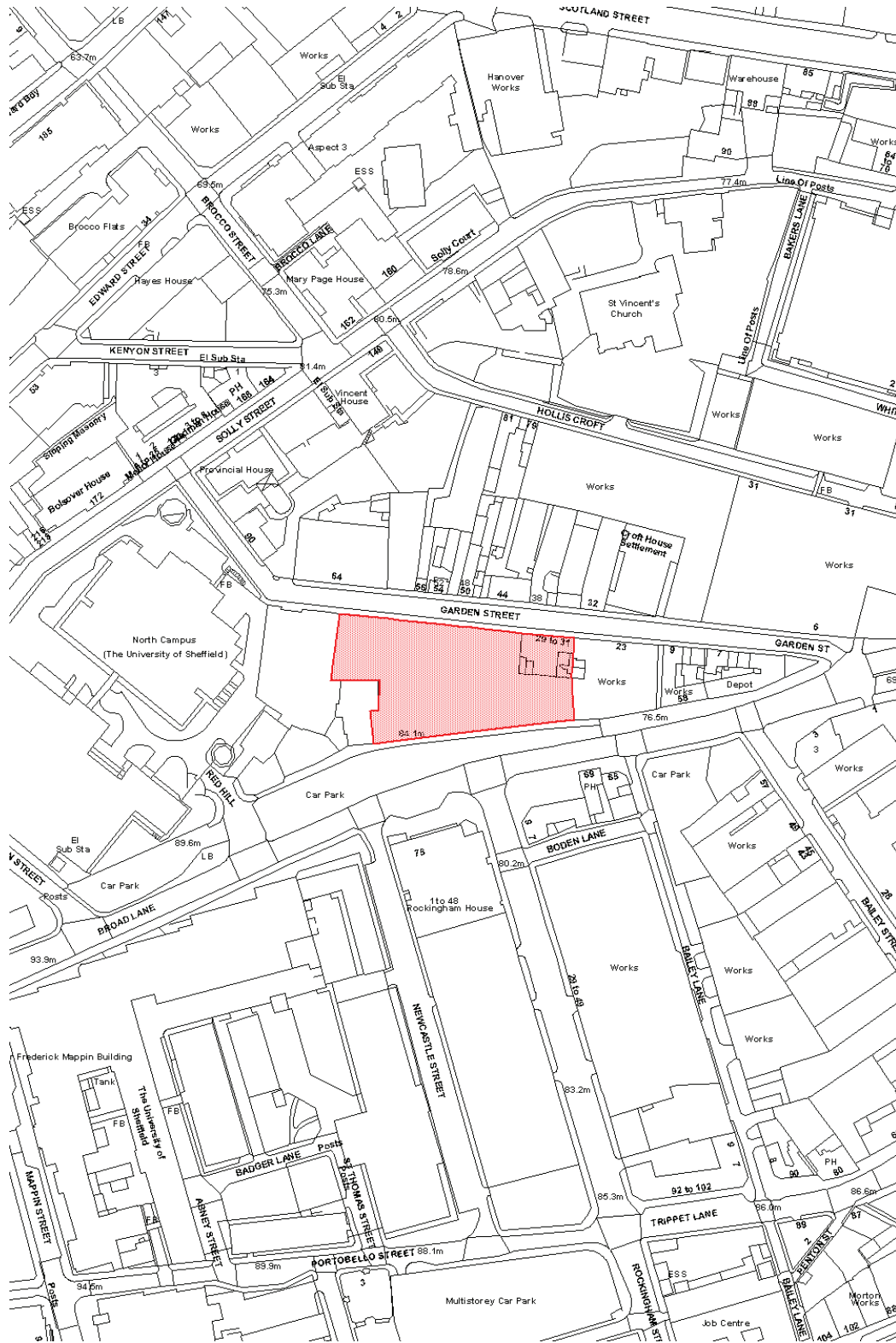
BE15 - Areas and Buildings of Special Architectural and Historic Interest
BE16 - Development in Conservation Areas

Overall it is considered that the development complies with the relevant policies and proposals in the development plan, and would not give rise to any unacceptable consequences to the environment, community or other public interests of acknowledged importance.

The Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application.

This explanation is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report at www.sheffield.gov.uk/planningonline or by calling the planning officer, contact details are at the top of this notice.

Site Location



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For report see 13/00576/FUL

Case Number	13/00638/FUL (Formerly PP-02482077)
Application Type	Full Planning Application
Proposal	Erection of 88 dwellings with associated car parking accommodation and landscaping works
Location	Land Between Wybourn House Road, Maltravers Place, Cricket Inn Road And Cricket Inn Crescent Sheffield S2 5AU
Date Received	27/02/2013
Team	City Centre and East
Applicant/Agent	DK-Architects
Recommendation	GRA GC subject to Legal Agreement

Subject to:

- 1 The development shall be begun not later than the expiration of three years from the date of this decision.

In order to comply with the requirements of the Town and Country Planning Act.

- 2 The development must be carried out in complete accordance with the following approved documents:

1040 P_01 - SITE LOCATION PLAN - Rev. *
1040 P_02 - EXISTING SITE PLAN - Rev. *
1040 P_03 - TREE REMOVAL PLAN - Rev. *
1040 P_04 - PROPOSED SITE PLAN (amended) - Rev. B
1040 P_05 - DETAILED AREA - SHEET 01 (amended) - Rev. A
1040 P_06 - DETAILED AREA - SHEET 02 (amended) - Rev. A
1040 P_07 - PROPOSED STREET SCENES - Rev. *
1040 P_08 - PROPOSED HOUSE TYPES - SHEET 01 (amended) - Rev. A
1040 P_09 - PROPOSED HOUSE TYPES - SHEET 02 (amended) - Rev. A
1040 P_10 - PROPOSED HOUSE TYPES - SHEET 03 (amended) - Rev. A
1040 P_11 - PROPOSED HOUSE TYPES - SHEET 04 (amended) - Rev. A

unless otherwise authorised in writing by the Local Planning Authority.

In order to define the permission.

- 3 Final details, including samples, of the proposed material/s for each element of the scheme shall be submitted to and approved in writing by the Local Planning Authority before that part of the development is commenced. Thereafter, the development shall be carried out in accordance with the approved details.

In order to ensure an appropriate quality of development.

- 4 No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:

- The programme and method of site investigation and recording.
- The requirement to seek preservation in situ of identified features of importance.
- The programme for post-investigation assessment.
- The provision to be made for analysis and reporting.
- The provision to be made for publication and dissemination of the results.
- The provision to be made for deposition of the archive created.
- Nomination of a competent person/persons or organisation to undertake the works.
- The timetable for completion of all site investigation and post investigation works.

Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority have confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated.

- 5 Large scale details, including materials and finishes, at a minimum of scale 1:20 of the items listed below shall be approved in writing by the Local Planning Authority before that part of the development commences:

Windows
Window reveals
Doors
Eaves and verges
External wall construction
Brickwork detailing
Balconies
Entrance canopies
Roof

Ridge & valleys
Rainwater goods
Boundary treatments
Photovoltaic panels
Street Furniture - including bollards, seats etc.

Thereafter, the works shall be carried out in accordance with the approved details.

In order to ensure an appropriate quality of development.

- 6 A sample panel of the proposed masonry shall be erected on the site and shall illustrate the colour, texture, bedding and bonding of masonry and mortar finish to be used. The sample panel shall be approved in writing by the Local Planning Authority prior to the commencement of the building works and shall be retained for verification purposes until the completion of such works.

In order to ensure an appropriate quality of development.

- 7 Before the first dwelling is constructed on site, final details of all means of site boundary treatments (including in curtilage boundary treatments) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be carried out in accordance with the approved details.

In order to ensure an appropriate quality of development.

- 8 Before the first dwelling is constructed on site, confirmation that a minimum of 10% of the predicted energy needs of the completed development will be obtained from photovoltaic panels or solar hot water systems, as stipulated in the submitted documents, or a report identifying an alternative method of achieving this % from other decentralised and renewable or low carbon energy, shall be submitted to and approved in writing by the Local Planning Authority. The agreed renewable or low carbon energy equipment, connection to decentralised or low carbon energy sources or additional energy efficiency measures shall have been installed before any part of the development is occupied and a post-installation report shall have been submitted to and approved in writing by the Local Planning Authority to demonstrate that the agreed measures have been installed. Thereafter the agreed equipment, connection or measures shall be retained in use and maintained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

In order to ensure that new development makes energy savings in the interests of mitigating the effects of climate change, in accordance with Sheffield Development Framework Core Strategy Policy CS65.

- 9 As confirmed by the submission, the dwellings hereby approved shall be constructed to achieve a minimum standard of Code Level for Sustainable

Homes Level 3 and before any dwelling is occupied (or within an alternative timescale to be agreed) the relevant certification, demonstrating that Code Level 3 has been achieved, shall be submitted to and approved in writing by the Local Planning Authority.

In the interests of mitigating the effects of climate change, in accordance with Sheffield Development Framework Core Strategy Policy CS64.

- 10 A comprehensive and detailed hard and soft landscape scheme for the site shall be submitted to and approved in writing by the Local Planning Authority before that part of the development is commenced. Thereafter, the development shall be carried out in accordance with the approved details.

In the interests of the visual amenities of the locality.

- 11 Notwithstanding the details on the approved plans, all tree planted on the site's Cricket Inn Road frontage shall be at least semi-mature in age and specification.

In the interests of the visual amenities of the locality.

- 12 The soft landscaped areas shall be managed and maintained for a period of 5 years from the date of implementation and any plant failures within that period shall be replaced in accordance with the approved details.

In the interests of the visual amenities of the locality.

- 13 The development shall be carried out in complete accordance with the recommendations of the Ecological Assessment Report by Indigo Surveys (Ref. 13824/E1) (20/02/2013).

In the interests of the ecological amenity of the site.

- 14 Prior to the first dwelling on site being occupied, or an alternative timescale to be agreed in writing by the Local Planning Authority, final details of the position and design of 5 bat boxes and 5 bird boxes to be provided around the site shall have been submitted to and approved in writing. Thereafter, the provision of these boxes shall be carried out in accordance with the approved details.

In the interests of the ecological amenity of the site.

- 15 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, Part 1 (Classes A to H inclusive), Part 2 (Class A), or any Order revoking or re-enacting that Order, no extensions, porches, garages, ancillary curtilage buildings, swimming pools, enclosures, fences, walls or alterations which materially affect the external appearance of the dwellings shall be constructed without prior planning permission being obtained from the Local Planning Authority.

To ensure that the architectural character and appearance of the development is retained and there is no visual intrusion which would be detrimental to the visual appearance of the site or the amenities of the locality.

- 16 The dwellings shall not be occupied unless the car parking accommodation as shown on the approved plans has been provided in accordance with those plans and thereafter such car parking accommodation shall be retained for the sole purpose intended.

To ensure satisfactory parking provision in the interests of traffic safety and the amenities of the locality.

- 17 The gradient of shared pedestrian/vehicular access shall not exceed 1:12 unless otherwise approved by the Local Planning Authority.

In the interests of the safety of road users.

- 18 The dwellings shall not be used unless all redundant accesses have been permanently stopped up and reinstated to kerb and footway and means of vehicular access shall be restricted solely to those access points indicated in the approved plans.

In the interests of highway safety and the amenities of the locality.

- 19 No demolition and / or construction works shall be carried out unless equipment is provided for the effective cleaning of the wheels and bodies of vehicles leaving the site so as to prevent the depositing of mud and waste on the highway. Full details of the proposed cleaning equipment shall be approved in writing by the Local Planning Authority before it is installed.

In the interests of highway safety and the amenities of the locality.

- 20 The dwellings shall not be used unless that part of the road providing access thereto has been provided in accordance with the approved plans.

In the interests of the safety of road users.

- 21 Within 3 months of any start on site, the improvements (which expression shall include traffic control, pedestrian and cycle safety measures) to the highways listed below shall have either;

- a) been carried out; or
- b) details have been submitted to and approved in writing by the Local Planning Authority of arrangements which have been entered into which will secure that such improvement works will be carried out before the dwellings are brought into use.

