

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. **Application Number** **16/00640/OUT**
- Address** **Land At Junction Of Abbeyfield Road And Holtwood Road And No(s) 11 And 15 Holtwood Road**
 Sheffield
 S4 7AY

Amendment to planning policy.

Members are advised that the officer report on page 43 second paragraph makes reference to Core Strategy policy CS31 'Housing in the South West Area'. This policy, however, is not relevant to the area in which this application is located. As a result, members are advised to dis-regard this policy. Notwithstanding this, CS74 'Design Principles', which has some similar requirements, is relevant.

The removal of CS31 does not change the recommendation.

2. **Application Number** **15/03524/FUL**
- Address** **Meade House, 96-100, Middlewood Road.**

Additional Representations by the Applicant.

Representations by the applicant were presented to members at the previous Planning Committee of 15 March 2016 and these along with additional representations received since then are set out below.

In considering this planning application, the following should be taken into account.

- The benefits to the housing stock of the area by way of additional units.
- The reduction in anti-social behaviour on the site which was a regular occurrence when the former office building was vacant.
- The significant improvements in the design which should outweigh the minor increase in height.
- The increase in height does not result in an overbearing nature.

The applicant has also addressed each of the neighbours' objections to the application in turn and these are set out below.

The building is not approved and has been built without planning permission.

The ridge height of the building is 20mm lower than that approved in the earlier planning permission but the eaves level is 663mm higher so the scheme is compliant apart from the eaves height increase.

There is a reduction in privacy because the upper floor windows are invasive.

The windows are not invasive because these are small, fitted with opaque glass and have a restricted range of opening so there is no possibility of looking into neighbours' properties.

It is possible to see into neighbours' properties from lower floor windows and patios.

The reason for possible views into neighbours' properties was largely because the boundary treatment at the bottom of neighbours' gardens was insufficient to effectively screen the existing houses from the new development but this has been rectified because the applicant has introduced screen fencing that resolves this situation.

Overdominance, height and massing – the original scheme did not include an extra floor.

The original scheme did have an extra, upper floor but this was less apparent than the scheme as built because light was provided by velux windows.

The sunny gardens are now dark and cold.

The increased eaves height will not impact on daylight and sun to the gardens. This is affected by the ridge height which is 20mm lower than the approved scheme and not the eaves. As part of this development, trees along the boundary with the gardens of houses on Hawksley Avenue which previously prevented sun from reaching gardens were removed which improved the amount of daylight and sun reaching rear gardens.

Mitigation measures offered by the applicant.

The applicant has offered to provide measures to mitigate against the impact of the increased eaves height and these are set out below.

- Screen fencing along the boundary with houses on Hawksley Avenue has already been put in place which provides extra screening.
- The eaves height could be reduced in height by extending the roof further out as an overhang so that the original eaves height is achieved.
- Trees and planting could be introduced to reduce the impact of the eaves height.
- The ground level could be raised by 379mm so that the height from the ground level would be reduced to 4 metres.

Response to additional representations.

The applicant has set out four areas of consideration that should be given weight in considering the application and the applicant is of the view that these should

outweigh the increase in eaves height. These matters have already been taken into account as part of the assessment of the retrospective application and it is concluded that they do not outweigh the harm caused by the increase in eaves height.

Response to comments on neighbours' objections.

It is considered that the application is acceptable apart from the eaves level facing the rear of houses on Hawksley Avenue.

It is also accepted that direct overlooking would not result from the windows at first floor level because of the opaque glass but it is considered that their presence contributes to a perceived potential for overlooking.

It is accepted that the new fencing screens the ground floor windows and that the previous scheme incorporated an upper floor.

It is considered that the increase in eaves height will impact on the amount of light and sun received in the lower part of neighbours' gardens.

Response to applicants' proposed mitigation measures.

The fencing does screen the ground floor windows.

Reducing the eaves height by creating an overhang would not resolve the increase in height.

