

## SUPPLEMENTARY INFORMATION

### APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. **Application Number: 21/01059/RG3**

**Address: Land between Birley Moor Avenue and Birley Lane, Newstead Road, Sheffield 12**

#### **Additional Letter of Representation**

An additional letter of objection has been received from the occupant of no. 2 Newstead Way, the comments of which are summarised below:

- I own my property and do not want to look out onto flats and houses;
- I love the greenery and trees; and
- Don't want development to affect house value by having horrible views.

#### **Officer Response**

- It has always been the intention to redevelop the site for housing following the demolition of the former dwellinghouses. The loss of a private view onto this green space is not a matter that can be taken into account in the determination of this application.
- The development of the site will result in the loss of green space and some trees but areas of open space and new planting (including trees) will be incorporated into the proposed scheme.
- Loss of house value is not a planning matter and therefore cannot be taken into consideration.

#### **Additional Drawings**

The following additional drawings are to be included in the list of approved drawings. They do not alter the layout of the proposals. They are all in relation to the sections / land levels:

- No. NGH-PL-375-PL-036 (Site Sections - Birley Lane) published 05.07.2021
- No. NGH-PA-375-PL-035 (Site Sections and Streetscapes – Sheet 06) published 05.07.2021

#### **Amended Drawings**

The following revised drawings will replace the existing:

- No. NGH-PA-375-PL-030 Rev B (Site Sections and Streetscapes – Sheet 01) published 05.07.2021
- No. NGH-PA-375-PL-031 Rev C (Site Sections and Streetscapes – Sheet 02) published 05.07.2021
- No. NGH-PA-PL-032 Rev B (Site Sections and Streetscapes – Sheet 03) published 05.07.2021)

**2. Application Number: 20/01930/FUL**

**Address: Spout House, Spout Lane, S6**

### **Additional Representation**

- The new drainage strategy was only made publicly available 1 day prior to the committee meeting.

It is acknowledged that there is an amendment that will help with regards to surface water (the cellular attenuation crates beneath the parking area of plot 2) but that is the only change.

The plans still pose a significant threat of flooding to properties on Spout Copse as they make use of an existing pipe in the garden of no.15 which cannot handle any increase in flow.

- The removal of any tree protected by TPO should be subject to separate planning permission and assessed on a case-by-case basis by the appropriate department, which is understood to be the correct process.
- It is understood that the outbuildings as well as the main house have grade 2 listed status. Conditions should be put in place to ensure that the outbuildings are redeveloped in line with any relevant laws applicable to listed buildings.

### **Officer Response**

- The amended drainage strategy drawing was uploaded yesterday but is described in detail in the committee report (pages 45 and 46). The drawing describes an amended strategy only and is not an approved plan. Detailed drainage proposals are reserved by conditions 3, 4, 5 and 6 (and could result in changes to the strategy).

In the strategy, and at the request of the Lead Local Flood Authority, the use of the existing outflow which runs through the garden of no.15 would be limited to 2 litres per second by the introduction of a flow control chamber within the application site.

Ultimately all drainage details will need to be approved by the Lead Local Flood Authority.

- A separate application is not required for the removal of trees protected under TPO. Only one form of consent is required and planning permission overrides a TPO. The impact of the development on protected trees has been assessed by

the Council's Environmental Planners and Ecologists. Conditions 12 and 23 seek to protect retained trees. Condition 24 secures replacement tree planting.

- The law provides that buildings that pre-date 1948 and are within the curtilage of a listed building are to be treated as part of the listed building (though they are not listed in their own right). The committee report highlights their significance (on pages 42 and 43) and the recommended conditions, which seek to protect existing buildings and the quality of the development, apply to both Spout House and the curtilage buildings.

### **Removed Condition**

Condition 30 (Landscape Management) is a repeat of condition 20 and so can be removed.

### **Additional Condition**

The approved dwellinghouse on Plot 2 shall not be brought into use unless a fence designed to protect the amenities of the occupiers of neighbouring properties has been erected along the site's northern boundary in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Thereafter the screen fence shall be retained.

Reason: In the interests of the amenities of neighbouring properties located to the north of the site.

## **3. Application Number: 20/04308/FUL**

**Address: 51 Carrington Road**

### **Additional Representation**

Olivia Blake MP has submitted a further representation on behalf of 2 constituents raising the following comments:-

- Disappointment at recommendation given unaddressed concerns about privacy, parking, highway safety and loss of neighbourhood amenity;
- It is unclear whether a Committee site visit has been made as requested – this is needed to appreciate the parking issues and impact on amenity and should take place in the evening;
- The report acknowledges the parking difficulties and need for 2-3 off street spaces and the recommendation contradicts this and fails to comply with policies H5 and H14;
- The area around Endcliffe Park is facing unreasonable parking demand and traffic pressure. It is already saturated and additional pressure from a HMO will have severe consequences for highway safety and congestion.

The issues raised by these comments have already been addressed in the main agenda report.

**4. Application Number: 21/00763/FUL**

**Address: 15-17 Brocco Bank**

**Report Correction:**

The report at page 88 identifies a representation referring to impact on no.35 Botanical Gardens. This address is incorrect, and should read '35 Botanical Road'