Highway Improvements:

- 1) The footway adjacent to and for the entire frontage of the site shall be excavated and reconstructed including replacing existing kerbs wherever deemed necessary by the Highways Authority.
- 2) The carriageway adjacent to the site for the entire length of Maltravers Place and the entire frontage of the development along Wybourn House Road should be excavated and reconstructed to comply with Sheffield City Council specifications.
- 3) A zebra crossing along with ancillary works shall be installed on Cricket Inn Road as directed by the Highway Authority to comply with DFT guidelines and Sheffield City Council specifications as directed by the Local Planning Authority.

To enable the above-mentioned highways to accommodate the increase in traffic, which, in the opinion of the Local Planning Authority, will be generated by the development.

- 22 Prior to the improvement works indicated in the preceding condition being carried out, full details of these improvement works shall have been submitted to and approved in writing by the Local Planning Authority.

In the interests of highway safety and the amenities of the locality.

- 23 Within 3 months of any start on site, or an alternative timeframe to be agreed in writing by the Local Planning Authority, a detailed Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority.

The Travel Plan shall include:

- Clear & unambiguous objectives to influence a lifestyle that will be less dependent upon the private car;
- A package of measures to encourage and facilitate less car dependent living; and,
- A time bound programme of implementation and monitoring in accordance with the City Councils Monitoring Schedule.
- Provision for the results and findings of the monitoring to be independently validated to the satisfaction of the Local Planning Authority.
- Provisions that the validated results and findings of the monitoring shall be used to further define targets and inform actions proposed to achieve the approved objectives and modal split targets.

Prior to the occupation of any dwelling, evidence that all the measures included within the approved Travel Plan have been implemented or are committed shall have been submitted to and approved in writing by the Local Planning Authority.

In the interests of delivering sustainable forms of transport, in accordance with the Transport Policies in the adopted Unitary Development Plan for Sheffield (and/or Core Strategy).

- 24 No dwelling shall be occupied until the improvements (which expression shall include public transport infrastructure) to the items listed below have either;
- a) been carried out; or
 - b) details have been submitted to and approved in writing by the Local Planning Authority of arrangements which have been entered into with South Yorkshire Passenger Transport Executive (SYPTTE) which will secure that such improvement works will be carried out before the first property is occupied.

Public Transport Infrastructure Improvements:

The upgrade of the nearest inbound bus stop to the site (stop number 370025086) to a specification to be confirmed by SYPTTE.

In the interests of improving public transport infrastructure and promoting more sustainable forms of transport.

- 25 The surface water discharge from the site shall be subject to a reduction of at least 30% compared to the existing peak flow. This should be achieved by sustainable drainage methods where feasible. In the event that the existing discharge arrangements are not known, or if the site currently discharges to a different outlet, then a discharge rate of 5 l/s/Ha shall be required. Prior to any drainage works occurring on site, detailed proposals for surface water disposal, including calculations to demonstrate the reduction, shall be submitted to and approved by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

In order to mitigate against the risk of flooding.

- 26 Surface water and foul drainage on and off site shall drain to separate systems.

To ensure satisfactory drainage arrangements.

- 27 Unless otherwise approved in writing by the Local Planning Authority, no construction works shall take place on the site until measures to divert or otherwise formally close the sewers that are laid within the site have been implemented in accordance with details that have been submitted to and approved by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

To ensure satisfactory drainage arrangements.

- 28 Prior to any drainage works occurring on site, details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, shall have been submitted to and approved by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

To ensure satisfactory drainage arrangements.

- 29 No piped discharge of surface water from the application site shall take place until surface water drainage works including off-site works have been completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

To ensure satisfactory drainage arrangements.

- 30 No dwellings shall be occupied or brought into use prior to completion of the approved foul drainage works.

To ensure satisfactory drainage arrangements.

- 31 The mobility housing units hereby approved shall not be occupied unless the access and facilities for people with disabilities shown on the plans have been provided in accordance with the approved plans and thereafter such access and facilities shall be retained.

To ensure ease of access and facilities for disabled persons at all times.

- 32 Any intrusive investigation recommended in the Phase I Preliminary Risk Assessment Report shall be carried out and be the subject of a Phase II Intrusive Site Investigation Report which shall have been submitted to and approved in writing by the Local Planning Authority prior to the development being commenced. The Report shall be prepared in accordance with Contaminated Land Report CLR 11 (Environment Agency 2004).

In order to ensure that any contamination of the land is properly dealt with.

- 33 Any remediation works recommended in the Phase II Intrusive Site Investigation Report shall be the subject of a Remediation Strategy Report which shall have been submitted to and approved in writing by the Local Planning Authority prior to the development being commenced. The Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004) and Local Planning Authority policies relating to validation of capping measures and validation of gas protection measures.

In order to ensure that any contamination of the land is properly dealt with.

- 34 All development and associated remediation shall proceed in accordance with the recommendations of the approved Remediation Strategy. In the event that remediation is unable to proceed in accordance with the

approved Remediation Strategy, or unexpected contamination is encountered at any stage of the development process, works should cease and the Local Planning Authority and Environmental Protection Service (Tel: 0114 273 4651) should be contacted immediately. Revisions to the Remediation Strategy 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.

In order to ensure that any contamination of the land is properly dealt with.

- 35 Upon completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. The development or any part thereof shall not be brought in to use until the Validation Report has been approved in writing by the Local Planning Authority. The Validation Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004) and Local Planning Authority policies relating to validation of capping measures and validation of gas protection measures.

In order to ensure that any contamination of the land is properly dealt with.

- 36 The residential accommodation hereby permitted shall not be occupied unless the approved scheme of sound attenuation works has been installed in full. Such scheme of works shall:

a) Be based on the findings of REC Noise Impact Assessment (Ref: 90213, Dated: 26/03/13).

b) Be capable of achieving the following noise levels;

Bedrooms: LAeq (15 min) 30 dB - (23:00 to 07:00),

Living Rooms: LAeq (15 min) 40 dB - (07:00 to 23:00),

c) The scheme shall include:

i) glazing of a minimum acoustic performance RTRA 34dB for all habitable rooms;

ii) a system of alternatively acoustically treated ventilation at residential properties facing Cricket Inn Road, as detailed in the Noise Impact Assessment (Ref: 90213, Dated: 26/03/13),

iii) the use of acoustic screening in order to control noise levels within external areas, as detailed in the Noise Impact Assessment (Ref: 90213, Dated: 26/03/13).

Once installed, the approved scheme of sound attenuation works shall thereafter be retained and maintained in accordance with the approved details.

In the interests of the amenities of the future occupiers of the building.

37 Before the use of the development is commenced, a Validation Test of the sound attenuation works shall have been carried out and the results submitted to and approved by the Local Planning Authority. Such Validation Test shall:

- a) Be carried out in accordance with an approved method statement,
- b) Demonstrate that the specified noise levels have been achieved. In the event that the specified noise levels have not been achieved, then notwithstanding the sound attenuation works thus far approved, a further scheme of sound attenuation works capable of achieving the specified noise levels and recommended by an acoustic consultant shall be submitted to and approved by the Local Planning Authority before the use of the development is commenced. Such further scheme of works shall be installed as approved in writing by the Local Planning Authority before the use is commenced and shall thereafter be retained.

In order to protect the health and safety of future occupiers and users of the site.

38 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 front elevations of the dwellings unless full details thereof have first been submitted to and approved in writing by the Local Planning Authority.

In the interests of the amenities of the locality and occupiers of adjoining property.

39 Within 3 months of any start on site, or an alternative timeframe to be agreed in writing by the Local Planning Authority, full details of proposals for the inclusion of public art within the development shall have been submitted to and approved in writing by the Local Planning Authority. Such details shall then be implemented prior to the occupation of the development unless otherwise authorised in writing by the Local Planning Authority.

In order to satisfy the requirements of Policy BE12 of the Unitary Development Plan and to ensure that the quality of the built environment is enhanced.

Attention is drawn to the following justifications:

1. The decision to grant permission and impose any conditions has been taken having regard to the relevant policies and proposals from the Sheffield Development Framework and the Unitary Development Plan set out below:

LR3 - Development in Business: Institution: Leisure Areas

BE5 - Building Design and Siting

BE6 - Landscape Design

BE15 - Areas and Buildings of Special Architectural or Historic Interest

GE23 - Air Pollution

BE12 - Public Art
GE11 - Nature Conservation and Development
GE15 - Trees and Woodland
H7 - Mobility Housing
CF5 - Community Benefits
H15 - Design of New Housing Developments
H16 - Open Space in New Housing Developments
CS22 - Scale of the Requirement for New Housing
CS23 - Locations for New Housing
CS24 - Maximising the Use of Previously Developed Land for Housing
CS25 - Priorities for Releasing Land for New Housing
CS26 - Efficient Use of Housing Land and Accessibility
CS40 - Affordable Housing
CS45 - Quality and Accessibility of Open Space
CS46 - Quantity of Open Space
CS54 - Pedestrian Routes
CS53 - Management of Demand for Travel
CS64 - Climate Change, Resources and Sustainable Design of
Developments
CS65 - Renewable Energy and Carbon Reduction
CS66 - Air Quality
CS67 - Flood Risk Management
CS74 - Design Principles

The proposed development will provide 88 new dwellings on a prominent vacant site situated on the immediate outskirts of the City Centre. The current proposals are considered to have an acceptable and contemporary architectural style and will provide affordable social housing and 25% of the overall provision will be built to mobility housing standards. Furthermore, all of the properties will achieve Code for Sustainable Homes Level 3 and the site overall will achieve 10% of its energy needs from renewable energy as well as a 30% reduction in surface water run-off.

The scheme is not considered to have a detrimental impact on the setting of the existing Wybourn neighbourhood and it is considered that the implications for existing residents in terms of overlooking, overshadowing etc. will be minimal owing to their relationship with the application site.

There are considered to be no significant highway implications generated by the proposal and the air quality impact will be negligible. Furthermore, the site is considered to have a very sustainable location with excellent public transport links for trains, trams and buses.

In terms of landscaping, the anticipated loss of trees is unfortunate but it is considered that the inclusion of trees and new landscaped spaces as part of the redevelopment proposals will represent suitable replacements. The response to the ecology on site is considered to be acceptable and the inclusion of a commitment by the Applicant to provide public art as part of the development is welcomed.

In amenity terms, it is considered necessary to acknowledge that the site is on the very edge of a major city centre and, therefore, the environment for the residential occupiers at this site will reflect this. Occupiers will not be able to expect suburban living standards - both in terms of privacy distances between properties (because of site restrictions) and external environment (because of noise levels - such as traffic noise). However, this circumstance is considered to be no worse than other city centre environments - or indeed - the existing residential properties in Wybourn.

The shortfall in S106 financial contributions relating to education provision and open space is regrettable and a negative aspect of the development. However, it is acknowledged that balance has been struck to ensure the viability of the scheme and to maintain its design quality, particularly in light of the level of affordable housing that is to be provided on site.

Overall, it is believed that the benefits generated by this proposal outweigh the shortfalls identified and it is concluded that it will make a positive contribution to the site and the surrounding area. However, a balance has been struck to ensure the viability of the scheme and to maintain its design quality, particularly in light of the scale of development and level of affordable housing that is to be provided on site, which has been prioritised in this case.

The Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application.

This explanation is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report at www.sheffield.gov.uk/planningonline or by calling the planning officer, contact details are at the top of this notice.

Attention is drawn to the following directives:

1. To ensure that the road and/or footpaths on this development are constructed in accordance with the approved plans and specifications, the work will be inspected by representatives of the City Council. An inspection fee will be payable on commencement of the works. The fee is based on the rates used by the City Council, under the Advance Payments Code of the Highways Act 1980.

If you require any further information please contact Mr S A Turner on Sheffield (0114) 2734383.

2. It is noted that your planning application involves the construction or alteration of an access crossing to a highway maintained at public expense.

This planning permission DOES NOT automatically permit the layout or construction of the access crossing in question, this being a matter which is covered by Section 184 of the Highways Act 1980, and dealt with by:

Development Services
Howden House
1 Union Street
Sheffield S1 2SH

For access crossing approval you should contact the Highway Development Control Section of Sheffield City Council on Sheffield (0114) 2736136, quoting your planning permission reference number.

