



## SHEFFIELD CITY COUNCIL City Centre, South & East Planning & Highways Committee

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**Report of:** Director of Development Services

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**Date:** 14 January 2013

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**Subject:** Enforcement Report

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**Author of Report:** Khalid Mahmood

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**Summary:** Unauthorised creation of a hard standing surface at the front of 326 Granville Road, S2

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**Reasons for Recommendations:**

The owner is not making any attempt to resolve this issue and it is now considered that the matter should be reported for further enforcement action.

**Recommendations:**

That authority be given to the Director of Development Services or the Head of Planning to take all necessary steps including enforcement action and the institution of legal proceedings, if necessary, to secure the removal of the unauthorised hard standing at the front of 326 Granville Road, S2. The Head of Planning is delegated to vary the action authorised in order to achieve the objectives hereby confirmed, including taking action to resolve any associated breaches of planning control.

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**Background Papers:**

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**Category of Report:** OPEN

## DEVELOPMENT SERVICES

### REPORT TO CITY CENTRE SOUTH & EAST PLANNING AND HIGHWAYS COMMITTEE

14 JANUARY 2013

## ENFORCEMENT REPORT

### UNAUTHORISED CREATION OF A HARDSTANDING SURFACE AT THE FRONT OF 326 GRANVILLE ROAD, S2.

#### 1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to inform Committee Members of a breach of planning control and to make representations on any further action required.

#### 2. BACKGROUND AND BREACH

- 2.1 326 Granville Road is a two storey mid terrace property located near the junction with City Road. The site lies within a Housing Area as designated within the Sheffield Unitary Development Plan.
- 2.2 A complaint was received in August 2010 about the creation of a drive and a hard standing at the front of the property. A site visit was carried out and it was noticed that a small wall with a hedge had been removed and a concrete based hard standing had been created which was more than 5 square metres. No dropped kerb had been created and Officers have not witnessed any vehicles parked on the hard standing.
- 2.3 Several letters have been sent to the owner of the property and telephone conversations have taken place in trying to resolve this issue. The owner has removed a small part of the hard standing near to the pavement to create a porous area to allow water to run-off into it. However, this permeable area is not sufficient to stop water run off onto the highway.
- 2.4 Further letters have been sent to the owner suggesting that a drain or gully is created at the bottom of the hard standing to allow water to run-off into a permeable or porous area, so that water can be soaked into the ground and not onto the highway. The owner has ignored any requests to do this and it is now considered that the matter should be reported for further action.

3. ASSESSMENT OF BREACH OF CONTROL
  - 3.1 Under Class F of the Town and Country Planning (General Permitted Development) Order 2008 any area of ground covered by a hard standing surface such as concrete, which would exceed 5 square metres, would require planning permission, unless the hard surface is made from a porous materials or provisions have been made to direct run-off water from the hard surface to a permeable or porous surface within the curtilage of the dwellinghouse.
  - 3.2 Sheffield Development Framework Core Strategy Policy CS67 – Flood Risk Management requires that all developments significantly limit surface water run-off and the use of Sustainable Drainage Systems or sustainable drainage techniques an all sites where feasible and practical.
  - 3.3 Unitary Development Plan Policy BE5 ‘Building Design and Siting’ states that new development should complement the scale, form, and architectural style of surrounding buildings.
  - 3.4 Unitary Development Plan Policy H14 ‘Condition on Development in Housing Areas’ states that developments should be well designed and in scale and character with the neighbouring buildings.
  - 3.5 The removal of the wall and hedge does not require planning permission but in this case the majority of properties on this part of the road are all of a similar character with a small wall with a hedge. The removal of the hedge and the wall and the creation of the concrete based hard standing is out of keeping with the character of this area.
  - 3.6 The frequency of flood events is increasing and every effort must be made to eliminate attenuate surface water run-off as this exacerbates the problem. This is why it is important to tackle this breach of planning control.
  - 3.7 The photographs below shows the hard standing and the small permeable area which is considered not be sufficient to stop water run-off onto the highway and the change of character of the property by the removal of the wall and hedge.



4. REPRESENTATIONS

- 4.1 A verbal representation was received regarding the creation of a hard standing and drive and the use of the hard standing for the parking of vehicles.

5. FINANCIAL IMPLICATIONS

- 5.1 There are no financial implications arising from the recommendations of this report.

