

Case Number	20/01930/FUL (Formerly PP-08753580)
Application Type	Full Planning Application
Proposal	Extension of existing dwellinghouse and outbuildings to form two detached dwellinghouses and erection of detached dwellinghouse with ancillary annexe with associated landscaping and access (Amended Plans, Updated Ecology Report and Landscaped drawings)
Location	Spout House Spout Lane Sheffield S6 6EF
Date Received	16/06/2020
Team	West and North
Applicant/Agent	Urbana Town Planning
Recommendation	Grant Conditionally

Time limit for Commencement of Development

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

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

Approved/Refused Plan(s)

2. The development shall be carried out in accordance with the following plans:-
 - Drawing No. 2811-001 Revision Q (Site Plan and Site Location Plan);
published on the 25 June 2021
 - Drawing No. 2811-002 Revision B (Proposed Site Section);
 - Drawing No. 2811-003-Revision A (Site Visibility Splays);

- Drawing No. 2811-P101 Revision J (Plot 1 -Proposed House - Elevations)
- Drawing No. 2811-P102 Revision H (Plot 1 - Proposed House Plans)
- Drawing No. 2811-P103 Revision B (Plot 1 Ancillary Accommodation - Proposed Elevations)
- Drawing No. 2811-P104 Revision C (Plot 1 Ancillary Accommodation - Proposed Plans)

- Drawing No. 2811-P109 Revision A (Plot 1 - Proposed Garage)
- Drawing No. 2811-P110 Revision A (Plot 1 - Existing Garage)

- Drawing No. 2811-P111 Revision C (Plot 1 - Analysis)
- Drawing No. 2811-P112 Revision B (Rear Extension 3D View)

- Drawing No. 2811-P201 Revision E (Plot 2 - Proposed Elevations);
- Drawing No. 2811-P202 Revision E (Plot 2 - Proposed Ground and First Floor Plan)
- Drawing No. 2811-P203 Revision D Plot 2- View)
- Drawing No. 2811-P207 Revision B (Proposed Sections)

- Drawing No. 2811-P301 Revision E (Plot 3 - Proposed Elevations);
- Drawing No. 2811-P302 Revision E (Plot 3 - Proposed Floor Plans)
- Drawing No. 2811-P304 Revision B (Plot 3 - Proposed Garage)

published on the 14 April 2021; and

- Drawing No. 2811-P113 Revision A (Proposed Glazed Extension)

published on the 7 May 2021

Bat Surveys (dated 10 September 2019) prepared by Witcher Wildlife Ltd
 Ecological Consultants
 Ecological Impact Assessment (EclA) Revision B (updated April 2021)
 prepared by Weddle Landscape Design
 Arboricultural Impact Assessment and Method Statement (May 2020)
 prepared by Weddle Landscapae Design

Reason: In order to define the permission

Pre Commencement Condition(s) – ('true conditions precedent' – see notes for definition)

3. No development shall commence until full details of the proposed surface water drainage design, including calculations and appropriate model results, have been submitted to and approved by the Local Planning Authority. This shall include the arrangements and details for surface water infrastructure

management for the lifetime of the development. The scheme shall detail phasing of the development and phasing of drainage provision, where appropriate. The scheme should be achieved by sustainable drainage methods whereby the management of water quantity and quality are provided. Should the design not include sustainable methods evidence must be provided to show why these methods are not feasible for this site. The surface water drainage scheme and its management shall be implemented in accordance with the approved details. No part of a phase shall be brought into use until the drainage works approved for that part have been completed.

Reason: In the interests of sustainable development and given that drainage works are one of the first elements of site infrastructure that must be installed it is essential that this condition is complied with before the development commences in order to ensure that the proposed drainage system will be fit for purpose.

4. No development shall commence until detailed proposals for surface water disposal, including calculations to demonstrate a 30% reduction compared to the existing peak flow based on a 1 in 1 year rainfall event have been submitted to and approved in writing by the Local Planning Authority. This will require the existing discharge arrangements, which are to be utilised, to be proven and alternative more favourable discharge routes, according to the hierarchy, to be discounted. Otherwise greenfield rates (QBar) will apply.

An additional allowance shall be included for climate change effects for the lifetime of the development. Storage shall be provided for the minimum 30 year return period storm with the 100 year return period storm plus climate change retained within the site boundary. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of sustainable development and given that drainage works are one of the first elements of site infrastructure that must be installed it is essential that this condition is complied with before the development commences in order to ensure that the proposed drainage system will be fit for purpose.

5. No development shall commence until detailed proposals for surface water disposal, including calculations have been submitted to and approved in writing by the Local Planning Authority. Surface water discharge from the completed development site shall be restricted to a maximum flow rate of 2l/s based on the area of the development. An additional allowance shall be included for climate change effects for the lifetime of the development. Storage shall be provided for the minimum 30 year return period storm with the 100 year return period storm plus climate change retained within the site.

Reason: In the interests of sustainable development and given that drainage works are one of the first elements of site infrastructure that must be installed it is essential that this condition is complied with before the development

commences in order to ensure that the proposed drainage system will be fit for purpose.

6. No development shall commence until the culverted watercourse, which has been identified as potentially running through the site, has been fully investigated including calculations and appropriate model results and the details have been submitted to and approved by the Local Planning Authority and Lead Local Flood Authority. Thereafter the surface water drainage scheme and its management shall be implemented in accordance with the approved details.

Reason: In the interests of sustainable development and given that drainage works are one of the first elements of site infrastructure that must be installed it is essential that this condition is complied with before the development commences in order to ensure that the proposed drainage system will be fit for purpose.

7. Intrusive investigations recommended in the approved Coal Mining Risk Assessment report (Eastwood & Partners ref. 54053-001; 21/05/2020) 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 construction works commencing. The Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004).

Reason: In order to ensure that any contamination of the land is properly dealt with and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced.

8. 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 construction works commencing. 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.

Reason: In order to ensure that any contamination of the land is properly dealt with and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced.

9. 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.

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.

10. No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved by the Local Planning Authority. The CEMP shall assist in ensuring that all site activities are planned and managed so as to prevent nuisance and minimise disamenity at nearby sensitive receptors. It shall reduce any potential harmful effects of the development on natural features of value and habitats, and will document controls and procedures designed to ensure compliance with relevant best practice and guidance in relation to noise, vibration, dust, air quality and pollution control measures.

Reason: In the interests of the amenities of the locality and occupiers of the adjoining properties and to ensure that the development does not lead to any harm on the site's high ecological value

11. 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.

Reason: 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. It is essential that this condition is complied with before any other works on site

commence given that damage to archaeological remains is irreversible.

12. No development shall commence until full details of measures to protect the existing trees 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, 2012 (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.

Reason: In the interests of protecting the identified trees on site. It is essential that this condition is complied with before any other works on site commence given that damage to trees is irreversible.

13. No development shall commence until details of mitigation measures as set out within Section 5 of the Badger Survey prepared by Weddle Landscape Design (Revision A - dated May 2020) have been submitted to, and approved in writing by the Local Planning Authority. Mitigation measures are specific to the following paragraphs of the Badger Survey:

- i. Setts Mitigation - Closure of sett - Paragraph 5.1 (p12);
- ii. Mitigation for Indirect Impacts - Paragraph 5.2 (p13); and
- iii. Long Term Mitigation Measures - Paragraph 5.3. (p14).

The details will include a timetable for the implementation of mitigation measures. Thereafter, the development of that phase shall be carried out in accordance with the approved details.

Reason: To ensure adequate protection of species and habitats.

Other Pre-Commencement, Pre-Occupancy and other Stage of Development Condition(s)

14. The means of ingress and egress at the site's south-eastern corner shall not be brought into use until details have first been submitted to and approved in writing by the local planning authority incorporating measures to improve visibility to Spout Lane. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of highway safety.