3. You are required, as part of this development, to carry out works within the public highway. You must not start any of this work until you have received a signed consent under the Highways Act 1980. An administration/inspection fee will be payable and a Bond required as part of the consent.

You should apply for a consent to: -

Highways Adoption Group
Development Services
Sheffield City Council
Howden House, 1 Union Street
Sheffield
S1 2SH

For the attention of Mr S Turner
Tel: (0114) 27 34383

4. You are required as part of this development, to carry out works within the public highway: As part of the requirements of the New Roads and Street Works Act 1991 (Section 54), 3rd edition of the Code of Practice 2007, you must give at least three months written notice to the Council, informing us of the date and extent of works you propose to undertake.

The notice should be sent to:-

Sheffield City Council
2-10 Carbrook Hall Road
Sheffield
S9 2DB

For the attention of Mr P Vickers

Please note failure to give the appropriate notice may lead to a fixed penalty notice being issued and any works on the highway being suspended.

5. By law, this development requires the allocation of official, registered address(es) by the Council's Street Naming and Numbering Officer. Please refer to the Street Naming and Numbering Guidelines and application forms on the Council website. For further help and advice please ring 0114

2736127 or email snn@sheffield.gov.uk. Please be aware that failure to apply for addresses at the commencement of the works will result in the refusal of statutory undertakers to lay/connect services, delays in finding the premises in the event of an emergency and legal difficulties when selling or letting the properties.

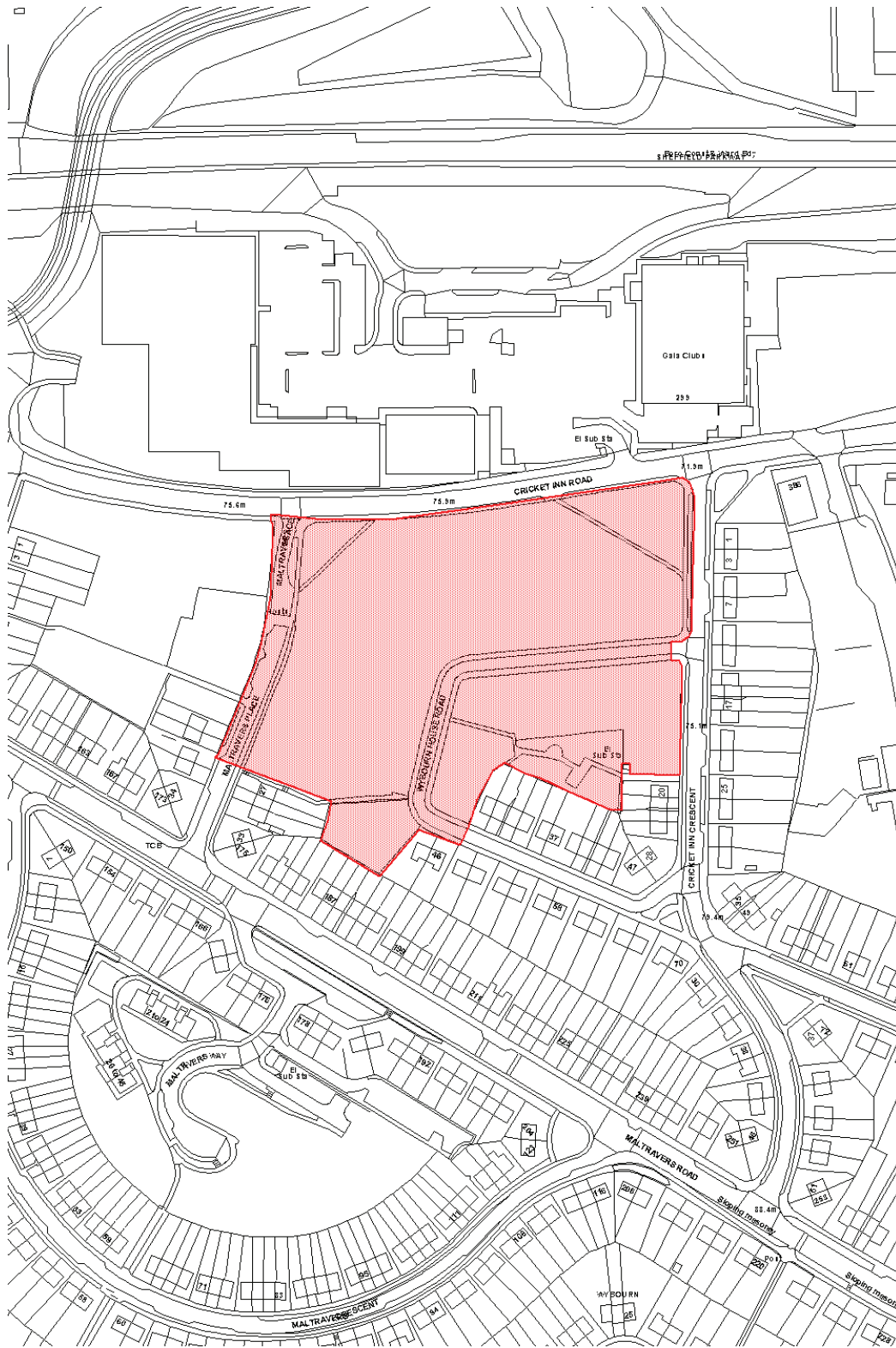
6. Before the development is commenced, a dilapidation survey of the highways adjoining the site shall be jointly undertaken with the Council and the results of which agreed in writing with the Local Planning Authority. Any deterioration in the condition of the highway attributable to the construction works shall be rectified in accordance with a scheme of work to be agreed with the Local Planning Authority.
7. The applicant is advised that noise and vibration from demolition and construction sites can be controlled by Sheffield City Council under Section 60 of the Control of Pollution Act 1974. As a general rule, where residential occupiers are likely to be affected, it is expected that noisy works of demolition and construction will be carried out during normal working hours, i.e. 0800 to 1800 hours Monday to Friday, and 0800 to 1300 hours on Saturdays with no working on Sundays or Public Holidays. Further advice, including a copy of the Council's Code of Practice for Minimising Nuisance from Construction and Demolition Sites is available from the Environmental Protection Service, 2-10 Carbrook Hall Road, Sheffield, S9 2DB: Tel - 0114 2734651.
8. The applicant should install any external lighting to the site to meet the guidance provided by the Institution of Lighting Professionals in their document "Guidance Notes for the Reduction of Obtrusive Light (GN01: 2011)". This is to prevent obtrusive light causing disamenity to neighbours. The Guidance Notes are available for download from the Institution of Lighting Professionals' website, or telephone (01788) 576492.
9. The applicant is advised that responsibility for the safe development and occupancy of the site rests with the developer. The Local Planning Authority has evaluated the risk assessment and remediation scheme on the basis of the information available to it, but there may be contamination within the land, which has not been discovered by the survey/assessment.
10. The developer is advised that in the event that any un-natural ground or unexpected contamination is encountered at any stage of the development process, the Local Planning Authority should be notified immediately. This will enable consultation with the Environmental Protection Service to ensure that the site is developed appropriately for its intended use. Any necessary remedial measures will need to be identified and subsequently agreed in writing by the Local Planning Authority.
11. Plant and equipment shall be designed to ensure noise levels do not exceed 10dBA (LA90) below background noise levels when measured at the site boundary.

12. The applicant is advised that the biodiversity information/ecological assessment provided as part of this application will be made available to Sheffield Biological Records Centre. This will assist in a key principle of the National Planning Policy Framework that planning policies and decisions should be based on up-to date information about the natural environment and other characteristics of the area by building up the data base of up-to-date ecological information and this will help in future decision making.

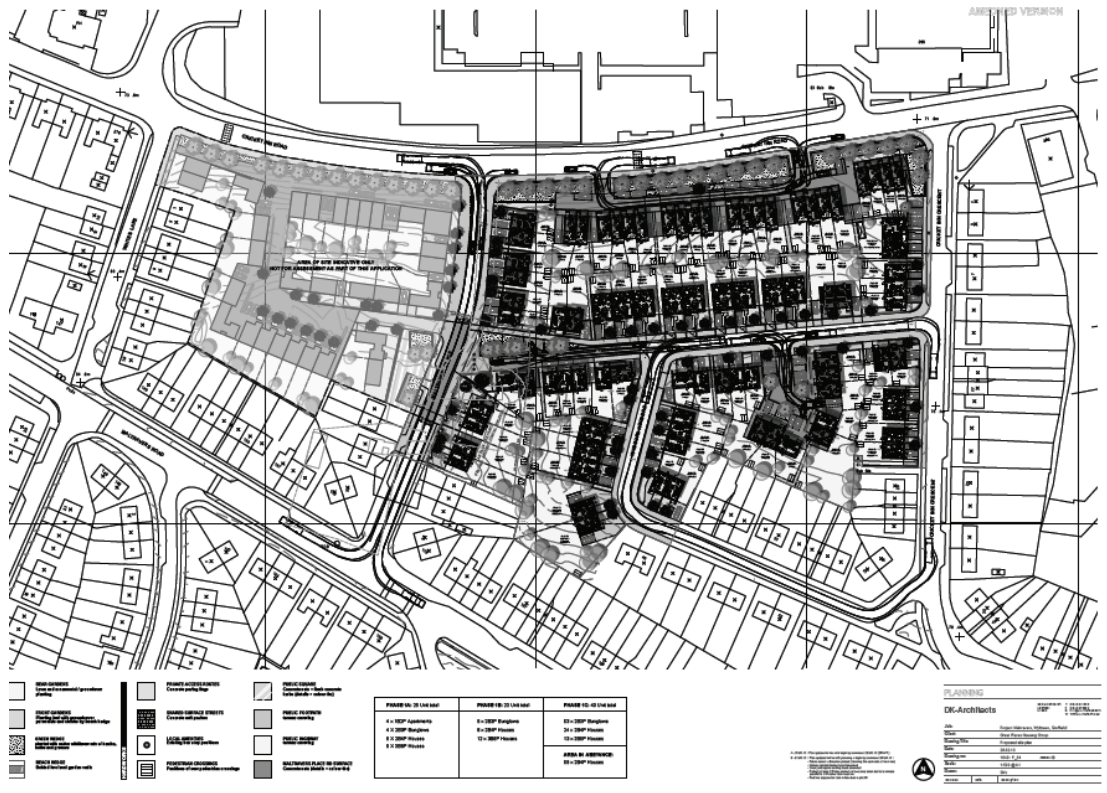
13. From the 6th April 2008, the Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 2008 require that all requests for confirmation of compliance with planning conditions require a fee payable to the Local Planning Authority. An application to the Local Planning Authority will be required using the new national standard application forms. Printable forms can be found at www.sheffield.gov.uk/planning or apply online at www.planningportal.gov.uk. The charge for this type of application is £97 or £28 if it relates to a condition on a householder application for development.

For Listed Building Consent and Conservation Area Consent applications an application for confirmation of compliance with planning conditions is still required but there is no fee.

Site Location



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LOCATION AND PROPOSAL

Planning permission is sought to construct a modern residential development comprising of 88no. one, two and three bedroom dwellings with associated car parking and landscaping works.

The application site is located on the southern side of Cricket Inn Road on the edge of the residential area positioned to the east of the City Centre. It is a parcel of land contained by Cricket Inn Road, Cricket Inn Crescent and Maltravers Place.

The site is currently empty, having previously been occupied by Council housing stock, which was demolished a number of years ago because it was deteriorating. The site is currently owned by Sheffield City Council but it is proposed to sell the land to the Applicant - Great Places - who intend to invest in the site and construct the proposed development (with grant funding from The Homes and Communities Agency) to help regenerate the site and Wybourn as well as helping to meet the City's housing need.

The site currently appears to be a plot of open grassland, which slopes downwards towards Cricket Inn Road - shallow near to Cricket Inn Road and steeper to the south towards Maltravers Road. In terms of existing characteristics, there is a bund of grassed open space (made up of demolition waste) with existing trees to the frontage on Cricket Inn Road, and Wybourn House Road runs through the site.