6. EQUAL OPPORTUNITY IMPLICATIONS

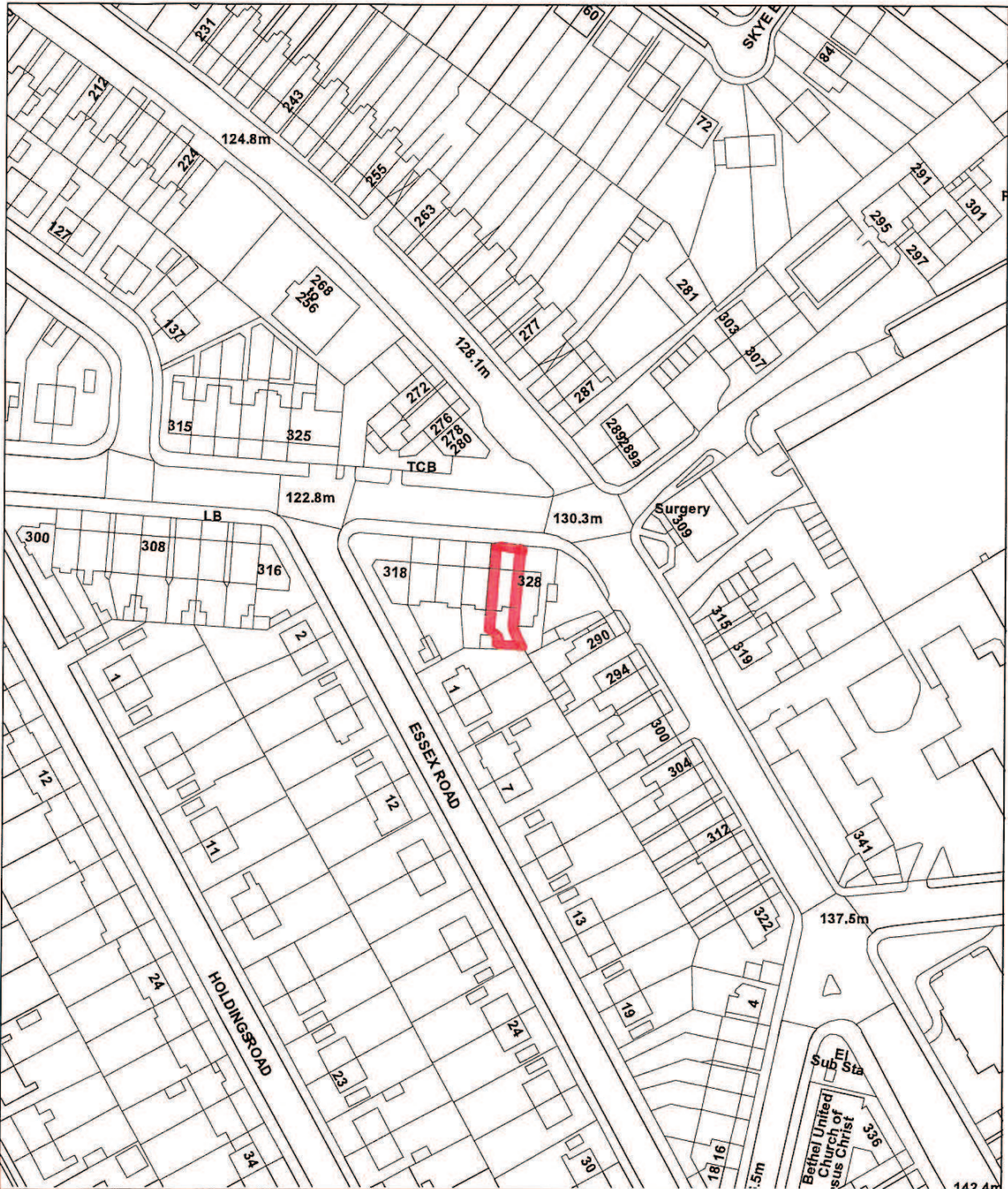
- 6.1 There are no equal opportunities implications arising from the recommendations of this report

7. RECOMMENDATIONS

- 7.1 That authority be given to the Director of Development Services or the Head of Planning to take all necessary steps including enforcement action and the institution of legal proceedings, if necessary, to secure the removal of the unauthorised hard standing at the front of 326 Granville Road, S2. The Head of Planning is delegated to vary the action authorised in order to achieve the objectives hereby confirmed, including taking action to resolve any associated breaches of planning control.

Dave Caulfield  
Head of Planning


2 January 2013



  
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Date: 01 October 2010