



SHEFFIELD CITY COUNCIL Planning and Highways Committee

Report of: Director of Development Services

Date: 13/08/2013

Subject: Applications under various acts/regulations

Author of Report: Lucy Bond and Sue Barker 2734218

Summary:

Reasons for Recommendations

(Reports should include a statement of the reasons for the decisions proposed)

Recommendations:

Background Papers:

Category of Report: OPEN

Application No.	Location	Page No.
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13/01706/FUL (Formerly PP-02645342)	Salvation Army Church Queen Street Mosborough Sheffield S20 5BP	21
13/01273/OUT (Formerly PP-02578012)	Land At Rear Of 315 To 329 Baslow Road Sheffield S17 4AD	31
13/00660/FUL (Formerly PP-02493495)	Curtilage Of 7 Stocks Green Court And Land Rear Of 3-7 Stocks Green Court Sheffield S17 4AY	50

SHEFFIELD CITY COUNCIL

Report Of The Head Of Planning
To the South Planning and Highways Committee
Date Of Meeting: 13/08/2013

LIST OF PLANNING APPLICATIONS FOR DECISION OR INFORMATION

NOTE Under the heading "Representations" a Brief Summary of Representations received up to a week before the Committee date is given (later representations will be reported verbally). The main points only are given for ease of reference. The full letters are on the application file, which is available to members and the public and will be at the meeting.

Case Number	13/01999/FUL
Application Type	Full Planning Application
Proposal	Single-storey rear extension to dwellinghouse
Location	23 Strathtay Road Sheffield S11 7GU
Date Received	04/06/2013
Team	South
Applicant/Agent	Hooley Tratt Partnership Ltd
Recommendation	Grant Conditionally

Subject to:

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

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

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

The drawings numbered 456/01 456/02

unless otherwise authorised in writing by the Local Planning Authority.

In order to define the permission.

- 3 The proposed facing materials shall match the facing materials to the existing building.

In the interests of the visual amenities of the locality.

- 4 The proposed roofing materials shall match the roofing materials to the existing building.

In the interests of the visual amenities of the locality.

Attention is drawn to the following directives:

1. The Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application.

Site Location



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LOCATION AND PROPOSAL

The application relates to a mid terraced dwelling on Strathtay Road. The brick, render and slate built property is slightly different in size and shape to most of the properties on the street and may have at some point been an infill development. The application property is set significantly higher than the public highway and set within front and rear gardens.

The property is situated within a residential area as defined in the Unitary Development Plan. The street is wholly residential in character and many of the properties have been extended and altered in the past.

The application seeks permission to erect a single storey rear extension to the dwelling. The extension would be sited in between an existing off shot element of the dwelling and the steps down to the side passageway. The extension would have a footprint of approximately 3.3 metres by 2.75 metres.

RELEVANT PLANNING HISTORY

There is no relevant planning history associated with this property.

SUMMARY OF REPRESENTATIONS

There has been one representation received in connection with this proposal. The concerns are not material planning issues and relate to subsidence and the structural integrity of the buildings. These concerns relate to civil matters which are covered by separate legislation and cannot, therefore, be assessed in this planning application.

PLANNING ASSESSMENT

Policy Issues

As the application property is situated within a Housing Area, the most relevant planning policies are therefore outlined in UDP policies H14 and BE5. Supplementary Planning Guidance: Designing House Extensions is also relevant in this instance.

In March 2009, Sheffield City Council adopted its Core Strategy policy document. Policy CS74 of the adopted Core Strategy further reinforces the need for high quality designs which respect the character and built form of the surrounding area.

Design Issues

Policies H14 and BE5 of the UDP, seek high quality designs that enable a proposal to fit in comfortably within their surroundings without being detrimental to the visual amenities of the area. Similarly, policy CS74 of the Core Strategy further reiterates the need for high quality designs.

The proposal seeks permission to erect a single storey extension in the area between the passageway steps and the existing single storey rear element of the dwelling. The footprint would measure approximately 2.75 metres by 3.3 metres and would be constructed using materials to match the existing building.