The application site forms part of a larger site which has a similar character and has also been identified by the Council for future redevelopment and regeneration. To the direct north, beyond Cricket Inn Road, is a retail park (including Bingo Hall) and beyond this is the Sheffield Parkway dual carriageway (A57). The site is visible from these locations and vice-versa. To the south, east and west of the site is existing housing stock.

The Wybourn neighbourhood is modelled on garden suburb principles and built incrementally in the 1930s. Existing properties vary between semi-detached and terraced houses, which are predominantly constructed from red brick and have hipped roofs. The Applicant, Great Places Housing Group, already owns housing stock in Wybourn and has been working with residents and the Council to try and upgrade/regenerate the area.

RELEVANT PLANNING HISTORY

There is no relevant planning history associated with the application site.

SUMMARY OF REPRESENTATIONS

In accordance with statutory requirements, this application has been advertised by site notices, press advert and neighbour notification letters.

Additionally, the Applicant has advised that they have undertaken their own community consultation with local residents - on three separate occasions in three different locations - prior to the submission of this application.

In total, two representations have been received in relation to the proposed development. These are objections to the proposal and state:

1. The building of more houses in this area will increase the crime in this area, with the type of tenants that Great Places attracts. Can Great Places ensure that crime and antisocial behaviour will not go up? I am an old man and I fear for my safety. Also my house will be overlooked.
2. The whole view at the back of our house will disappear.

Sheffield Sustainable Development and Design Panel

The SSDDP's comments

The scheme was presented to the SSDDP on the 17th January 2013. The Applicant's Design Team presented two iterations of proposed development at this location - 1) being the original proposal development by the Design Team, and 2) being an alternative layout suggested by Officers. In response, the Panel felt that the original scheme should be progressed as it represented a clearer response to the scheme's brief.

The key principles born out of the Panel's review related to:

1. Approach - The Panel agreed that a fundamental design should deliver a strong edge and positive relationship with Cricket Inn Road. It was considered that the original proposed design presented the greatest opportunity to achieve this environment. There was also support for this design because it had the opportunity to create some meaningful spaces and positive connections that would assist the community to take ownership of the area.

2. Routes & Access Strategy - The Panel welcomed the work undertaken and the increased physical permeability proposed through and into the centre of Wybourn.

3. Parking - The parking strategy needed some further attention in terms of both its treatment and also number required. The Panel considered that 2 car spaces per property was inherently inflexible and suggested that there was merit in considering an unallocated approach that was more capable of accounting for variations in car ownership.

4. Architecture - The Panel considered that the architecture meets the brief of changing the face of the estate, creating new architecture whilst being sympathetic to the existing houses. The importance of details - the type of brick, colour of mortar and reveals - was highlighted to ensure a successful scheme was delivered.

5. Sustainability - Whilst the intention to achieve sustainable measures was supported, the Panel was of the view that the proposals needed to consider the integration of other elements, such as SUDS to realise a successful scheme.

PLANNING ASSESSMENT

1. Land Use Issues

Local Policy

The relevant local policy documents are the adopted Unitary Development Plan (UDP, 1998) and the Sheffield Development Framework (SDF) Core Strategy document (2008). The Core Strategy is the more up-to-date document and provides the overall spatial strategy for the SDF over the period 2009 to 2026.

The UDP designates the land within the application site as predominantly a Housing Area with two small spaces allocated as Open Space - comprising land on the site frontage adjacent to Cricket Inn Road and as a small piece of land to the rear of the existing properties on Cricket Inn Crescent and Maltravers Place. The principle of adding new housing onto the designated housing land is considered to fully comply with UDP Policy H10, which relates to 'Development in Housing Areas' and identifies housing as the 'Preferred' Use.

Policies CS22 'Scale of the Requirement for New Housing', CS23 'Locations for New Housing', CS24 'Maximising the Use of Previously Developed Land for Housing', and Policy CS25 'Priorities for Releasing Land for New Housing' all promote new residential development in Sheffield - at appropriate and sustainable locations - in order to assist the delivery of suitable sites for housing within the City over future years.

This application will provide new housing which will assist the current 5-year supply of deliverable sites (as required by Policy CS22), and it will provide affordable development in the urban area. Thus, supporting regeneration and making efficient use of land as required by Policies CS23, 24 and 25.

With regard to the proposed loss of open space land on the site frontage, it is not currently regarded to function as an open space area and as such does not feature as part of the Open Space Audit. The main purpose of this open space designation was to protect the land and maintain a buffer between Cricket Inn Road and the former housing stock that no longer exists. Given that its use harks back to an out-dated residential environment, it is considered that its loss can be justified and would not conflict with relevant UDP Policy LR5 'Development in Open Space Areas' nor Core Strategy Policy CS47 'Safeguarding Open Space'.

In terms of the additional Open Space Area, it is confirmed that the Open Space Audit does contain this area and it is identified as an informal area which is of average quality. Given the quantitative shortage of informal/formal open space in the area and the lack of surplus, the loss of this space and lack of new provision as part of the current Phase is technically in conflict with Policies LR5 and CS47. However, in light of emerging SDF policies/designations, the Site Brief and national policy (NPPF), it is considered that a pragmatic approach must be taken which recognises the age of this designation and its previous function as a green space in the middle of housing, which has now been significantly altered because of the changes that have occurred on site. Furthermore, it is considered that the land is of poor quality and does not appear to be used by or enhance the amenity of existing residents.

SDF Draft City Policies and Sites Document

The Council's vision for this site has, in part, changed since the adoption of the UDP because existing housing stock has since been demolished and there is now an aspiration to see the site developed again as housing land. This is reflected in the SDF City Policies and City Sites document, which is currently being drafted. This emerging document acknowledges the demolition of the existing housing stock on the land, removes the Open Space designation and identifies all of the land within the application's red line boundary as being within the Housing Area. It is understood that there have been no objections and there are no intentions to change this designation.

This revised designation is a more updated vision for the site and one which goes some way to overriding the previous land use aspiration and designations.

This SDF vision for the site is supported by The Cricket Inn & Maltravers Site, Wybourn Planning Brief and the National Planning Policy Framework - as detailed below.

The Cricket Inn & Maltravers Site, Wybourn Planning Brief

The Brief has been prepared by Officers on behalf of the landowner, Sheffield City Council, and for the agreed developer partner, Great Places. The document covers the Cricket Inn and Maltravers site, which is a 3.86 Ha area of land and is made up of two separate plots - 1) land off Cricket Inn Road (2.99Ha), which includes the application site, and 2) a smaller parcel of land off Maltravers Road (0.87Ha). These are considered to be strategically important sites and the Brief supports the principle of residential development on them. It is intended that the Brief should be used by Great Places to guide and justify the design of its proposals and enhance the development process.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) sets out the Government's revised planning policies for England and how these are expected to be applied. The key goal of the NPPF is the pursuit of sustainable development, which involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life. The following assessment will have due regard to these overarching principles.

In regard to the existing conflict between a UDP and SDF aspirations for the site, the NPPF applies. Based on policies set out in the NPPF (paragraph 216), weight should be given to the emerging residential allocation. The UDP allocation relating to the Open Space Areas within the application site is based on a previous development and an out of date planning policy. The NPPF is clear that "where the development plan is absent, silent or relevant policies are out-of-date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate the development should be restricted."

In general, there are considered to be sufficient national and local policies (including emerging policies) and project work to justify the proposed housing use across the whole site. Therefore, the principle of residential development at this location is concluded to be acceptable.

2. Density Issues

Core Strategy Policy CS26 'Efficient Use of Housing Land and Accessibility' states that housing development will be required to make efficient use of land but accepts that the density of new developments should be in keeping with the character of the area and support the development of sustainable, balanced communities.

The site is situated in close proximity to high frequency bus routes and the Supertram stop at Cricket Inn Road. Therefore, Policy CS26 recommends a density range for new housing in this area of between 40 to 60 dwellings per hectare. This is supported by the content of the Cricket Inn & Maltravers Site, Wybourn Planning Brief.

The proposed development achieves 38.4 dwellings per hectare on the site's developable site area (2.29ha) which is clearly short of the density aim. However, it

is considered that such a shortfall can be justified by the high quality of development proposed and the identified need for housing in this location rather than higher density flat developments. As will be explained below, it is considered that the design approach is contemporary but eye-catching, which will help to provide a high quality development offering interesting properties with gardens to meet the needs of a varied population of people who want to live in the area. Furthermore, it is noted that the new architecture must be sympathetic to the existing housing that already exists within proximity of the site in Wybourn, which is of a similar density/style.

Therefore, it is concluded that the proposed shortfall in density provision does not conflict with the aspirations of Policy CS26 and the relevant Project Brief.

3. Design Issues

UDP Policy BE5 'Building Design and Siting' expects good overall design and the use of high quality materials. Original architecture is encouraged, but that but new development should also complement the scale, form and architectural style of surrounding buildings.

Core Strategy Policy CS74 'Design Principles' reiterates the expectation of high quality design as well as recognising that new development should take advantage of and enhance the distinctive features of the city. Amongst other items, this includes 'views and vistas to landmarks and skylines into and out of the City Centre and across the city to the surrounding countryside.

The proposed design approach comprises of an architectural style that is modern but reflective and respectful of the traditional inter-war local context. For the reasons explained below, the design of the scheme is considered to be acceptable and consistent with the aspirations of relevant policies BE5 and CS74.

Proposed Layout

The development has been designed around the existing streets that run around and through the site. The proposed layout makes sure that the new properties will address these streets and take their main access from them. It is considered the proposed layout will ensure the development has a positive relationship to the streets that run internally within and externally around the site.

In addition to the above, the submission details that the scheme is based around 3 character areas:

1. The Cricket Inn Road Frontage - A key frontage to the development and intended to contain the larger properties set back behind a landscape buffer (approximately 6m wide in places) and a shared street to help mitigate Cricket Inn Road and the retail park opposite. The 2 and 3 storey properties are arranged in terraced and semi-detached blocks.

2. Maltravers Place Historical Square - Positioned at the junction of Wybourn House Road and Maltravers Place. The space is described as "historical" because

it is situated within proximity of the old Wybourn Hall. It is intended that this be a shared space with vehicular access between the two streets prevented by bollards, therefore it is hoped that vehicle movements will only be those who live in this space. The space will comprise hard paving as well as grass and tree species.

It is acknowledged that the size and focus upon this space could be increased if the future development of the adjacent site is realised. Furthermore, it is intended that some form of archaeological interpretation relating to Wybourn Hall occurs in this space.

3. Wybourn Mews Court - Comprising a group of 8 two storey houses in 2 short terraces and semi-detached blocks (with car parking) arranged around a mews space located off Wybourn House Road. It is advised that the intention is to create a predominantly hard paved space with an informal 'courtyard' character. It will be enclosed by the properties small front gardens and landscaped with single specimen trees with native understorey planting.

The proposed layout is considered to be a strong response to the Sustainable Development Design Panel's review of the site and aspirations for the site.

Overall, the layout is considered to be a positive approach and acceptable from an urban design/public realm perspective.

Proposed Architecture

The proposal provides one, two and three bedroom houses across the site in detached, semi-detached, terraces and apartment configurations. This variety provision is considered to be a positive element of the scheme which will help to widen the housing on offer to a different people - young and old.

The architecture is contemporary yet traditional in terms of the material palette and the design features to be incorporated. The approach is consistent throughout. All of the house types will be constructed from red brick with grey roof tiles, and it is intended that the windows have contemporary design features - including large window openings with bays and deep reveals as well as modern splashes of colour. The 3 storey properties are also characterised by small balconies. The brickwork on the front elevations will be broken up by the inclusion of soldier courses between the front door and the first floor window above. The roof designs vary between hipped, pitched and gabled.

All of the properties (excluding the apartment block) are intended to have their own front door, enclosed garden areas and car parking provision.

Overall, it is concluded that the proposed architecture is simple but eye-catching which, if executed in the manner proposed, will be a positive addition to the site and surrounding area.

