

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. **Application Number:** 20/03202/FUL

Address: Land at Rear of 17 to 31 Tetney Road, Sheffield S10 3GZ

Update

The updated 5 Year Housing Land Supply Monitoring Report was published in December 2020 and the 5 year deliverable supply is now 5.4 years, not 5.1 years as stated in the committee report (page 68). This change does not affect the assessment or subsequent recommendation given the relatively small increase and the Government's objective to significantly boost the supply of homes.

2. **Application Number:** 19/01553/FUL

Address: rear of 32-38 Greenhill Main Road, Sheffield S8 7RD

Additional Representation

One further letter of objection has been received from the occupiers of no 42 Greenhill Main Road, which states that: -

- the changes made to the plans do not negate the fact that the proposal would create a sense of overbearing and overlooking to the garden of 42 Greenhill Main Road;
- make no attempt to resolve the severe concerns of the Planning Inspector;
- 10m rear garden depth is insufficient and should be applied only to house extensions, not new dwellings
- These short term measures will have a long standing impact on the community

Officer Response

The above matters are addressed within the main agenda report.

Update

The updated 5 Year Housing Land Supply Monitoring Report was published in December 2020 and the 5-year deliverable supply is now 5.4 years, not 5.1 years as stated in the committee report (page 32). This change does not affect the assessment or subsequent recommendation given the relatively small increase and the Government's objective to significantly boost the supply of homes.

3. Application Number: 20/03338/FUL

Address: 1 Ecclesall Road South, Sheffield S11 9PA

Additional Representations

Two additional representations have been received.

The first includes a series of photos seeking to evidence what is described as inconsiderate parking at Banner Cross Drive.

The second reflects upon the Committee Report, and is summarised as follows:

- Conditions 3-5 of the recommendation require that the office space isn't used until certain details are agreed with the planning authority, meaning no work should be starting on-site.

- A barrier is shown at the bottom of the ramp, preventing delivery vehicles using it to reverse and turn. Queried how this will be dealt with.

- Subject building has numerous windows facing 19 Ecclesall Road South (which are currently obscured). Queried if a condition may be applied requiring the use of obscured glazing, similar to that in the north elevation of the converted, workshop building.

- Open nature of building's lower level meant it had very limited energy requirements. New building will require heating, air conditioning and lighting. Relevant condition should require 10% renewable energy (roof could accommodate solar panels), and not a fabric first approach to help address climate change issues.

- Plans show hit and miss brickwork in lower car park, but some of this ventilation is missing. Queried how this will be dealt with.

Officer Response

- Parking issues covered in the main agenda report.

- Any 'pre-occupation' conditions are required to be complied with, however some works not constituting development may be carried out. This situation will be monitored.

- Deliveries to the proposed office facilities will be infrequent, and the barrier in question would be able to be raised as part of normal site management arrangements to allow turning.

- The building is separated from 19 Ecclesall Road South's side elevation by approximately 17.5metres, which includes the public areas of Banner Cross Drive's carriageway and pavements. 19 Ecclesall Road South's side elevation features openings to non-habitable spaces. In these circumstances, a requirement for obscure glazing to the subject building's relevant side glazing isn't considered to be necessary.

-The 'fabric first' approach is a legitimate alternative to the requirement for 10% of a development's energy to be renewable / decentralised. Condition 3 of the recommendation covers this item.

-Any mis-implementation of previously approved drawings can be investigated separately.

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