Owing to the relationship between the subject property and the neighbouring terraces, the extension would be set in a very private court yard and as such, would not be seen. The design is sympathetic to the original dwelling and given the siting of the extension, the proposal is not therefore considered to impact upon the visual amenities of the area or the character of the original property.

The proposal's design is considered to be acceptable in terms of its siting, built form, massing, materials and details. It is considered to complement the existing building and the wider surrounding built environment. As such, the proposal is considered to be acceptable in terms of SPG guidelines and policies CS74, BE5 and H14.

Amenity Issues

UDP policy H14 and guidelines 5 and 6 of the SPG: Designing House Extensions, seek to protect the amenities of the neighbouring properties. Whilst policy 5 addresses the issues of overshadowing and loss of light, guideline 6 seeks to protect minimum levels of privacy.

It is considered that the proposal would not significantly overbear/ overshadow the neighbouring property to a degree that would warrant a refusal, because the extension is heavily screened from both neighbouring properties and there are no windows in the side elevation of the neighbouring property's gable end. With regards to the above, the proposal in this instance is considered to be acceptable in terms of SPG guideline 5 and UDP policy H14.

The proposed windows would have outlooks onto the steep rear back garden. It is not therefore considered that the proposal would overlook any aspect of the neighbour's amenity space. The proposal is therefore considered to fully satisfy SPG guideline 6 and UDP policy H14.

SUMMARY AND RECOMMENDATION

The proposal's design is considered to be sympathetic to the surrounding built area and the dwellings original built form.

Furthermore, owing to the design and siting of the extension, it is not considered that the alterations would have a significant impact upon the amenities of the neighbouring properties.

Accordingly, the proposal is considered to be acceptable in terms of its scale, built form, massing, materials and details. It is therefore considered to be satisfactory with regards to UDP policies BE5, H14 and Core Strategy policy CS74. SPG guidelines are also considered to be fully satisfied.

Accordingly, the application is recommended for approval.

Case Number	13/01706/FUL (Formerly PP-02645342)
Application Type	Full Planning Application
Proposal	Conversion of church to form 6 apartments with provision of associated amenity space and car parking accommodation (Amended as per plans received on 11/07/13)
Location	Salvation Army Church Queen Street Mosborough Sheffield S20 5BP
Date Received	22/05/2013
Team	City Centre and East
Applicant/Agent	Mr Tony Jenkins
Recommendation	Grant Conditionally

Subject to:

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

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

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

Drawing Number 002 Rev C received on 11/7/2013,

unless otherwise authorised in writing by the Local Planning Authority.

In order to define the permission.

- 3 Before the building is occupied, the upper section of the ground floor windows on the elevation of the building facing south shall be glazed with obscure glass to a minimum privacy standard of Level 4 Obscurity and no part of it shall at any time be glazed with clear glass without the prior approval of the Local Planning Authority.

The first floor windows on the elevation of the building facing south shall be fitted with obscure glazing to a minimum privacy standard of Level 4 Obscurity and any part of the window(s) that is less than 1.7 metres above

the floor of the room in which it is installed shall be non-opening. The window(s) shall be permanently retained in that condition thereafter.

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

- 4 The building/extension shall not be used unless a screen fence as shown on the plans has been erected in accordance with details to be submitted to and approved in writing by the Local Planning Authority and thereafter such screen fence shall be retained.

In the interests of the amenities of the locality and occupiers of the proposed dwelling.

- 5 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.

In order to ensure an appropriate quality of development.

- 6 A comprehensive and detailed hard and soft landscape scheme for the site shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced, or within an alternative timeframe to be agreed in writing by the Local Planning Authority.

In the interests of the visual amenities of the locality.

- 7 The energy efficiency measures detailed in the e-mail received on 23/7/2013 shall have been installed before any part of the development is occupied and a post-installation report shall have been submitted to and approved in writing by the Local Planning Authority to demonstrate that the agreed measures have been installed. Thereafter the agreed or measures shall be retained in use and maintained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

In order to ensure that new development makes energy savings in the interests of mitigating the effects of climate change, in accordance with Sheffield Development Framework Core Strategy Policy CS65.

- 8 The building shall not be used unless the car parking accommodation for 2 cars 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.