Proposed Scale

The existing Wybourn area is heavily characterised by 2 storey houses. Across the application site there are a variety of units proposed which range from 1 storey bungalows to 3 storey houses. The taller 2 and 3 storey properties address Cricket Inn Road at the front of the site and these are proposed to be elevated over the green landscape buffer in order to maximise views out over the existing retail units. The bungalows are situated at the heart of the scheme to ensure that residents do not feel isolated.

Overall, the proposed scale is considered to be acceptable at this location and consistent with the existing scales. Officers consider that the location of the taller units at the front of the site will help to maximise their prominent and visual position.

Proposed Streetscene

The scheme incorporates low level brick walls to the front garden areas to help define the edge of the highway, demarcate public and private spaces, and break up areas of clustered parking. It is considered that this is a positive design feature which will help to create a cohesive and defined streetscape that people can personalise.

Trees are shown within the front garden areas of the properties as well as within the landscaped areas of the character spaces described above. The trees within the private gardens are welcomed but the reality is that they are beyond the control of the Council and their future contribution to the character of the neighbourhood cannot be guaranteed. It has hoped that more street trees be included within the scheme but the highway dimensions and financial constraints has hindered this provision.

Overall, the proposed design of the streetscape is considered to be acceptable.

5. Sustainability Issues

Core Strategy Policy CS64 relates to 'Climate Change, Resources and Sustainable Design of Developments' and requires all new buildings to be energy efficient and to use resources sustainably. It also advises that all new significant developments (5 dwellings or more) should achieve Code for Sustainable Homes Level 3, or equivalent.

The supporting submission states that it is the aim of the development to achieve Code for Sustainable Homes rating of 3 or above on all units across the project.

Policy CS65 relates to 'Renewable Energy and Carbon Reduction' and requires new significant developments to provide 10% of their energy needs from decentralised and renewable or low carbon energy.

Again, it is confirmed that the development will achieve 10% of its overall energy needs from renewable energy. It is anticipated that solar hot water systems and/or

photovoltaic panels will be incorporated to be able to achieve this target. The submission indicates that the roofscape is defined by the use of pitches that will allow for optimum orientations to be exploited.

From the evidence submitted, it is considered that the proposals will comply with the requirements of Core Strategy Policies CS 64 and CS 65.

Guideline CC1 of the Council's supplementary planning guidance 'Climate Change and Design (2011)' requires green roofs to be incorporated into all large scale developments. There are no green roofs provided as part of this development. However given the other design considerations and sustainability credentials proposed to be achieved, the failure to incorporate such a feature within the development is outweighed by these positive design elements.

6. Amenity Issues

UDP Policy H15 'Design of New Housing Developments' expects the design of new housing developments to provide good quality living accommodation. This includes adequate private garden space or communal open space to ensure that basic standards of daylight, privacy, security and outlook are met. It also expects that walls or fences are provided around rear garden areas next to roads, footpaths or other open areas.

Additionally, as with all housing developments, there is a need to ensure that development is acceptable in terms potential nuisances - such as unacceptable air pollution, noise or other nuisance or a risk to health and safety.

In terms of the development's impact on existing residents, it is considered that the development will not have a detrimental amenity impact on the closest existing properties at Cricket Inn Crescent, Wybourn House Road, Matravers Road and Matravers Place. Privacy distances and orientation are such to ensure that residents' existing amenity will not be compromised in an unsatisfactory manner.

In terms of the environment for future residents, it is considered that the main issues relate to privacy, outdoor garden provision and the surrounding environment.

Privacy

The privacy distances achieved throughout the site are generally acceptable as there are reasonable separation distances between proposed properties as well as between existing and proposed properties.

Outdoor garden provision

The shapes and sizes of garden spaces vary across the site - but it is advised that all achieve at least 50 square metres of private space, which would normally be expected. The sizes of gardens do vary but the fact this is viewed as positive features so as to attract a broad range of occupiers.

Surrounding Environment

A Noise Impact Assessment accompanies the application and identifies that the key source of noise impacting upon the development will be from road traffic using Cricket Inn Road and some intermittent noise relating to the retail park. Accordingly appropriate consideration has been given towards the mitigation measures required to ensure a commensurate level of protection against noise for future residents. These include acoustic fencing, where appropriate, and through-frame window mounted trickle ventilators being incorporated into the glazing units for the habitable rooms with a direct line of sight to Cricket Inn Road

The Council's Environmental Protection Service has considered the proposal and is satisfied with the methodologies and findings of the Noise Impact Assessment. It is acknowledged that it is essential that living rooms, bedrooms and external areas are designed to adequately attenuate surrounding noise sources and provide suitable internal noise levels. Therefore, a condition is recommended to be attached to this approval to ensure that mitigation measures are put in place to achieve such acceptable levels.

Overall, it is concluded that the proposed residential environment will be acceptable at this location and the development consistent with the aspirations of UDP Policy H15.

7. Highway Issues

A large proportion of the new houses will access the public highway via the existing streets that run through the application site and thus traffic will filter onto the highway network by existing infrastructure. The main new addition to the network is the access/egress points leading off Cricket Inn Road which will serve the 22no. dwellings on the Cricket Inn frontage. The creation of these access points has been subject to extensive discussions with Highways during the development of the scheme - owing to the fact that Cricket Inn Road is a busy classified road and the need to keep the number of access points to a minimum. Members are advised that the final design currently proposed is considered an acceptable solution to this issue from a highways point of view.

The car parking provision equates to approximately 1 vehicle space per dwelling. These spaces are provided in a number of different ways - on plot in front of the properties, and single or tandem spaces between properties. Additionally, there is space throughout the development that will be available to use by residents and/or visitors. The level of parking is considered acceptable for an affordable housing scheme of this nature within such close proximity of public transport services.

It is intended that a new Zebra crossing be provided at a suitable location on Cricket Inn Road to facilitate the crossing of pedestrians for their access to and from the bus/tram stops and also for access to the retail park. Furthermore, it is anticipated that all footways and some carriageways fronting the development will require partial or complete reconstruction on completion of the building works. It is proposed that these matters be secured by an appropriately worded condition.

In light of the above, it is concluded that the proposed highway environment resulting from this development will be satisfactory and in accordance with relevant policy.

8. Air Quality Issues

UDP Policy GE23 'Air Pollution' states that development will be permitted only where it would not be located near sensitive uses where they would be adversely affected by sources of air pollution. Furthermore, Core Strategy Policy CS 66 'Air Quality' encourages action to improve air quality in all areas of the City, particularly where residents in road corridors with high levels of traffic will be exposed to levels of pollution above national targets.

An Air Quality Assessment has been submitted in support of this application. The Council's Air Quality Officer has considered the details and concludes that based on the information provided, the proposed development is unlikely to have a detrimental impact on local air quality and the end-users are unlikely to be located in an area where pollution levels breach any of the Government's health-based standards.

Therefore, the development is considered to be acceptable in terms of UDP Policy GE23 and Policy CS66 and it is concluded that air quality should not be a constraint to the grant of planning permission.

9. Public Art

UDP Policy BE12 'Public Art' encourages the provision of these works of art in places that can be readily seen by the public and as an integral part of the design of major developments.

The possibility of including public artwork within the landscape buffer that is proposed to be created on the Cricket Inn Road frontage is discussed in the application. There is also the Maltravers Historic Square location as an alternative option. It is suggested that the artwork could include a feature such as lettering or stone carving but it is also advised that the exact form that a feature could take will be subject to further community involvement and discussions with the Council's Public Art Officer.

The intention to enter further discussions about public art is considered to be acceptable and addresses the aspirations of Policy BE12 at this stage. It is considered that the realisation of public art provision on site can be resolved by condition.

10. Flood Risk Issues

Core Strategy Policy CS67 relates to 'Flood Risk Management' and, in part, seeks to ensure that more vulnerable uses (including housing) are discouraged from areas with a high probability of flooding.

The accompanying Flood Risk Assessment confirms that the site falls within Flood Zone 1. The Environment Agency has been consulted and raised no objection. Therefore, there are no significant flood risk implications generated by this application and the development is satisfactory in terms of Policy CS67.

11. Ecology Issues

UDP Policy GE11 'Nature Conservation and Development' states that the natural environment will be protected and enhanced. Therefore, the design, siting and landscaping of development should respect and promote nature conservation and include measures to reduce any potentially harmful effects of development on natural features of value.

An Ecological Impact Assessment has been submitted in support of the application. The Council's Ecology Unit has assessed the details it contains and states that there are no major ecological constraints to prevent development.

It is acknowledged that the existing trees on site - in particular a mature ash tree - should be retained and protected during construction work, if possible. However, unfortunately this is not proposed and these trees are not covered by Tree Preservation Orders. It is confirmed that there are no bat roosts within the trees and it is intended to carry out works to ensure that birds do not nest in the trees prior to them being felled.

The site has low conservation value at present. Local and national planning policies expect the planning system to contribute to and enhance the natural and local environment. At this location, the details submitted suggest this gain will be achieved through the use of native species in the landscaping scheme; and through the erection of bird and bat boxes to provide nesting and roosting opportunities.

These methods are considered acceptable and it is considered that the suitable provision of such features can be dealt with by condition.

Therefore, the proposal is considered to be acceptable from an ecological and Policy GE11 perspective.

12. Landscaping Issues

UDP Policy BE6 'Landscape Design' expects good quality landscaping in new developments and refurbishment schemes. Landscape work should provide an interesting and attractive environment as well as integrating with existing features and promoting nature conservation.

UDP Policy GE15 'Trees and Woodland' states that trees and woodland will be encouraged and protected. There is a requirement for developers to retain mature trees, wherever possible, and replace any trees which are low.

The main landscape features that exist on site are trees and these are mainly placed along the site's Cricket Inn Road frontage. The remainder of the site is now grass following the removal of previous housing.

Given the comprehensive nature of the development and proposed transformation of the site, it is the case that all existing trees and landscaping will have to be removed to accommodate new buildings, roadways and spaces. Whilst the loss of the site's existing trees is regrettable, it is considered that the new landscape proposals will be a suitable replacement and compliment the new environment being created here. It will be expected that the replacement tree planting - especially on the Cricket Inn Road frontage - is a significant size (at least semi-mature) and this matter will be dealt with via the proposed landscape condition.

13. Affordable Housing Issues

Core Strategy Policy CS 40 'Affordable Housing' states that, in all parts of the city, new housing developments will be required to contribute towards the provision of affordable housing where practicable and financially viable. It proposes a target of 30 - 40% affordable housing on sites of more than 15 units.

The Applicant - Great Places Housing Group - is a Housing Association which owns and manages more than 16,000 homes across 26 local authority boundaries.

It is intended that all of the 88 properties proposed as part of this development will be provided at affordable social rent and, presently, it is not intended to sell any of the properties. They will be owned and maintained by Great Places.

The submission states that a number of properties will be allocated to existing Sheffield residents. Wybourn residents who need to 'downsize' to smaller properties will be allocated 4 apartments and 9 bungalows. The remaining 3 bungalows and 72 houses will be advertised through choice based letting for which nominations will be made by Sheffield City Council.

Overall, the application will provide 100% affordable housing for rent and this is considered to be consistent with Policy requirements. In order to comply with the Core Strategy Policy in the long term, the Applicant intends to enter into a Section 106 agreement to confirm that even if the housing stock is ever sold, at least 30% of the properties will remain as affordable housing in perpetuity.

In light of the above, and subject to the successful completion of the S106, it is recommended that the proposal complies with the aspirations of Policy CS40.

14. Mobility Housing

UDP Policy H7 'Mobility Housing' seeks to ensure that a proportion (25%) of mobility housing will be encouraged as part of new developments except where the physical characteristics of a site or existing buildings make it difficult.

Again, it is the case that the HCA's brief for the site also demands 25% mobility housing design and well as 100% Lifetime Homes, which is not a policy requirement of the Council but welcomed at this site.

It is confirmed that the 25% will be achieved by this application by the provision. Therefore, it is concluded that the requirements Policy H7 are met.

15. Education Provision

UDP Policy CF5 'Community Benefits' states that planning obligations will be sought where they would enhance development proposals, provided that they are necessary, relevant and directly related to the development.