15. 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 before any masonry works commence and shall be retained for verification purposes until the completion of such works.

Reason: In order to ensure an appropriate quality of development.

16. 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.

Reason: In order to ensure an appropriate quality of development.

17. The dwellinghouses shall not be occupied unless the hardstanding areas of the site are constructed of permeable/porous materials or they drain to permeable areas within the curtilage of the site. Where this permeable hardstanding meets the perimeter of the site to Spout Lane, the ground shall be graded so that it meets the road at an acceptable gradient ratio, details of which shall first be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of allowing acceptable access in and out of the site at the south-eastern corner of the site adjacent to Spout Lane.

18. The stone site boundary wall shall be retained. Details of amendments to the stone site boundary wall, and of all other boundary treatments, shall be submitted to and approved in writing by the Local Planning Authority before any above ground works commence, or within an alternative timeframe to be agreed in writing by the Local Planning Authority and the dwellinghouses shall not be used unless such means of site boundary treatment has been provided in accordance with the approved details and thereafter such means of site enclosure shall be retained.

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

19. The construction of the new dwellinghouse or conversion of the outbuildings shall not commence until the following schedule of works to Spout House has been carried out to the satisfaction of the Local Planning Authority, for which full details shall first be submitted to and approved in writing by the Local Planning Authority.

Schedule of works:

- Replacement/repair of roof using like for like materials which will include timber purlins and rafters and sandstone slab tiles
- Reinstatement and replacement of ridge stones (sandstone)
- Replacement/repair of all windows and doors
- Repair to stonework and mortar that will include a programme of remedial tying between walls and floors/roof and internal cross walls
- Replacement of rotten with new at rear corner of the western elevation of the north-south range and masonry made good
- Repair to structural cracks
- Removal of concrete or pebble dash render
- Repointing with appropriate mortar mix

Reason: In the interests of the restoration and repair of the heritage asset.

20. The development shall be carried out in accordance with Landscape Masterplan (Drawing No. SHS 10) Revision A prepared by Weddle Landscape Design, which shall include a 5 year landscape management plan to cover regular, seasonal and annual maintenance operations.

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

21. 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 shall not be brought into 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 Sheffield City Council policies relating to validation of capping measures and validation of gas protection measures.

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

22. No development shall commence until a lighting design strategy for biodiversity and sensitive species has been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and, badgers; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) and demonstrate that the areas to be lit will not disturb the above species. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in

accordance with the strategy.

Reason: To ensure adequate protection of species and habitats

23. The excavation of a trench to provide a french drain within the Root Protection Area (RPA) of Beech tree T20 (Category A) shall not be carried out by mechanical digger and shall be supervised by a qualified arboriculturist to ensure that the exact location of the trench can be adjusted if necessary to reduce impact on the tree's root system.

Reason: To prevent unnecessary harm to the tree in the interests of its long term welfare.

24. The approved landscape works, including replacement tree planting, 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.

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

Other Compliance Conditions

25. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (and any order revoking and re-enacting the order) no windows or other openings shall be formed in the western elevation of Plot 1's annexe accommodation facing No. 19 Acorn Drive without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of occupiers of adjoining property.

26. The three windows on the side elevation of the proposed annexe accommodation to Plot 1 facing No. 19 Acorn Drive shall be non-opening and fully glazed with obscure glass to a minimum privacy standard of Level 4 Obscurity and no part of the window shall at any time be glazed with clear glass.

Reason: In the interests of the amenities of occupiers of the adjoining property.

27. The dwellinghouses 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 it is essential for these works to have been carried out before the use commences.

28. All trees and site clearance shall be carried out outside the bird nesting season (March to August). In the event that trees are removed within the bird nesting season, the trees shall be checked for nesting birds by a qualified ecologist before work is allowed to commence

Reason: In the interest of nature conservation

29. 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.

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

30. The development shall be carried out in accordance with the Landscape Masterplan prepared by Weddle Landscape Design, updated April 2021

Reason: In the interests of visual amenity

31. The development shall be carried out in accordance with the recommendations and mitigation measures set out in the Ecological Impact Assessment prepared by Weddle Landscape Design, dated April 2021 and the Bat Surveys prepared by Whitcher Wildlife Ltd Ecological Consultants, dated 10 September 2019. The mitigation measures, that shall include the provision of a minimum of two integrated bat boxes on the new dwellinghouse and a selection of bird boxes on trees within the site boundary, shall be carried out prior to the development being brought into use.

Reason: To ensure adequate protection of species and habitats.

Attention is Drawn to the Following Directives:

1. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/coalauthority
2. 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. 0730 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 Environmental Protection Service, 5th Floor (North), Howden House, 1 Union Street, Sheffield, S1 2SH: Tel. (0114) 2734651, or by email at epsadmin@sheffield.gov.uk.
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 formal permission under the Highways Act 1980 in the form of an S278 Agreement. Highway Authority and Inspection fees will be payable and a Bond of Surety required as part of the S278 Agreement.

You should contact the S278 Officer for details of how to progress the S278 Agreement:

Mr J Burdett
Highways Development Management
Highways Maintenance Division
Howden House, 1 Union Street
Sheffield
S1 2SH

Tel: (0114) 273 6349
Email: james.burdett@sheffield.gov.uk

4. The developer is advised that, in the event that any unexpected contamination or deep made ground 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

5. 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. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property
6. The Local Planning Authority has dealt with the planning application in a positive and proactive manner and sought solutions to problems where necessary in accordance with the requirements of the National Planning Policy Framework.
7. 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 on the Council website here:

<https://www.sheffield.gov.uk/content/sheffield/home/roads-pavements/address-management.html>

The guidance document on the website includes details of how to apply, and what information we require. 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.

Site Location



© Crown copyright and database rights 2016 Ordnance Survey 10018816

INTRODUCTION

The application relates to Spout House, a Grade II Listed building in Stannington. Spout House was subject to a fire in 2016 that resulted in serious damage to the building, including the collapse of the roof and substantial damage to its historic fabric. Following the fire, the site has been boarded up and made secure. The building is partly covered in scaffold and protected from the elements by a metal tin roof.

LOCATION AND SITE CHARACTERISTICS

Spout House is a two storey detached dwellinghouse that sits within a very generous curtilage of some 0.52 hectares. The dwellinghouse is of traditional design and dates from the 17th Century. It is faced in natural stone walling and has a natural slate roof, although as previously described much of the roof has collapsed to expose the building's timber trusses. Features of the building include a prominent two storey rear off-shot, chimney breast and well-ordered fenestration. The site's curtilage contains two stone outbuildings, one along the eastern boundary of the site (a former stable) and the other, an 'L' shaped structure (a former cowshed) that is situated adjacent the listed building's north-western corner.

The site is positioned on the corner of Spout Lane, close to the junction with Stannington Road and to the west of Acorn Drive. Spout Lane, which feeds off Stannington Road, wraps around the edge of the site along its southern and eastern boundaries, where the site is enclosed by stone walling. The buildings on site are all located at the northern end of the site which allows for an expansive residential curtilage that rises up in a southern direction

towards Stannington Road. The site contains of high number of mature and semi-mature trees, both deciduous and coniferous, that are protected by a group Tree Preservation Order (TPO). The site has a rich biodiversity with species and habitats that are subject to protection by law. The site contains a pond around its midpoint.

The site of Spout House is located in a designated Housing Area that is characterised predominately by late 20th Century detached and semi-detached housing (the Acorn Housing Estate). To the north of the site are 2-storey semi-detached and detached houses that front onto Spout Copse. To its east are detached and semi-detached houses that front onto either Acorn Drive and Spoon Mews. To the west, across Spout Lane, is farmland designated as both Green Belt and an Area of High Landscape Value.