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

- 9 The building shall not be used unless details have been submitted to and approved in writing by the Local Planning Authority, showing how surface

water will be prevented from spilling onto the public highway. Once agreed, the measures shall be put into place prior to the use of the building commencing, and shall thereafter be retained.

In the interests of highway safety and the amenities of the locality.

- 10 There shall be no gates or barriers erected at the means of access to the site unless otherwise approved in writing by the Local Planning Authority.

To ensure access is available at all times.

Attention is drawn to the following directives:

1. It is noted that your planning application involves the construction or alteration of an access crossing to a highway maintained at public expense.

This planning permission DOES NOT automatically permit the layout or construction of the access crossing in question, this being a matter which is covered by Section 184 of the Highways Act 1980, and dealt with by:

Development Services
Howden House
1 Union Street
Sheffield S1 2SH

For access crossing approval you should contact the Highway Development Control Section of Sheffield City Council on Sheffield (0114) 2736136, quoting your planning permission reference number.

2. 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 a signed consent under the Highways Act 1980. An administration/inspection fee will be payable and a Bond required as part of the consent.

You should apply for a consent to: -

Highways Adoption Group
Development Services
Sheffield City Council
Howden House, 1 Union Street
Sheffield
S1 2SH

For the attention of Mr S Turner
Tel: (0114) 27 34383

3. You are required as part of this development, to carry out works within the public highway: As part of the requirements of the New Roads and Street Works Act 1991 (Section 54), 3rd edition of the Code of Practice 2007, you must give at least three months written notice to the Council, informing us of the date and extent of works you propose to undertake.

The notice should be sent to:-

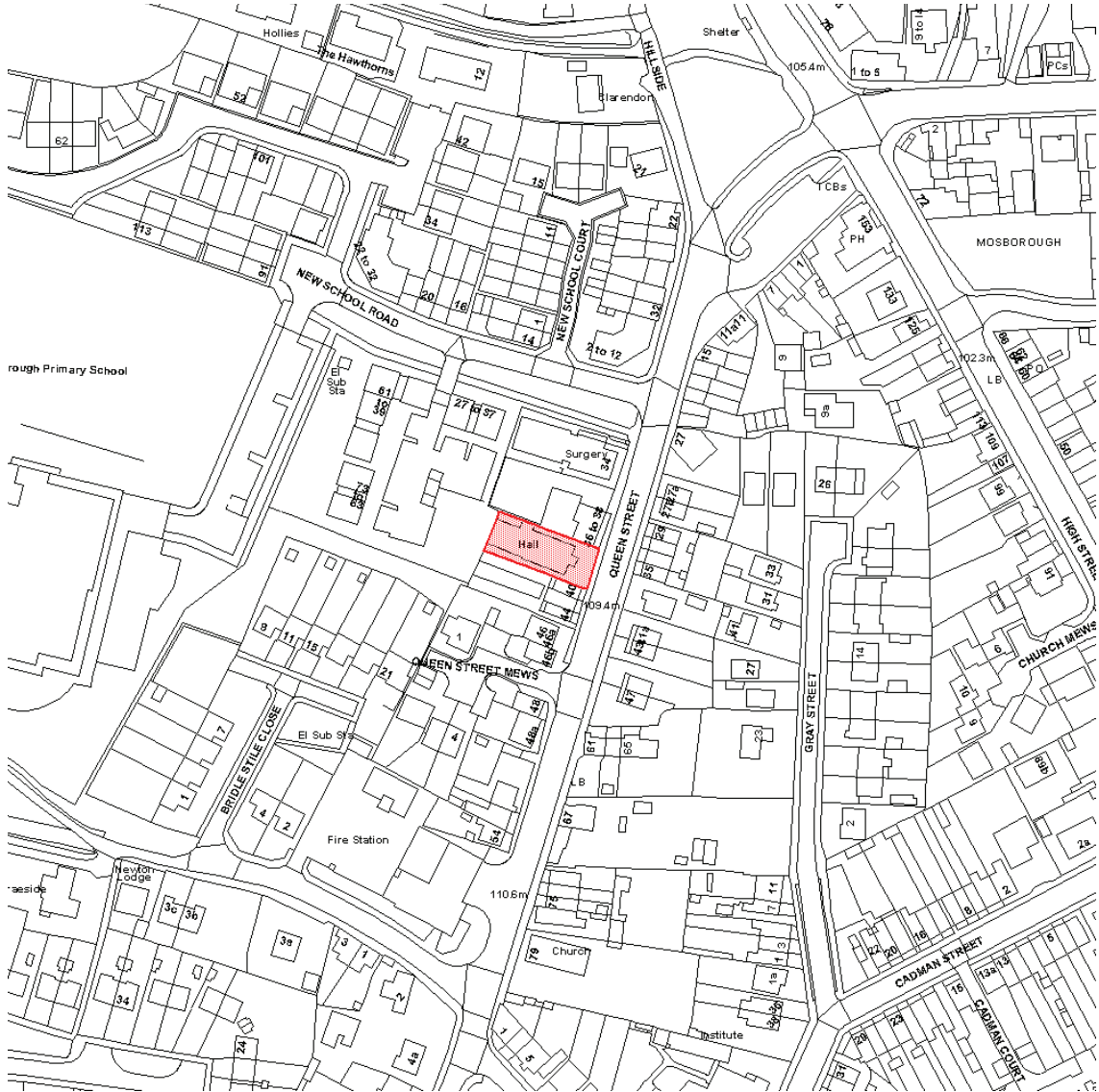
Sheffield City Council
2-10 Carbrook Hall Road
Sheffield
S9 2DB