The Council's School Organisation Project Team (SOPT) has supplied details about the schools potentially affected by the proposed development. In summary, based on existing current pupil numbers and forecast data, the demand for school places is predicted to increase at both primary and secondary stage for the foreseeable future.

New housing developments can create additional demand on education facilities and places, which is in addition to the existing population forecasts. On this basis, the SOPT originally considered that a claim is justifiable for S106 contributions against all dwellings in the development for both primary school provision (at £2548 per dwelling) and secondary school provision (at £2743 per dwelling) - a total amounting to £380,952. However, in light of the nature and affordability of the scheme, the SOPT has indicated that it would prioritise contributions for primary school places (£183,456).

The Applicant has advised that this contribution is too high and would render the development unviable. This conclusion is supported by the Homes and Communities Agency (HCA), which is partially funding the development under the Affordable Housing Programme and has, therefore, been required to carry out an independent viability assessment of the development. It is confirmed that the latest construction estimates/appraisals represent "value for money" and are within the HCA approval guidelines. Furthermore, the HCA has advised it has no additional funding available to help pay this contribution and it would not approve of such high section 106 contributions on a scheme which is for affordable housing and funded utilising public money.

These issues have been considered alongside other material matters, which include:

- The Applicant is a non-profit making Registered Social Housing Provider that does not intend to sell the proposed properties for profit and anticipates a long term payback on the scheme (40 years).
- The Council is selling the land at a low rate to make the scheme viable and stimulate new housebuilding.
- The units proposed will be available to Great Places existing tenants and those people currently who are on the Council's existing housing register.

Following negotiation, the Applicant has stated that a figure of £150,000 is available to be paid to the Council as a financial contribution, which could be spent on education provision. The SOPT has confirmed that in this instance it would be willing to accept this reduced offer. On this basis, the Applicant will submit a planning agreement to pay the Council the sum of £150,000 upon the commencement of development.

Taking all of the proposed development characteristics into account (design, affordable housing, open space, mobility housing etc.) as well as the urgent need to meet local and national housing demand, it is concluded that the aforementioned financial sum is, on balance, acceptable. The figure remains a significant amount which will be able to contribute towards the provision of education places within the catchment, which is within the spirit of UDP Policy CF5.

16. Open Space Enhancement

UDP Policy H16 'Open Space in New Housing Developments' requires that the Applicant makes an appropriate contribution towards the provision or enhancement of public space on or within the vicinity of the application site. On this site it is expected that 10% open space is provided because the site is greater than 1ha and the provision of recreation space in the catchment area of the site is below the minimum guidelines.

Core Strategy Policy CS 45 'Quality and Accessibility of Open Space' states that safeguarding and improvement of open space will take priority over creation of new areas.

Core Strategy Policy CS 46 'Quantity of Open Space' encourages that as opportunities, new open space will be created where a quantitative shortage of open space is identified and where it is required for extending the City's Green Network.

With regard to 10% provision, there is no informal space area provided as part of the development. There is the 'Maltravers Place Historical Square' area but this is really just a shared surface space where cars and pedestrians will have access to. It does, however, include some landscaping and tree plantings, and it could be used as a community space (i.e. street markets/fairs) because of its cul-de-sac design. There are also intentions link this space into another space on the opposite Maltravers Place but this would only be able to be achieved if/when the development of this adjacent site is brought forward. Therefore, it is anticipated that this space could evolve into an open space area in the future.

The failure to provide open space on this site is noted but it is not considered to be a significant planning issue because the 10% provision has to be provided across all of the land identified in 'The Cricket Inn & Maltravers Site, Wybourn Planning Brief'. Therefore, development on these additional sites (including the land on the opposite side of Maltravers Place) will be expected to achieve the 10% provision to make-up for the shortfall of the proposed development.

In terms of an appropriate financial contribution, it is expected that the scheme provides in excess of £100,000 towards the provision of recreation space in the catchment area of the site. However, for the same financial and economic constraints discussed in the 'Education Provision' section above, the Applicant has advised that there is no further money available within the project to provide such a contribution. There is just £150,000 available and, therefore, a decision has had to be taken to allocate this money to Education provision given the impact that an additional 88no. dwellings (many family homes) could have on the local primary school places.

Furthermore, this decision has also been justified in the knowledge that Great Places already have an open strategy/vision for Wybourn, which includes investment in and improvement of green spaces/gateway locations in the area. Consultation has occurred with local people and a Green and Open Space Strategy has been produced in conjunction with The University of Sheffield's School of Architecture. This Strategy indicates that it is intended to improve the spaces for local people and identifies 8 parcels of under-used land located across the Wybourn, which lack ownership and are in need of regeneration. It is also advised there are also other proposals which include creating allotment sites on previous garden land as well as an intention to regenerate poor quality and unsafe ginnels. These projects are paid for by the Applicant and it has been confirmed that £10,000 has been spent to date on the Maltravers Close allotments with a further £546,049 identified for future open space type projects.

Finally, Members are advised that Great Places have spent a total of £4.45m to date on Wybourn for environmental works which includes render programmes, boundary fencing works, knotweed clearance and graffiti removal. It is also proposed to spend £1.695m on related highways and access projects in the area. Therefore, the overall proposed spend on Wybourn as a whole for all these related projects is approximately £6.676m.

In light of the circumstances surrounding this application, and the need to stimulate housing development at this location, it is considered that - on balance - the Applicant's failure to provide a financial contribution towards Open Space should not be an obstacle to the grant of planning permission. Whilst technically contrary to policies H16, CS45 and CS46, it is considered that the overall merits of this affordable scheme as well as the open space improvements that are separately being proposed/undertaken by the Applicant are sufficient justifications to outweigh the failure to pay an additional financial contribution and the decision to allocate the £150,000 towards education provision rather than open space enhancement.

For the record this is considered to be an on-balance decision, which reflects the HCA's role in the application and the Applicant's existing role and investment programme in the community and its importance as a development scheme in the area.

18. Public Transport Issues

Core Strategy Policy CS23 'Locations for New Housing' states that new development will be concentrated where it would support urban regeneration and

make efficient use of land and infrastructure. The main focus will be on suitable and sustainably located site.

Core Strategy Policy CS53 relates to 'Management of Demand for Travel' and part b. encourages the promotion of good quality public transport and routes for walking and cycling to broaden the choice of modes of travel.

South Yorkshire Passenger Transport Executive (SYPTTE) welcomes the development and considers public transport accessibility to be exceptionally high in this area. The development is within walking distance to bus stops as well as the Cricket Inn Lane tram stop, thus enhancing public transport use and promoting sustainable travel behaviour. Indeed, in light of such accessibility SYPTTE would prefer that car parking provision is reduced across the site.

SYPTTE request that a current bus shelter on Maltravers Road (bus stop number 370025086) be upgraded as part of this development. This stop is at the end of its lifecycle and requires upgrading. As occupants of these dwellings will most likely use the bus services from this bus stop (given its high frequency), a new shelter will encourage public transport use and provide a higher quality waiting environment. This will also be a direct benefit to the existing local community, both from aesthetic and practical perspective. Given the size of the development, this is considered to be an acceptable request that can be resolved by condition.

Overall, the proposed impact on public transport is considered to be a positive one and, therefore, the proposal complies with the relevant aspirations of Policies CS23 and CS53.

19. Archaeological Issues

UDP Policy BE22 relates to 'Archaeological Sites and Monuments' and states that sites of archaeological interest will be preserved, protected and enhanced. Where disturbance is unavoidable, the development will be permitted only if (a) an adequate archaeological record of the site is made; and (b) where the site is found to be significant, the remains are preserved in their original position.

This application has potential archaeological implications. The Wybourn housing estate lies within the boundary of the former Sheffield medieval deer park. At the centre of this lay Wybourn Hall. The central part of the present route of Maltravers Place overlay the location of the Hall, but the adjacent housing avoided the footprint of the Hall. For this reason, the potential preservation of the Hall may be good. To determine this, South Yorkshire Archaeology Service (SYAS) recommended that an archaeological field evaluation be carried out and this has taken place.

The results demonstrate good below-ground preservation of the Hall. As such, a scheme of archaeological work is required to ensure any remains present on this site are recorded, as mitigation, should development be permitted. SYAS recommends that the necessary archaeological investigation can be secured by attaching the condition. A brief for any archaeological investigations will be written and the resulting work monitored by SYAS.

Subject to recommended conditions being attached and complied with, it is recommended that the application proposal has satisfied the archaeological issues at this location.

RESPONSE TO REPRESENTATIONS

It is considered that the main issues raised by the representations have been appropriately addressed in the main body of the report.

SUMMARY AND RECOMMENDATION

The proposed development will provide 88 new dwellings on a prominent vacant site situated on the immediate outskirts of the City Centre. The current proposals are considered to have an acceptable and contemporary architectural style and will provide affordable social housing and 25% of the overall provision will be built to mobility housing standards. Furthermore, all of the properties will achieve Code for Sustainable Homes Level 3 and the site overall will achieve a 10% of its energy needs from renewable energy as well as a 30% reduction in surface water run-off.

The scheme is not considered to have a detrimental impact on the setting of the Existing Wybourn neighbourhood and it is considered that the implications for existing residents in terms of overlooking, overshadowing etc. will be minimal owing to their relationship with the application site.

There are considered to be no significant highway implications generated by the proposal and the air quality impact will be negligible. Furthermore, the site is considered to have a very sustainable location with excellent public transport links for trains, trams and buses.

In terms of landscaping, the anticipated loss of trees is unfortunate but it is considered that the inclusion of trees and new landscaping spaces as part of the redevelopment proposals will represent suitable replacements. The response to the ecology on site is considered to be acceptable and the inclusion of a commitment by the Applicant to provide public art as part of the development is welcomed.

In amenity terms, it is considered necessary to acknowledge that the site is on the very edge of a major city centre and, therefore, the environment for the residential occupiers at this site will reflect this. Occupiers will not be able to expect suburban or countryside living standards - both in terms of privacy distances between properties (because of site restrictions) and external environment (because of noise levels - such as traffic noise). However, this circumstance is considered to be no worse than other city centre environments - or indeed - the existing residential properties in Wybourn.

The shortfall in S106 financial contributions relating to education provision and open space is regrettable and a negative aspect of the development. However, it is acknowledged that balance has been struck to ensure the viability of the scheme

and to maintain its design quality, particularly in light of the level of affordable housing that is to be provided on site.

Overall, it is believed that the benefits generated by this proposal outweigh the shortfalls identified and it is concluded that it will make a positive contribution to the site and the surrounding area. Members are therefore recommended to grant planning permission subject to the proposed conditions and completion of the approved Planning Agreement under Section 106 with the following Heads of Terms identified below.

Heads of Terms

1. Agreement to ensure that at least 30% of the dwellings hereby approved (34 units) will be provided as Affordable Housing Units and these shall remain as such in perpetuity.
2. The Owners shall pay the Council [on or before the commencement of Development] the sum of £150,000 to be used by the Council towards the provisions of primary education in the locality of the site. This shall be provided in accordance with the principles set out in the Council's supplementary planning guidance 'Planning Obligations and Education Provision'.

In the event that a satisfactory S106 planning agreement covering the Heads of Terms set out in the preceding paragraphs is not concluded before 29th May 2013 (in order to meet the Government's target time for determination of the application), it is recommended that the respective application be refused for the failure to make adequate provision in this regard.

Case Number 13/00938/FUL (Formerly PP-02540190)
Application Type Full Planning Application
Proposal Single-storey rear extension to dwellinghouse
Location 11 Westwood Close
Sheffield
S6 1UQ
Date Received 25/03/2013
Team West and North
Applicant/Agent Plans For Extensions Ltd - Mr N Fieldhouse
Recommendation Grant Conditionally

Subject to:

- 1 The development shall be begun not later than the expiration of three years from the date of this decision.

In order to comply with the requirements of the Town and Country Planning Act.
- 2 The development must be carried out in complete accordance with the following approved documents:

As drawings received 26/03/2013

unless otherwise authorised in writing by the Local Planning Authority.