PROPOSAL

Full planning permission and listed building consent are being sought for the restoration and extension of Spout House, alterations and extensions to the site's two curtilage outbuildings to form an annexe to Spout House and a new dwellinghouse, and the erection of a split levelled detached dwellinghouse to the western side of Spout House. Planning permission and listed building consent are also being sought for the erection of two detached garages, one serving Plot 2 and the other Plot 3. The proposed would result in a total of three dwellinghouses across the development site, including Spout House.

RELEVANT PLANNING HISTORY

There have been two recent pre-application enquiries seeking advice for the redevelopment of the site for housing (Reference Nos. 18/02698/PREAPP and 19/03955/PREAPP). In addition to these pre-application enquiries, there have been several recent tree applications that have been approved and the works implemented (Nos. 17/00983/TPO, 17/01712/TPO, 18/04087/TPO) and 19/01865/TPO).

SUMMARY OF REPRESENTATIONS

A high number of representations have been received in response to neighbour notification and the posting of site notices.

Comments have also been received from Sheffield and Rotherham Wildlife Trust, The Society for the Protection of Ancient Buildings, Bradfield Parish Council and Friends of Loxley Valley.

In total 13 representations (11 objections and 2 neutral comments) have been received from occupants of neighbouring properties, which are summarised below.

- Highway safety

Have traffic problems and access to the site by heavy lorries and machinery been factored into the plans.

Highway safety concerns with the use of the south-eastern access point onto Spout Lane.

- Drainage matters

The culverted stream floods in heavy weather. Rainwater runs down Spout Lane drains onto Spout House through the entrance and through the walls onto neighbouring properties. It is important that the camber of the new drive does not direct water onto neighbouring properties. Expert advice states that the existing drains are inadequate to deal with an increased flow and will result in flooding. A new drainage strategy to direct water away from neighbouring properties needs to be adopted.

A surface drainage system should be added along the boundary between Spout Copse and Spout House. If the current porous ground is replaced with hard standing, surface water run-off will head towards neighbouring properties. This could cause damage to properties, landslides in sloped gardens or undermine the foundations of the dry stone boundary wall.

The small stream flowing down the hill on the east side of Spout Lane just about seems to cope with flooding in times of heavy rain. Additional water services and land surface drainage going into this water course could cause flooding further down the hill and properties at flood risk if drainage at the site as well as below the site is not improved alongside the development. The underground drainage for the four houses at the end of Spout Copse already regularly blocks. If this development is relying on the same underground drains, consideration needs to be given to whether it is fit for purpose.

- Landscape character of the area

The site has always provided a welcome 'green buffer' between the Acorn Housing Estate and the Green Belt. This buffer has been eroded by the removal of large trees. The application would turn the site into an extension of the housing estate.

It is recommended that two large trees at the top of the drive be removed. The branches of these trees have grown almost completely over the garden and block out much of the sun and light. Owing to their age and height, the trees have become unstable and dangerous to my property, especially in high winds.

- Design and heritage issues

The proposal represents an overdevelopment of the site and much of the historic context of the Listed Building would be lost. The dividing up of the site to form three separate dwellinghouses would be detrimental to the Listed Building and its setting.

The conversion and alterations to the curtilage outbuildings should retain as much of the original features as possible.

The plot 3 house with garage appears too close to Spout Lane.

- Residential amenity issues

As Plot 2 is situated on higher ground, the proposed dwellinghouse will look directly into main bedrooms and gardens of properties on Spout Copse. Regardless of any proposed fencing, there would be an increase security risk and loss of privacy to neighbouring properties.

A two storey annexe building will result in both loss of privacy and light to neighbouring properties. It is not clear whether the windows facing No. 19 would be obscured glazed and non-opening.

The bathroom window visible on the north elevation of Plot 2 is not marked as being frosted.

The increase in height of Plot 2 is of concern when compared to the existing properties on Spout Copse. An additional floor to the barn will present an imposing structure and reduce light into neighbouring gardens.

A 1.8m high fence should be erected along the driveway to provide privacy to adjacent gardens.

The northern boundary wall is in a dangerous state of disrepair and there is a lack of information regarding fence enclosures to protect privacy.

The ground floor window of Plot 2 should be obscured glazed to protect properties on Spout Copse

- Ecology issues

Adequate measures are required to protect the wildlife on site, in particular the badgers, owls and bats.

The badger mitigation should be monitored, and adjustments made if required in consultation with SCC Ecology Unit and the South Yorkshire Badger Group.

- Non material planning issues

Loss of property values.

Materials displaced by the construction should be professionally removed from site.

Disruption during building work.

Sheffield and Rotherham Wildlife Trust – Neutral comments

In terms of badgers, it would be preferable that the badger sett was to remain in its current location, but largely accept the proposed mitigation and support SY badger group's comments that the mitigation plan would be improved by improving the badger access at the perimeter of the site to make it easier for cubs to climb the dry stone wall.

The Ecological report predicts no significant effects to the site. Like to see a greater proportion of native species in the landscape and a condition for an Ecological Management Plan. A condition should also be attached about site clearance to avoid the bird breeding season.

The retained woodland on site should be brought into good management through selective thinning to increase light levels. Design of surface water attenuation and drainage features

to include habitats of ecological importance such as wet grasslands, marginal vegetation, reedbeds or standing water.

Tree and shrub planting to include native species of local provenance and native cultivars of wildlife value.

Improvement of shrub and ground flora diversity within the woodland.

The Society for the Protection of Ancient Buildings

The Society welcomes the proposal to repair Spout House and its curtilage buildings, however, they are unable to support the current scheme for the following reasons:

Lack of information and justification. The Heritage Statement is limited, and the Statement of Significance contained therein, is inadequate. The report offers little new information to that which is already known about the building and very little information has been provided in respect of the building post fire - i.e. the extent of fabric lost and what survives.

A full structural report, looking at both the overall structural condition, and at individual elements, needs to be undertaken and submitted as part of the application.

The proposed scheme, by virtue of the alterations and extension to the principle building, and those to the curtilage buildings, is considered to have a harmful impact. Spout House should retain its status as the key building on the site, with the curtilage, and any other new buildings, remaining visually subservient.

Of particular concern in this regard is the new building (plot 3), and the considerable extension of the cowshed (plot 2). The result, it would appear from the application drawings, is that the development would dominate, or at least significantly challenge and adversely affect, Spout House and its setting.

The proposals will erode parts of the historic plan (through the demolition of walls) and result in the loss of significant historic fabric (walls, windows, staircase). The significance of the elements affected have not been assessed, nor is any justification offered for the harm/loss that would occur as a result of the proposals.

The location of the proposed extension is both highly significant and sensitive. We strongly advise therefore that if extension of the building continues to be pursued, that alternative and less harmful locations/options are explored. There are also no details (incl. roof plans) to show the repair/re-construction of the roof, and the new addition.

The proposed conversions of the curtilage buildings would erode much of the agricultural character, with plot 2 (cowshed) being particularly unsympathetic as a result of the alterations and considerable extension. The conversions need to work more with the existing fabric and plan, avoid/minimise domestic design detailing/features, use existing apertures/minimise new openings in walls and roofs etc. In respect of cowshed (plot 2), we remain to be convinced that the building should be extended, and particularly in the manner proposed (additional storey).

The accuracy of the drawings should be checked. Some details (such as kneelers, mullions etc) appear to be missing or drawn inaccurately, and the proportions (gables, roof pitches, apertures) appear incorrect.

Bradfield Parish Council

There are concerns that the proposal represents an overdevelopment of the site and object if the building in its present form is not retained.

Friends of Loxley Valley

Friends of Loxley Valley has stated that they object to the pair of applications. Whilst not wishing to lose the historic listed buildings, and they are supportive of their sympathetic restoration, aspects of the current proposal are considered to be unacceptable and they support the concerns of neighbours.

They say the buildings need a lot of work in order to save them but the additional building proposed will make for an overdevelopment of the site and result in the loss of a secluded, wooded habitat supporting listed species.