Introducing planting and trees would soften the impact of the development and provide additional screening but would not resolve the overbearing nature.

Raising the ground level would not resolve the increase in height.

Conclusion.

The applicants' representations and offers of mitigation have been considered but it is concluded that, although providing some improvement particularly by way of screening ground floor windows and softening the impact on houses on Hawksley Avenue, the harmful impact of the increase in eaves height would not be resolved and the mitigation measures would still not outweigh the harm.

The recommendation, therefore, remains unaltered.

3. Application Number 15/04052/FUL

Address Land To The Rear Of 35 Greenhill Main Road, Sheffield, S8 7RB

Correction to Report

Within the Trees and Landscaping section of the report (Page 74) it is stated that the proposed double garage sits beneath the crown spread of an adjacent oak tree, which is

set within a neighbouring garden. The location of this double garage has now been adjusted slightly so it no longer sits underneath this crown spread of this neighbouring tree.

Amendments to Conditions

Condition 2 (Approved Plans)

Updated information has been received via email dated 04 April 2016 in order to confirm the car parking locations and appearance of the detached garage.

An additional section has also been provided to clarify the east/west relationship with surrounding properties.

Condition 2 therefore needs to be amended to reflect these updated plans.

The new Condition 2 should therefore read:

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

1. Proposed Garage Plan received via email dated 04 April 2016 (Ref: 01-0513-SK1.20).
2. Section Plan received via email dated 04 April 2016 (Ref: 01-0513-0S5).
3. Site Plan received via email dated 04 April 2016 (Ref: 01-0513-0S2B).
4. House Type Plan (elevations and floor plans only) received on 06 November 2016 (Ref: 01-0513-SK2.10).

Reason: In order to define the permission.'

Condition 4 (Materials)

The compliance element is missing from this condition. It should now read

'Before construction works commence full details of the proposed external materials shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried in accordance with the approved details thereafter.

Reason: In the interests of the visual amenities of the locality.'

Condition 5 (Landscaping)

The implementation and maintenance elements of this condition are missing. It should now read:

'Before the development is commenced a detailed soft landscape scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The approved landscape works shall be implemented prior to the development being brought into use or within an alternative timescale to be first approved in writing 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 five year period shall be replaced.

Reason: In the interests of the visual amenities of the locality.'

Condition 6 (Sprinkler System)

Condition 6 is to be removed and replaced by a directive. It is considered that this is a matter that is adequately covered by Building Regulations and duplication of these processes is not considered to be best practice.

The new directive should read:

'The applicant is advised that the proposed dwellings should be constructed with a sprinkler system, fitted to the requirements of BS9251, and with a minimum pressure of 1.0 bar. Once installed the sprinkler systems should thereafter be retained.'

Condition 7 (Garage Details)

As details of the garage have now been received this condition is no longer required, and it can therefore be deleted.

Condition 10 (Hardstanding)

This condition required some revisions to the wording. The new condition should read:

'Before development is commenced, full details of any proposed hard surfacing within the site shall have been submitted to and approved in writing by the Local Planning Authority. Such hard surfacing should be designed to limit surface water run-off. The approved details shall then be implemented prior to occupation of the dwellings, and shall thereafter be retained.'

Reason: In order to control any surface water run-off from the site.'

Condition 12 (Car Parking)

As details of the car parking have now been received this condition requires revised wording. It should now read:

'The dwellings shall not be used 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.'

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

Additional Condition

It is considered that there would be suitable space within the site for construction vehicles to ingress and egress in a forward gear and the applicant has provided a plan showing a suitable turning manoeuvre. Final details of these arrangements will be secured through the following condition:

'No development shall commence until a construction management plan, which shall include details of the means of ingress and egress for vehicles engaged in the construction of the development, has been submitted to and approved in writing by the Local Planning Authority. Such details shall include turning facilities within the site and 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.

Reason: In the interests of protecting the free and safe flow of traffic on the public highway it is essential that this condition is complied with before any works on site commence.'