In order to define the permission.
- 3 The proposed facing materials shall match the facing materials to the existing building.

In the interests of the visual amenities of the locality.
- 4 The proposed roofing materials shall match the roofing materials to the existing building.

In the interests of the visual amenities of the locality.

Attention is drawn to the following justifications:

1. The decision to grant permission and impose any conditions has been taken having regard to the relevant policies and proposals from the Sheffield Development Framework and the Unitary Development Plan set out below:

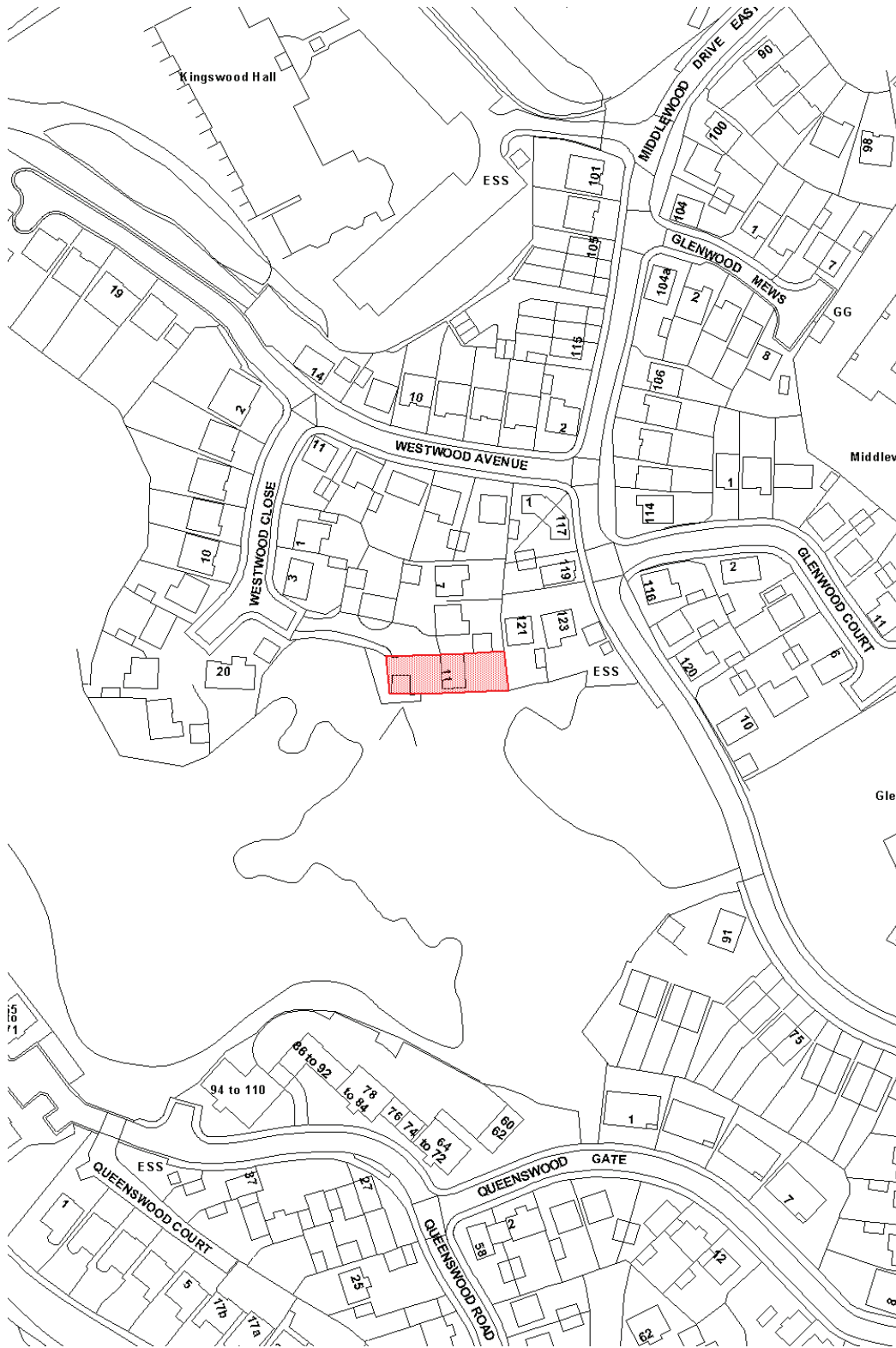
H14 - Conditions on Development in Housing Areas and SPG - Designing House Extensions

The proposal is deemed to be acceptable in terms of scale, siting, design and materials and complies with Policy H14 of the Unitary Development Plan and Supplementary Planning Guidance on Designing House Extensions.

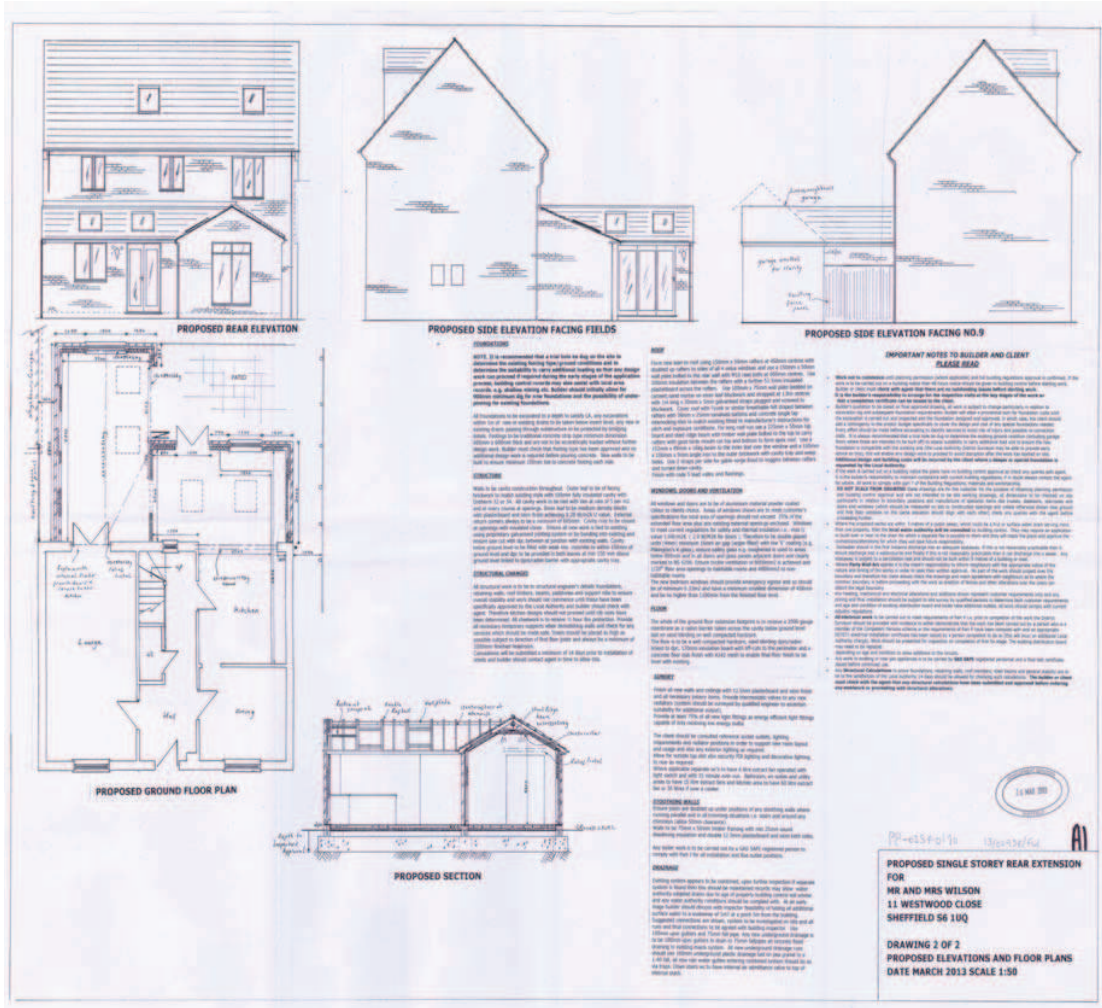
The Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application.

This explanation is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report at www.sheffield.gov.uk/planningonline or by calling the planning officer, contact details are at the top of this notice.

Site Location



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LOCATION AND PROPOSAL

The application relates to a detached dwellinghouse located on a private driveway accessed off the head of a cul-de-sac. The property has a private driveway with a detached double garage to the front of the dwellinghouse with the main private amenity space to the rear.

The immediate street scene comprises detached dwellings which form part of the wider Middlewood Hospital Housing site. The site is located within a Housing Area as allocated in the adopted Sheffield Unitary Development Plan.

Planning permission is sought to construct a single-storey extension to the rear of the property to form extensions to the kitchen and lounge areas.

RELEVANT PLANNING HISTORY

There is no relevant planning history

SUMMARY OF REPRESENTATIONS

No letters of representation have been received

SUMMARY OF CONSULTATIONS

Bradfield Parish Council: No objections

PLANNING ASSESSMENT

Policy

The application will be assessed having regard to Unitary Development Plan Policy H14 "Conditions on Development in Housing Areas" and Policy BE5 "Building Design and Siting". Supplementary Planning Guidance on Designing House Extensions is also relevant and expands on the principles of Policy H14.

Design

Policies H14 (a) and BE5 (c) require extensions to be well designed and respect the scale, form and detail of the original building and surrounding area.

The proposed extension is an "L" shape with the shorter element incorporating a mono-pitch roof and the projecting element having a dual pitch roof. Visually, the extension has been designed to reflect the character of the existing dwellinghouse through the use of matching facing and roofing materials. It is considered that the extension will not detract from the appearance of the dwellings itself or the street scene.

The Middlewood Conservation Area is located immediately to the south of the site. The extension will not be brought any closer to this area than the existing dwellinghouse and therefore will not have an adverse impact on this area.

Amenity

Policy H14 (c) requires that the proposal does not have an adverse impact upon the amenities of neighbouring residents.

The proposed extension has a staggered projection such that the distance between the rear of the extension and the back garden boundary varies between 5 and 8 metres. These distances are rather minimal and will bring a window within 5 metres of the boundary with the dwelling to the rear No. 121 Middlewood Drive East. However as the extension is only single-storey in height the 1.8 metre high boundary fence will prevent overlooking to the rear garden area of No.121. The relationship between the extension and windows in the rear of 121 is at such an angle that the extension will not be overbearing or cause a loss of privacy to No.121.

The impact of the extension on the neighbour to the north No.9 will be minimal as No.9's garage is located on the common boundary and so will shield a large part of the extension.

Following the proposed development an amenity space of approximately 60 square metres will remain to the rear of the dwelling. This is greater than the minimum of 50 square metres recommended in guideline 4 of the Supplementary Planning Guidance on Designing House Extensions and is sufficient to ensure that overdevelopment of the plot does not occur.

Highways

Part (d) of Policy H14 seeks to ensure that safe access to the highway network and off-street parking is provided.

No alterations are proposed to the existing access arrangements.

SUMMARY AND RECOMMENDATION

The proposal is deemed to be acceptable in terms of scale, siting, design and materials and complies with Policy H14 of the Unitary Development Plan and Supplementary Planning Guidance on Designing House Extensions. As such the scheme is recommended for approval.

Case Number 13/01248/CHU

Application Type Planning Application for Change of Use

Proposal Use of building as House in Multiple Occupation for 8 persons

Location 15 Northumberland Road
Sheffield
S10 2TT

Date Received 25/03/2013

Team City Centre and East

Applicant/Agent Mr F Finnegan

Recommendation Grant Conditionally

Subject to:

- 1 The development shall be begun not later than the expiration of three years from the date of this decision.

In order to comply with the requirements of the Town and Country Planning Act.

- 2 The development must be carried out in complete accordance with the following approved documents:

Drawing ref: FJF/NOR/01B received on 26/03/2013

unless otherwise authorised in writing by the Local Planning Authority.

In order to define the permission.