They note there is no automatic presumption to allow building on garden land as it is regarded as greenfield site and Sheffield have 5.1 years supply of housing land.

The site provides a buffer between the Acorn housing estate and the greenbelt, which is also an Area of High Landscape Value.

Concerns regarding the safety of the proposed access and egress from the site for up to 9 vehicles.

Disappointed by the lack of comment from Historic England, when consulted.

Concerns about the viability of the construction of a new badger sett on site.

Concerned by the clearance of site vegetation including TPO trees in the nesting & breeding season and that this may jeopardise the retention of wildlife habitats for owls and bats.

Concern that some of the trees close to the boundary need some maintenance in order to render them safe.

South Yorkshire Badger Group (SYBG)

SYBG would like to see a significant number of points for badger access/egress from the site perimeter. The drystone wall beside Spout Lane is probably only accessible by adult badgers, thus limiting cubs to the site itself. If the wall was lowered in a couple of places or creep holes inserted this would help. Several access points to the east and south would help mitigate the obvious reduction of amenity for the badgers within the site. If this can be arranged SYBG would not wish to object to the planning application.

Historic England

On the basis of the information available, Historic England did not wish to offer any comments.

Highways England

No objection.

PLANNING ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The Council's development plan comprises the Core Strategy which was adopted in 2009, and the saved policies of the Unitary Development Plan which was adopted in 1998. The National Planning Policy Framework published in 2018 and revised in February 2019 (the NPPF) is also a material consideration.

Assessment of a development proposal needs to be considered in light of paragraph 11 of the NPPF, which provides that when making decisions, a presumption in favour of sustainable development should be applied, and that where there are no relevant development plan policies, or where the policies which are most important for determining the application are out of date (e.g. because they are inconsistent with the NPPF), this means that planning permission should be granted unless:

- The application of policies in the NPPF which relate to protection of certain areas or assets of particular importance which are identified in the NPPF as such (for example SSSIs, Green Belt, certain heritage assets and areas at risk of flooding) provide a clear reason for refusal; or
- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF makes it clear that a presumption in favour of sustainable development does not change the status of the development plan as the starting point for decision making.

Paragraph 13 of the NPPF confirms that policies should not be considered as out-of-date simply because they were adopted or made prior to the publication of the Framework. Due weight should be given to them, according to their degree of consistency with the Framework. Therefore, the closer a policy in the development plan is to the policies in the Framework, the greater the weight that may be given.

In addition to the potential for a policy to be out of date by virtue of inconsistency with the NPPF, paragraph 11 of the NPPF makes specific provision in relation to applications involving the provision of housing and provides that where the Local Planning Authority cannot demonstrate a five year supply of deliverable housing sites with the appropriate buffer the policies which are most important for determining the application will automatically be considered to be out of date.

On 16 December 2020 the Government published an update to planning practice guidance 'Housing and economic needs assessment'. The update introduces a change to the standard method for calculating the local housing need figure.

Paragraph 004 provides the steps used to calculate the local housing need figure as well as the specific data inputs to be used in terms of demographic baseline and adjustment for affordability. The most recent publication now includes an additional step 4 – the 'cities and urban centres uplift'. This requires a 35% uplift to be applied to the local housing need figure for the 20 largest cities and urban centres, including Sheffield.

The effect of the urban centres uplift is to increase Sheffield's local housing need figure for 2021 to 2,923 new homes per annum.

The Council's most recently published position in relation to the deliverable 5 year housing land supply situation is set out in the '5 Year Housing Land Supply Monitoring Report', December 2020. The monitoring report sets out the position as at 1 April 2020, with respect to the period 2020/21 to 2024/25. The monitoring report provides evidence of a 5.4 year deliverable supply of housing land.

Until an update is produced with a base date of 1 April 2021, the monitoring report remains the Council's stated position.

Therefore, the most important policies in the determination of this application are not automatically considered to be out of date.

The most important local policies in the determination of this application relate to heritage, landscaping, drainage, ecology and highway related impacts.

Set against this context, the development proposal is assessed against all relevant policies in the development plan and government policy contained in the NPPF.

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

- The principle of development – policy and land use;
- Highway matters;
- Heritage and design matters;
- Residential amenity matters;
- Drainage matters;
- Ground conditions;
- Coal mining issues;
- Tree and landscaping matters;
- Ecology matters;
- Green belt and landscape character;
- Archaeological matters;
- Community Infrastructure Levy (CIL); and
- Other Issues

The Principle of Development – Policy and Land Use

The application site is identified within the Sheffield Unitary Development Plan as a Housing Area. Under Policy H10 of the UDP housing is the preferred use of land.

Policy CS26 of the Core Strategy relates to the efficient use of housing land. In parts of the urban area that are close to high frequency bus routes such as here, it details that the density of development should be in the order of 40-50 dwellings per hectare, though the policy does allow densities outside these ranges in instances where they achieve good design, reflect the character of an area or protect a sensitive area.

The development of two further houses on this 0.52 hectare site equates to a density of approximately 5.8 dwellinghouses per hectare. While the proposed density would fall significantly below the recommended density range set out in Policy CS26, a lower density on this site can be justified given that the proposal relates to development within the curtilage of a grade II listed building, where a greater level of protection can be afforded under the terms of this policy.

It is also considered that the proposal would not conflict with Core Strategy Policy CS24, which relates to the use of previously developed land for new housing, and states that priority will be given to the development of previously developed sites and that no more than 12% of dwelling completions be on greenfield sites between 2004/05 and 2025/26. The NPPF defines previously developed land as land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface. Amongst other things, the definition excludes land in built-up areas such as residential gardens, which would include the garden curtilage of Spout House.

Policy CS24 is broadly consistent with the NPPF, which states at paragraph 117 that policies should set out a strategy for meeting housing needs in such a way that 'makes as much use as possible of previously-developed or 'brownfield' land' and, at paragraph 118, that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs.

As the Council is currently achieving a build rate of over 95% on previously developed land, the redevelopment of this greenfield site for housing would not conflict with policy CS24.

Highway Matters

UDP Policy H14 sets out at part (d) that in Housing Areas, new development will be permitted provided that it would provide safe access to the highway network and be provided with appropriate off-street parking and not endanger pedestrians.

NPPF paragraph 109 states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

There are two access points into the site, one from the north west from Spout Lane, and the other from a steep drive at its south-eastern corner, close to the junction with Stannington Road. At present, access to Spout House is only taken from Spout Lane as the south-eastern access is overgrown and unusable.

Spout House (Plot 1) would be served from the existing steep driveway at the site's south-eastern corner. Plots 2 and 3 would be accessed from the north west. The dwellinghouses would each be provided with a minimum of three off-street parking spaces. These would be provided adjacent to the houses and/or within the two proposed double garages, along with appropriate turning areas. This amount of parking is considered to be sufficient to meet the expected parking demands of the developments' future residents.

Use of the existing access from Spout Lane is considered to be acceptable from a highway perspective as it has good sight lines in both directions.

In relation to the access point close to the junction with Stannington Road, the sight lines are not ideal and fall below what would normally be required to ensure safe access to the highway. Highway officers also raised concerns regarding the distance of the property to the public highway, in relation to fire safety and bin collections. However, it is acknowledged that this access, whilst it has not been used in recent years, is an established vehicular access point from the site onto the adjacent highway that could be reinstated by the applicant without the need to seek planning permission. Moreover it will only serve 1 dwelling. It is therefore considered to be acceptable subject to a condition requiring full details of this access to be provided, including measures to improve visibility and appropriate surfacing of the driveway.

Heritage and Design Matters

This part of the report is split into two sections, the first relating to proposed works to the grade II listed Spout House, and the second relating to the proposed new dwellinghouse and alterations and extensions to the site's curtilage buildings, having specific regard to the listed building's setting.

UDP policy BE15 (Areas and Buildings of Special Architectural or Historic Interest) expects buildings and areas of special architectural or historic interest, which are an important part of Sheffield's heritage, to be preserved or enhanced and advises that development which is considered to harm the character or appearance of listed buildings or conservation areas will not be permitted.

Policy BE19 (Development Affecting Listed Buildings) requires developments which affect the setting of a listed building to preserve the character and appearance of the building and its setting.

Chapter 16 of the NPPF (Conserving and enhancing the historic environment) sets out the Government's policies relating to the historic environment. Paragraph 190 states that 'local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset),' taking this into account when considering the impact of a proposal on a heritage asset in order to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 192 states that, in determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities

including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 193 of the NPPF advises that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). ... irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'

It goes on to say that any harm to the significance of a heritage asset requires 'clear and convincing justification'. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities are advised to refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss (paragraphs 194-195).

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal' (paragraph 196).

It also advises local planning authorities to look for opportunities 'to enhance or better reveal' the significance of Conservation Areas when dealing with applications for development within their boundaries, treating favourably those proposals that 'preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance)' (paragraph 200).

UDP policies BE15 and BE19 are considered to align with the NPPF as they seek to protect heritage assets, though they do not focus on significance in the same way as the NPPF.

In considering whether to grant planning permission for development which affects a listed building or its setting, section 66 of the Planning (Listed Building & Conservation Areas) Act 1990 states that the local planning authority shall have 'special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

UDP Policy BE5 and Core Strategy Policy CS74 set out the local 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; (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.

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

neighbouring buildings, and at part (c), that sites should not be over-developed or deprive residents of light, privacy or security, or cause serious loss of existing garden space which would harm the character of the neighbourhood.

These policies are broadly in line with the NPPF (paragraph 124) which states that good design is a key aspect of sustainable development, while paragraph 127 states that development should contribute towards creating visually attractive, distinctive places to live, work and visit, whilst also being sympathetic to local character and history, including the surrounding built environment and landscape setting, whilst not preventing or discouraging appropriate innovation or change.

Spout House

Spout House is a grade II listed building and so it is a building of special interest (over 90% of all listed buildings fall in this class). It was listed in 1972 and the list description states:

House. Probably late C17, extensively remodelled in late C18. Coursed, square sandstone, gritstone quoins, stone slate roof partly missing and partly replaced by Welsh slate at rear. T-shaped plan with wing projecting to rear. 2 storeys and attic, 4 bays with central 2-bay gable. Large quoins. Central blocked door, now window, in eared architrave with cornice; a similar surround (now rendered) between bays 3 and 4. Central door flanked by 20-pane sashes in chamfered surrounds with projecting cavetto - moulded lintels, similar windows to 1st floor with central, reset, sundial. Outer bays have 2-light chamfered mullion windows to both floors, a similar attic window to central gable, mostly with leaded lights although ground floor bay 4 has casement in altered opening. Moulded kneelers and gable copings to end and front gables, gadrooned finials. Truncated ridge stack to left of bay 2, inserted stack in front of ridge to right. Rear: 3-light double-chamfered mullion window to ground floor left. To left return of wing: A quoin to right bears the date 1671, crudely inscribed. Doorway to left with chamfered, quoined surround and shaped lintel, 3-light double-chamfered mullion window to 1st floor right. Attached building to rear left in angle with wing not of special interest.

The submitted Heritage Statement says that the first available map which shows the site in detail is the first edition 6" Ordnance Survey (OS) map of 1855. Spout House, the L-shaped cowshed, and the stable block are all depicted with access to the site gained from the south east corner and a pond in the centre of the Site.

The 1890 25" OS map shows the sub-divisions within the Site which include a walled garden to the south of Spout House.

According to the statement, little change is visible within the site on subsequent editions of the OS maps, until the 1920 6" OS map which depicts a large barn constructed to the west of the cowshed. This barn features on the OS maps until the late 1970s, but has since been demolished.

Spout House is of special interest, with its significance drawn from its past use as a farmhouse, and the agricultural nature of the post-medieval landscape in which it was built, as well as its use of local materials, its plan form, and the development of architectural style during the late seventeenth and eighteenth centuries when the building was constructed.

Although the building is not recorded on the Heritage at Risk Register although, it is in a poor and deteriorating condition following the fire in 2016.

With the exception of a single storey rear extension, the proposed works to Spout House are largely limited to the restoration of the building, including the reinstatement and repair of the roof, new windows and doors and the rebuilding of damaged stone walling. The reinstatement of the building to something akin to its former condition is strongly supported and would allow the retention and re-use of this heritage asset as a dwellinghouse.

The proposed extension would be erected adjacent the north-eastern corner of the house and is a simple contemporary 'glass box structure' that would be constructed with a flat roof and black coloured narrow aluminium frames, built off a low reclaimed stone wall. The design of the extension has been amended during the course of the application on the advice of the Conservation Officer, and as amended it is considered to be of acceptable architectural quality, having a lightweight and highly glazed form that would contrast but not compete with the traditional appearance of the dwellinghouse. Views through the structure to the existing stone walling behind would be provided and the original plan form would remain legible.

A number of conditions are recommended to secure the appropriate quality of development, including a full schedule of works, large scale details, and details of all internal and external materials.

It is considered that the proposed works to this grade II listed building, as amended, are acceptable. Taking into account the building's poor state of repair, the retention of original fabric and the sensitive design of replacement features will preserve and enhance the character and appearance of the existing buildings and bring it back into full use, which is a benefit, and officers are satisfied that the proposed extension would not result in any harm to the significance of Spout House.

In respect of the works to Spout House, UDP Policies BE5, BE15 and BE19 and government policy contained in paragraphs 192 and 193 in the NPPF are considered to be satisfied.

Other Development and Impact on Setting of Spout House

Owing to the poor state of Spout House, a degree of enabling development is proposed within the curtilage of the site to allow the restoration of Spout House to a good condition. It is known that the 2016 fire resulted in substantial damage to the listed building, most notably with the destruction of the roof, as well as damage to the fabric of the structure. The cost of restoring the building will be significant, which is evidenced by the cost estimate and the structural issues identified in the structural report submitted with the application. The cost of the repair and conversion works will exceed the resulting land value.

It is accepted, therefore, that restoration of the listed building is unlikely to be financially viable without a form of enabling development within its curtilage and, if this is not secured, the building is likely to deteriorate further, potentially leading to greater restoration costs or a call for its demolition. Based on this, and to avoid further deterioration of this important listed building, it is considered reasonable that a modest form of residential development be permitted within the site's curtilage subject to a consideration of impact.

The proposed enabling works within the site of Spout House include the erection of a single storey detached dwellinghouse and alterations and extensions to the site's curtilage buildings to form a dwellinghouse and an annexe to Spout House. Lengthy discussions have been held with the applicant and their agents, which has led to the scheme now proposed.

The proposed dwellinghouse (Plot 3) would be erected to the western side of Spout House, close to the site of a large barn which previously stood to the west of the cowshed. It would be split level, on account of the ground levels which fall from south to north, presenting itself as a single storey building facing south and two-storey facing north. It has been designed to reflect closely the architectural style of a traditional stone barn. It would be linear in form (approximately 22m by 5.5m) and be constructed with a traditional pitched roof to a height of 4.15m (on its lower side) and 6.75m (on its higher side). To the rear would be a modest two-storey off-shot that would house the staircase to the upper floor. The dwellinghouse would have well-ordered fenestration, including a series of vertically emphasised openings along its front and rear elevations. It would be faced in natural stone and have a slate roof. Window frames and doors would be timber.