- 3 Before the development hereby permitted is occupied arrangements shall be agreed with the Local Planning Authority and be put in place to ensure that, with the exception of disabled persons, no resident of the development shall obtain a resident's parking permit within any controlled parking zone which may be in force in the city at any time.

In order to define the permission.

- 4 Before the development is commenced, or within an alternative timeframe to be agreed in writing by the Local Planning Authority, full details of suitable and sufficient cycle parking accommodation within the site shall have been submitted to and approved in writing by the Local Planning Authority and the

house in multiple occupation shall not be used unless such cycle parking has been provided in accordance with the approved plans and, thereafter, such cycle parking accommodation shall be retained.

In the interests of delivering sustainable forms of transport, in accordance with the Transport Policies in the adopted Unitary Development Plan for Sheffield (and/or Core Strategy).

Attention is drawn to the following justifications:

1. The decision to grant permission and impose any conditions has been taken having regard to the relevant policies and proposals from the Sheffield Development Framework and the Unitary Development Plan set out below:

MU11 - Conditions on Development in Mixed Use Area
BE16 - Development in Conservation Areas
CS41 - Creating Mixed Communities

The proposed change of use of a stone built villa in the Northumberland Road Conservation Area from a HMO for 6 people to a HMO for 8 people will not impact upon the character of the area but will continue to contravene policy CS41 of the Core Strategy as a result of the very low levels of housing in the area. However, it is considered that the addition of 2 more residents will not result in any one use dominating the area, will not harm the living conditions of existing residents and that levels of off-street parking are acceptable given the site's central location. The proposals are therefore considered to comply with policies MU11 and BE16 of the UDP

The Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application.

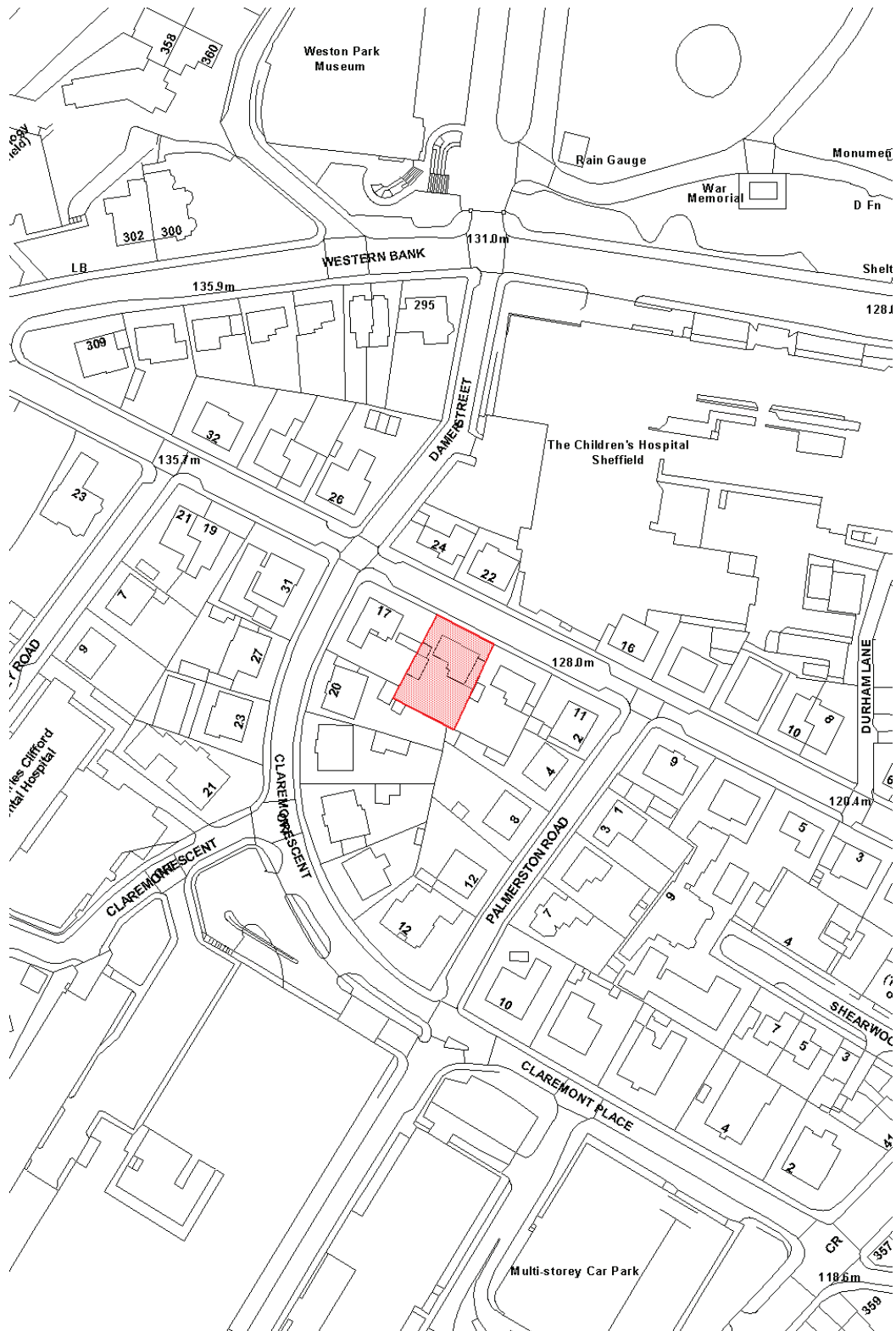
This explanation is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report at www.sheffield.gov.uk/planningonline or by calling the planning officer, contact details are at the top of this notice.

Attention is drawn to the following directives:

1. From the 6th April 2008, the Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 2008 require that all requests for confirmation of compliance with planning conditions require a fee payable to the Local Planning Authority. An application to the Local Planning Authority will be required using the new national standard application forms. Printable forms can be found at www.sheffield.gov.uk/planning or apply online at www.planningportal.gov.uk. The charge for this type of application is £97 or £28 if it relates to a condition on a householder application for development.

For Listed Building Consent and Conservation Area Consent applications an application for confirmation of compliance with planning conditions is still required but there is no fee.

Site Location



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LOCATION AND PROPOSAL

Located on the southern side of Northumberland Road, in a designated Mixed Use Area (Hanover) as defined in the Unitary Development Plan (UDP), the application site comprises of a large detached stone built property elevated approximately 1.5 metres above the highway.

The former house sits within the Northumberland Road Conservation Area, an isolated pocket of Victorian residential development with a cohesive mid 19th century architectural character and appearance typified along Northumberland Road. The area has many good examples of mid 19th century middle-class houses in Gothic and Classical style and local stone is used prevalently for buildings, boundary walls, gate piers and within the floorscape.

The house lies opposite Sheffield Children's Hospital and in close proximity to the Hallamshire and Weston Park Hospitals and the Charles Clifford Dental Hospital.

Planning permission was granted in February 2012 for the change of use of 15 Northumberland Road from office accommodation (in association with the University of Sheffield) to a House in Multiple Occupation (HMO) for 6 people. In addition, consent was granted for the erection of a detached stone built garage, the widening of the gate posts either side of the vehicle entrance and a small increase in the size of an existing two storey rear extension.

Consent is now being sought for use of the property as a HMO for 8 people. This would be achieved by subdividing two of the larger bedrooms.

RELEVANT PLANNING HISTORY

12/01324/NMA In May 2012, approval was given for a pitched roof over a previously approved flat roof rear extension (amendment to 11/03883/FUL).

11/03883/FUL Planning permission was granted in February 2012 for the use of 15 Northumberland Road as House in Multiple Occupation, the erection of a garage and the widening of vehicle entrance gate posts.

04/02784/FUL Planning permission was granted in September 2004 for the demolition of outbuilding and alterations to offices.

00/01482/FUL In January 2001, planning permission was granted for widening the means of vehicular access and construction of a car park.

SUMMARY OF REPRESENTATIONS

One representation was received in connection with the proposed development from the occupier of a neighbouring property. They raised the following concerns:

- the additional rooms will cause a loss of privacy to the neighbouring property;
- recent conversion works caused problems with sewage which could happen again, particularly if the number of occupants rises to 8;

- the proposed change is not in-keeping with the character of the area, which has seen 8 family homes established in the last 7 years. More student accommodation will upset the balance;
- some of the existing landscape works are not in-keeping with the area;
- building work could cause further damage to the neighbouring property;
- the existing off-street parking levels are not sufficient to serve the increased number of residents and will therefore add to local parking problems and congestion; and
- the proposed sub-divided rooms are not of sufficient size.

PLANNING ASSESSMENT

Land Use

Policy MU6 of the UDP (Hanover Mixed Use Area) describes a range of uses that are considered to be acceptable in the Hanover Mixed Use Area, including housing, offices, hotels, residential institutions and community facilities. The proposals continue to accord with Policy MU6.

Policy MU11 (Conditions on Development in Mixed Use Areas) states that development should not result in any one use dominating or leading to the loss of the area's character, that it should not harm the living conditions of residents and that it must provide safe access to the highway and appropriate levels of off-street parking.

Policy CS41 of the Core Strategy (Creating Mixed Communities) attempts to promote mixed communities by encouraging a range of housing types, sizes and tenures. It does so by limiting purpose built student housing and HMOs to 20% within 200 metres of the application site where communities are already imbalanced by a concentration of such uses. The concentration in this area is currently 43%, well in excess of the 20% threshold. However, this figure is so high because of the very low number of residential properties in the locality. The majority of properties are still owned and occupied by the hospitals, University and related uses, though the University has now moved out of and sold on a number of premises (some of which have been bought by the Children's Hospital). A small number of families have moved into the area but, given the site's proximity to the hospitals, and taking into account their future expansion plans, it is considered highly unlikely that this area will become more orientated towards family homes. It was for these reasons, and because the proposal did not result in the loss of a family home as the building was formerly in office use, that planning permission was previously granted for a change of use of 15 Northumberland Road into a HMO for 6 people.

While planning permission is required to increase the number of occupants to 8, as currently proposed, the use of the building will not change and the development will remain contrary to Policy CS41. As before, given the area's designation as a Mixed Use Area (a Flexible Use Area in the emerging SDF), the low levels of housing and its proximity to the Hospitals and University, it is considered that use of number 15 Northumberland Road as a HMO remains acceptable. The key issue

now is whether adding two further bedrooms will contravene the requirements of Policy MU11.

As described above, housing makes up a relatively small percentage of the land uses in the local area and is by no means the dominant use. The application site is a detached property of substantial size with a good sized rear garden and off-street parking for up to four cars. While the neighbour may have experienced some issues as a result of the previous building works, this could have happened whatever the end use, and it is considered that a HMO for 8 people will have no more impact on the amenities of the occupiers of the neighbouring property than a HMO occupied by 6 people. The subdivided rooms do not result in any work to the exterior of the building and only require the erection of two partition walls internally.

The four parking spaces within the site are not independently accessible. However, this was arguably more problematic when the property was in office use. The site lies close to nearby employers, public transport and to local facilities in Broomhill and the City Centre and, as part of the previous consent, the house was designated as car free/limited parking in order to ensure that it did not place further pressure on the existing residents parking scheme. This restriction is again reserved by condition, along with a requirement to submit details of cycle parking accommodation.

Policy BE16 of the UDP (Development in Conservation Areas) expects new development to preserve or enhance the character or appearance of conservation areas. However, as the works required to increase the occupation of the house are entirely internal, the proposals will have no impact upon the character or appearance of the conservation area. As an aside, the applicant has agreed to replace a rather temporary looking timber hand rail which has been erected along the side of the path leading to the front door with some shrub planting.

SUMMARY AND RECOMMENDATION

The proposed change of use of a stone built villa in the Northumberland Road Conservation Area from a HMO for 6 people to a HMO for 8 people will not impact upon the character of the area but will continue to contravene Policy CS41 of the Core Strategy as a result of the very low levels of housing in the area. However, it is considered that the addition of 2 more residents will not result in any one use dominating the area, will not harm the living conditions of existing residents and that levels of off-street parking are acceptable given the site's central location. The proposals are therefore considered to comply with Policies MU11 and BE16 of the UDP and this application is recommended for approval subject to the proposed conditions.