From a design perspective, the proposed dwellinghouse is considered to be of an acceptable design quality. The applicant's agreement to revisit the design of the dwellinghouse has resulted in a building that responds more positively to the adjacent listed building and historic character of the site – that of a farmhouse in an agricultural setting. To prevent the building competing with Spout House and having a harmful impact on its setting, the height of the dwellinghouse is some 2.6m lower than the listed building and positioned slightly behind its principal (southern) elevation. Consequently, it is considered that the building would read as a subservient and ancillary outbuilding to the listed building, particularly in key views taken from the southern end of the site. It is considered that the proposed dwellinghouse represents an appropriate form of development, and while having some impact on the setting of Spout House, its size, design and relationship with the listed building would result in less than substantial harm to the designated heritage asset.

In terms of works to the site's two stone outbuildings, these have also been subject to revisions that have led to significant design improvements from the scheme originally submitted for consideration. As previously stated, the former cowshed to the north of Spout House would form a separate 4 bedroomed dwellinghouse (Plot 2), while the former stable block along the eastern side of the site would provide annexe accommodation to Spout House.

The Heritage Statement identifies the L-shaped cowshed and stable block to be of medium heritage significance due to their historic and architectural interests and the contribution that they make to the setting of Spout House and its former agricultural use.

The former cowshed is attached to the north west corner of Spout House. Its 'L' shaped plan forms a loose three-sided courtyard to the rear. It is constructed of coursed sandstone with gritstone quoins and lintels and is partially roofed in mid-twentieth century corrugated sheeting, but appears to retain earlier roof trusses. The interior of the building was significantly altered during the twentieth century with concrete stalls and floor.

The stable block is a modest two storeys and rectangular in plan and is located to the front right of Spout House on the right hand side of the former driveway (adjacent the eastern site boundary). It is constructed from coursed sandstone and has a mid-twentieth century corrugated sheeting roof. The roof trusses are thought to have been replaced during the twentieth century (Plate 12). The building has openings on all four elevations, including its eastern elevation facing towards 19 Acorn Drive.

The amended proposals largely involve repairs and only minor changes to the retained outbuildings as part of their conversion for residential use. While the annexe in the stable block would have two floors of accommodation, this is achieved by utilising the roof void and does not involve increasing the height of the building. Existing openings are supplemented by a series of Conservation style rooflights and only a small number of new openings.

It is considered that the proposed treatment of both outbuildings is acceptable and that they would retain their architectural integrity and historic significance. Moreover, it is considered that the proposed alterations would not harm the significance of the designated heritage asset, Spout House, and so it is not necessary to weigh the development against the public benefits of the proposal.

It is acknowledged that the proposed development involves the subdivision of the site into three separate residential plots which will result in some harm to the setting of the listed building as a result of boundary treatments, additional garage accommodation and residential paraphernalia. However, this harm is considered to be less than substantial, with Spout House retaining a very substantial curtilage as well as the site's outbuilding along its eastern boundary. The listed building would also benefit from its own separate access and driveway. It is nevertheless important that the means of subdivision is carried out sensitively, incorporating soft boundary treatments such as hawthorn hedging or similar, as opposed to high timber fencing, particularly between Spout House and the new dwellinghouse along the side of their respective south facing gardens.

The less than substantial harm identified above and resulting from the erection of the proposed new dwellinghouse and the subdivision of the site into three separate residential plots is considered to be outweighed by the repair and preservation of the badly fire damaged grade II listed Spout House and sensitive retention of the retained outbuildings, which is a clear public benefit.

Residential Amenity Issues

UDP Policy H14 'Conditions on Development in Housing Areas' permits new development provided that: (c) the site would not be over-developed or deprive residents of light, privacy or security, or cause serious loss of existing garden space which would harm the character of the neighbourhood; and (e) it would not suffer from unacceptable air pollution, noise or other nuisance or risk to health or safety.

This is in line with NPPF paragraph 127 f) which states that development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

The application site is bound by residential properties on two sides. To the north of the site are two storey detached and semi-detached houses that front onto Spout Copse (Nos. 1-

11), and to its east are semi-detached houses that front onto either Acorn Drive or Spoon Mews. Apart from these adjacent properties, it is considered that all other properties within the vicinity of the site are adequately distanced from the site to prevent any significant harm to their residential amenity in terms of overlooking, loss of light or loss of outlook.

In terms of the houses on Spout Copse, save for the property to the far west which has a gable facing towards the application site, these properties' rear elevations are orientated towards the site and set back from the common boundary shared with Spout House by between 7m and 8.5m. These properties currently benefit from extensive screening from the site by mature landscaping along the shared boundary.

These properties will primarily be affected by the conversion of the 'L' shaped curtilage outbuilding into a dwellinghouse (Plot 2), which would be a minimum of approximately 4.5m from the common boundary. However, the converted building is modest in scale and it will have only a single ground floor kitchen window in its north facing elevation. A proposed garage to serve plot 2, which was to be located in the north eastern corner of the site adjacent the rear boundary of no.3 Spout Copse, has been omitted from the scheme. It is considered that the impact of the development on the amenities of the occupants of properties on Spout Copse will not be harmful and that there will be no significant loss of privacy, overshadowing or loss of outlook.

In terms of the proposed dwellinghouse (Plot 2), a distance of over 25m would be maintained between the new house and the rear of properties on Spout Copse, a distance in excess of the 21m referenced in guideline 6 of the supplementary planning guidance 'Designing House Extensions' required to protect neighbour's privacy.

Houses on Acorn Drive and Spoon Mews are situated beyond the site's eastern boundary. With the exception of two properties (Nos 21 and 23 Acorn Drive), which are perpendicular to the site, these neighbouring properties have their rear elevations orientated towards the site, with their gardens set back from the eastern stone boundary wall between 8m and 14m on account of their angled position to the site.

The proposed garage serving Plot 1 is situated adjacent the eastern side boundary close to the parking area of Nos 21 and 23 Acorn Drive. This is an existing structure that will be extended slightly. An existing high stone wall will largely obscure the garage from view from Nos 21 and 23 and from Acorn Drive and so it will have no amenity impacts, with any additional overshadowing limited to the neighbour's driveway.

New residential accommodation in the existing outbuilding along the eastern boundary will largely face towards the application site. The outbuilding will not be increased in height or have any additional windows along its eastern elevation. The proposed rooflight (in the eastern roof slope) would be situated at a height that would prevent overlooking, and the three existing windows in the eastern elevation will be obscured glazed and non-opening (reserved by condition). It is also considered that any noise associated with its use as an annexe would not be so significant that it would harm the amenity of neighbouring properties.

It is considered that the extension to Spout House would not result in any harm to the amenities of occupiers of neighbouring properties as this structure will not extend any closer to neighbouring properties than the existing side elevation.

In light of the above, it is considered that UDP Policy H14 (c), which seeks to protect the amenities of occupiers of neighbouring properties from new development, is met.

It is also considered that the three proposed dwellinghouses would be afforded with a high level of amenity, with well-appointed living accommodation and good sized garden curtilages that would afford appropriate levels of outlook and privacy to the benefit of the properties' future residents. While the three dwellinghouses would be situated close to one another at the northern end of the site, it is considered that careful consideration has been given to the proposed siting of the new dwellinghouse and its relationship with Spout House and the converted outbuilding to prevent any significant concerns with regard overlooking and outlook. The main garden area to the south of Spout House would be subdivided to form two equally sized curtilages to serve Spout House and the new dwellinghouse. Plot 2 has a much more modest but sufficiently sized garden to the west and courtyard to the east.

Drainage Matters

The application has been subject to a high number of objections relating to drainage issues with many raising concerns that the proposed development would exacerbate existing drainage issues in the area. The Lead Local Flood Authority (LLFA) suspect that the problems experienced by the adjacent properties are due to an historical lack of maintenance of land drainage, including the watercourse that runs through the site and the pond located to the southern end of Plot 3.

On account of the drainage issues, the applicant commissioned Eastwood and Partners to devise a drainage strategy, which is set out on Drawing No. 45053/001. The strategy has been developed in conjunction with LLFA and drainage consultants acting on behalf of the applicant.

As set out in the EclA report, two small streams enter the top of the site and converge in a shallow depression before entering a surface water culvert and sewer.

The intention of the strategy is to materially improve drainage in the area by introducing drainage management measures to a site which currently has no management in place. The drainage system is underpinned by the topography of the site and includes the following key features:

- Catch pits/surface water drainage tank

Catch pits and a surface water drainage tank will be located at the northern end of the site where the majority of development is proposed. The Catch pits are located in positions to where the gradient of the site will naturally direct surface water. This measure will ensure the removal of sedimentation prior to discharge to the local watercourse to reduce the likelihood of blockages and provide an element of treatment.

The existing chamber to west of the site which will be reused subject to a conditions survey and a new surface water drainage tank with a capacity of 128 cubic metres would be installed at the northern end of the site within cellular attenuation crates beneath the parking area. This discharges into existing riparian ditch via an existing connection, which has been confirmed by a dye test.

- Permeable gravel bound surfacing

The drainage scheme includes permeable surfacing, which will extend from the driveway from the southern entrance off Spout Lane to the annexe accommodation on Plot 1. This measure also ensures oxygen exposure to tree roots is retained as requested by the Council's Ecology Section.

In addition to the above, the drainage strategy includes the retention of the existing pond, surface water discharge from impermeable areas limited to 2l/s, and Groundwater exceedance intercepted via a French drain and piped to the riparian ditch to mitigate the risk of migration to 3rd party land.

The Lead Local Flood Authority (LLFA) have confirmed that they are generally satisfied with drainage strategy subject to the imposition of conditions that include discharge rates at a maximum rate of 2l/s and further site investigation to be carried out as part of a detailed and sustainable drainage solution for the site. They also advise that an informative be attached to any grant of planning permission that draws the applicant's attention to his responsibility to investigate and repair/divert any damaged watercourse within the site boundary to prevent historic problems of flooding to neighbouring properties.

Ground Conditions

Intensifying the residential use of the site merits a Phase 1 risk assessment to identify any risk factors. It is recommended that the usual suite of ground contamination conditions be attached to any grant of planning permission.

Coal Mining Activities

The application site falls marginally within the defined Development High Risk Area (DHRA) with the Coal Authority records indicating that historic unrecorded underground coal mining is likely to extend beneath the south western edge of the site. The Coal Authority has stated that the proposed new build lies entirely outside the DHRA, and is entirely within a Development Low Risk Area (DLRA), something that they say would not normally require a Coal Mining Risk Assessment.

Nevertheless, the applicant has submitted a Coal Mining Risk Assessment (CMRA) report (21 May 2020, prepared by Eastwood & Partners) which identifies that two coal seams are likely to be present at shallow depths beneath parts of the site. It indicates that the areas of the site where coal will be present at shallow depth will be dependent upon the position of a fault which crosses site. It concludes that whilst the seams are unlikely to have been worked in the past, any such unrecorded workings could pose a risk of surface instability. The report goes on to recommend that boreholes are drilled to determine the extent and depth of any shallow workings and to inform a programme of drilling and grouting stabilisation measures where necessary. It also advises that reinforcement of foundations is likely to be required in any case.

The Coal Authority raises no objection to the proposal and states that it is for the LPA to determine as part of its assessment of ground conditions whether it considers that the undertaking of the investigatory works outlined in the submitted report within the DLRA are

required in this instance. The Coal Authority recommend that in the interests of public safety, two directives be attached to any grant of planning permission, one which requires them to be notified if any coal mining feature is encountered during the development, and that any intrusive activities on site in respect of former coal mining workings will require prior written approval of the Coal Authority.

Tree and Landscaping Matters

UDP Policy GE15 relates to trees and woodland and states that trees and woodland will be encouraged and protected by a) requiring developers to retain mature trees, copses and hedgerow, wherever possible, and replace any trees which are lost, and c) not permitting development, which would damage existing mature and ancient woodlands.

This policy is broadly consistent with government policy contained in paragraph 175 of the NPPF, where at part c) it states that development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

The application was accompanied by an Arboricultural Impact Assessment and Method Statement prepared by Weddle Landscape Design. This was been updated in April 2021 due to layout changes and additional drainage requirements.

The report details that the site consists of a mixed plantation of deciduous and coniferous woodland that is entirely covered by an Area Tree Preservation Order (TPO – No 360). The tree survey includes an assessment of life stage, life expectancy and general observations on condition and categorisation. The survey found that there are three trees that are considered to be of high quality (Category A), two beech trees (T20 and T63), and a Sycamore (T141). These are located along the site's frontage to Spout Lane. A row of Western Hemlock (T90-T99) are located along an existing stone wall running north-south at the centre of the site, and a row of larch (T115-T118) are located along the eastern track. These trees are recorded as being of moderate quality (Category B). In addition to these, the survey found a number of Norway Spruce and Scots Pine that are located in the centre of the site. Many of these trees were found to have defects and/or low life expectancy and are considered to be low quality (Category C) or unsuitable for retention (Category U).

As a result of the development to erect a new dwellinghouse and the reconfiguration of the access road and driveways, the report identifies a total of 44 trees would be removed. Of these 44 trees, 26 would be removed for arboricultural reasons, as they are either dead, dying, have limited life expectations or are severely suppressed or having a severe lean.

Fourteen (14) trees would be removed as part of the proposed development taking into factors such as the condition of existing trees, parking provision, and service access easements. Of these 14 trees, the report details that 12 trees are recorded as low quality (Category C), and two trees, a Western Hemlock (T99) and Aspen (T12) are considered to have moderate quality (Category B).

Four (4) further trees are proposed to be removed on account of the site's significant issues with drainage and overground water. The report details that the proposed drainage strategy has changed since the original Arboricultural Impact Assessment was carried out in May

2020, but has been developed in conjunction with the applicant's drainage consultant (Eastwood and Partners) to minimise the impacts on the site's trees. These four trees include three Western Hemlocks (T94, T95 and T96), recorded as having moderate quality (Category B) and a sycamore (G103) that is recorded as having low quality (Category C).

With the exception of the trees scheduled for removal for the reasons set out above, the report details that all other trees on site will be retained. It recommends that protective fencing will be erected to surround all retained trees, ground protection measures to root protection areas (RPAs) to allow access during construction and for access roads to be surfaced using a no-dig construction. The report also points out that the proposed drainage layout is located close to Beech T20 (Category A), which will require the excavation of a trench for a french drain within part of the RPA. On account of this, it is considered necessary that on-site arboricultural supervision be provided to ensure that the exact location of the trench be adjusted to reduce impact on any significant roots should these be encountered.

In terms of mitigation for the loss of trees, the report states that the application provides the opportunity to implement a woodland and landscape management scheme to safeguard the site and its trees in a good condition for the long term. Additionally, a Landscape Masterplan has been produced for the site that includes new tree planting across the site as well as other ecological enhancements to improve the shrub and ground flora diversity within the woodland. The report concludes that the overall impact from the loss of low quality and unsuitable for retention trees is low and that with additional planting, together with proposals for the site's long term management, the impact of the development would be satisfactorily mitigated.

The Landscape Masterplan is considered to be robust with the proposed long term management of the site and additional tree planting adequate mitigation for the site's substantial tree loss. The recommendations set out in the Arboricultural Impact Assessment and Method Statement will be secured by conditioned.

Ecological Matters

UDP Policy GE11 relates to nature conservation and development and it states that the natural environment will be protected and enhanced. It goes on to say that 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.

These policies are broadly consistent with government policy contained in the NPPF at paragraph 170, which sets out that decisions should contribute to and enhance the natural and local environment through measures that include a) protecting and enhancing valued landscapes, sites of biodiversity, and d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Paragraph 175 of the NPPF sets out that when determining planning applications, local planning authorities should apply a number of principles, including a) that if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an

alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

The application was accompanied by a Phase I Habitat Survey and Ecological Scoping Report and an Ecological Impact Assessment (EclA) prepared by Weddle Landscape Design, the latter report was updated in April 2021 to reflect amendments secured during the course of the application.

As previously stated, a significant proportion of the site is made up of woodland, with the report finding the woodland has some reasonable species diversity. There is a lack of shrub and field layers and it is unlikely to qualify as a priority habitat, but it does provide opportunities for a range of local wildlife. The three buildings on site are all derelict, with the site's two outbuildings exposed which has allowed water and damp to ingress into the structures.

A daytime assessment of the buildings was carried out in August 2019. This assessment found that all three buildings were considered to have moderate suitability for bats. Further surveys were carried out including an initial dusk emergence survey in August 2019 and a dawn re-entry survey in September 2019. These surveys found no field signs of bats during the daytime assessment with no bats seen to enter or emerge from the buildings on the site during the activity surveys. A separate Preliminary Bat Tree Roost Assessment was carried out in September 2019, updated in March 2021 to assess all the trees that are proposed to be felled as part of the revised scheme. The assessments concluded that the trees to be removed all fall within the low or negligible risk of potential roosts category. The 2019 dusk and dawn surveys did however identify Common Pipistrelle foraging along the central tree line, and as some of these trees are subject to be removed, the report does identify that there would be some impact on the site's foraging habitat.

The reports concludes that while no bats were identified within the buildings and trees on site, the development will result in a reduction of potential bat roost features, and that without appropriate mitigation, there would be a significant adverse effect on bats at a local level. As mitigation, the report recommends that two integrated bat boxes should be incorporated into the proposed building, external lighting be designed to ensure that lights are angled downwards and that night-time light levels remain relatively low, replacement tree planting and all tree removal be undertaken by an arboriculturist experienced in working on trees with bat roost potential.

The Council's Ecology Section is satisfied with the findings of these reports and asks that the recommended mitigation measures are secured by planning condition.

Having found evidence of the presence of badgers during a site walkover, the applicant commissioned the undertaking of a more detailed badger survey, desk study and Method Statement. A mitigation strategy has been prepared which sets out a number of requirements and recommendations. This will include an opening in the wall to allow badger cubs to exit the site.

The Council's Ecology Section has inspected the badger survey report and recommends a condition that requires these mitigation measures to be incorporated within the scheme.

It is acknowledged that the removal of a high number of trees across the site will have an impact on biodiversity. However, it is considered that adequate mitigation measures can be provided, including replacement tree planting and integrated bat boxes in addition to a strategy for the protection and welfare of badgers. It is also considered that, along with the proposed long term management of the site, the mitigation measures should ensure a net gain in bio-diversity on a site that has been neglected for many years.

Green Belt and Landscape Character

The application site is situated wholly within a Housing Area, but land to the west of Spout Lane is designated as Green Belt and lies within an Area of High Landscape Value (AHLV).

UDP Policy GE4 states that the scale and character of any development which is permitted in the Green Belt, or would be conspicuous from it, should be in keeping with the area and, wherever possible, conserve and enhance the landscape and natural environment.

UDP Policy GE8 states that in Areas of High Landscape Value, protection and enhancement of the landscape will be the overriding consideration.

These policies are considered to be broadly consistent with government policy contained in the NPPF which states, at paragraph 133, that the fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open, the essential characteristics being their openness and their permanence, and at paragraph 170 part a), that planning decisions amongst other things should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and sites of biodiversity.

It is considered that the proposed development would not result in any harm to the openness of the Green Belt, or detract from the high landscape character of the surrounding area. The site benefits from substantial tree cover along the site's western boundary, the majority of which would be retained as part of the development. This extensive tree belt together with the siting of the new dwellinghouse at the northern end of the site, where the land levels are significantly below the land levels on Spout Lane, will prevent the development impacting on the open character and landscape setting of the adjacent Green Belt and AHLV.

Archaeological Matters

Paragraph 189 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

As previously described, Spout House is an important building which, with its attendant outbuildings, demonstrates the nature of 18th and 19th century Stannington. The proposed redevelopment retains most of the existing fabric, but the South Yorkshire Archaeological Service (SYAS) recommends that significant changes be recorded prior to being altered. It also advises that groundworks have the potential to expose elements of earlier fabric and surviving evidence from land use prior to the construction of Spout House. SYAS therefore

recommend that their standard condition be attached to any grant of permission, requiring a strategy for archaeological investigation in the form of a Written Scheme of Investigation (WSI).

Subject to this being attached, it is considered that the requirements of paragraph 189 of the NPPF would be met.

Community Infrastructure Levy

The Council has adopted a Community Infrastructure Levy (CIL) to provide infrastructure to support new development.

The site falls within CIL Charging Zone 3 (north west). Within this zone there is a CIL charge of £30 per square metre.

Other Issues

Due to the proximity of neighbouring properties to the site, the Environmental Protection Service (EPS) has recommended that a directive be attached to remind the applicant of the standard construction hours of working, which are 0730-1800 (Monday to Friday), 0800 to 1300 (Saturday) and no working on Sundays or Public Holidays.

SUMMARY AND RECOMMENDATION

The application relates to the site of Spout House, a grade II listed building on the edge of Stannington.

Full planning permission and Listed Building Consent (LBC) are sought for the restoration and extension to Spout House, alterations and extensions to the site's two curtilage outbuildings to form an annexe to Spout House and a new dwellinghouse, and the erection of a new two-storey detached dwellinghouse to the western side of Spout House. Planning permission is also being sought for the erection/extension of detached garages to serve Plots 1 and 3.

The application has been amended during the course of the application which has resulted in significant improvements to the layout and design of the proposed new dwellinghouse, as well as revisions to the two annexe buildings. The proposed dwellinghouse has well-ordered fenestration, not dissimilar to a converted barn, and is considered to be respectful to the listed building's setting.

It is accepted that the erection of the new dwellinghouse and subdivision of the site to provide three curtilages would lead to some harm to the setting of the listed building, but it is considered that the harm to the significance of this designated heritage asset is less than substantial and would be outweighed by the public benefits of the proposal, which will secure the restoration of the fire damaged listed building, its remaining curtilage buildings and improved drainage in the interests of reducing flood risk. The applicant is agreeable to a condition that would secure the restoration works to the listed building in advance of other works commencing on site, including the erection of the proposed dwellinghouse. This would ensure that the restoration of the listed building is at the forefront of the development

and that the enabling development, whilst required to provide funding, is secondary to the preservation of the listed building.

It is acknowledged that the development includes the loss of a number of protected trees, but as many of these are Category C and U trees, and with a number of trees being removed to accommodate a comprehensive drainage scheme and improved siting of the new dwellinghouse, it is considered that their loss can be justified. The supporting Landscape Masterplan includes tree planting to compensate for the loss of the trees across the site.

From a highway perspective, the proposal is considered to be acceptable, and while site lines are not ideal at the site's access at its south-eastern corner close to Stannington Road, this site entrance is historic and can be used without the need to seek planning permission. This entrance would only be used by one property and, in combination with some improvements, it is considered that its re-use would not significantly impact on highway safety.

The scheme includes a comprehensive drainage scheme that should help to address existing drainage problems within the site boundary and surrounding area.

It is considered that future occupants of the site would be afforded good levels of amenity and that any effect on the residential amenity of neighbouring properties in terms of loss of outlook, loss of privacy or overshadowing would not be significant.

For the reasons given in the report and having regard to all other matters, it is considered that the development would be in general accordance with UDP Policies H10, H14, BE5, GE4, GE8, GE11, GE15, BE15 and BE19 and Core Strategy Policy CS74 and government policy contained in the National Planning Policy Framework.

It is therefore recommended that full planning permission and Listed Building Consent be granted subject to conditions.

This page is intentionally left blank