For the attention of Mr P Vickers

Please note failure to give the appropriate notice may lead to a fixed penalty notice being issued and any works on the highway being suspended.

4. The applicant is advised that the Local Planning Authority has reason to believe that the application site may contain species and/or habitats protected by law. Separate controls therefore apply, regardless of this planning approval. Please contact Natural England Telephone Number 0845 601 4523 for more information in this respect.
5. The Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application.

Site Location



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LOCATION AND PROPOSAL

Located on the western side of Queen Street, in a designated Housing Area and Area of Special Character as defined in the Unitary Development Plan (UDP), the application site comprises of the former Salvation Army Chapel, an attractive two storey red brick building with a porch and heavy stone detailing to the front, a slate roof and an existing (historic) two storey extension to the rear.

The existing building occupies most of the site, save for a narrow access strip down each side (approximately 1.5 to 2 metres wide) and a more generous 7 metre set back to the front. The front yard is bound to the highway by a low stone wall with approximately 2 metre high stone pillars to either end of the wall and to each side of the pedestrian entrance.

To the north of the application site is a single storey stone building occupied by a pharmacy (no. 36/38 Queen Street) which serves the doctors surgery at no. 34. To the rear the site backs on to a landscaped area serving a development of four storey apartments while to the south is a terrace of small brick built dwellinghouses. The rear garden of number 40 runs along the side boundary of the chapel. Properties on the eastern side of Queen Street comprise of small terraced, detached and semi-detached dwellings.

Following a formal pre-application enquiry, planning permission is sought for the conversion of the chapel into 6 one bedroom apartments. The proposals include the demolition of the rear extension to provide some outdoor amenity space.

RELEVANT PLANNING HISTORY

No relevant planning history.

SUMMARY OF REPRESENTATIONS

5 representations were received from existing residents in connection with the proposed, including 2 from one neighbour. The immediately adjoining occupiers did not comment. The concerns raised include:

- Loss of privacy caused by overlooking of gardens from windows in the south facing side elevation of the Chapel, potential to look into the rear windows of the neighbouring terrace whose rear garden is only 6 feet from the church building, impact on windows of existing houses on the eastern side of Queen Street opposite the site and on Queen Street Mews further to the south of the site.
- Lack of off-street parking, non-compliance with parking guidelines and the likely exacerbation of the already difficult on-street parking conditions on Queen Street.
- Additional vehicles will create a road safety problem for children and the elderly in particular, especially at school times when the crossing area for children is next to the church.
- Existing on street spaces will be lost as a result of the new dropped crossing to serve the 2 proposed parking spaces to the front of the development.

- There may be bats in the roof space of the building which will need to be protected.

PLANNING ASSESSMENT

Land Use

The application site lies within a designated Housing Area as defined in the UDP. Policy H10 of the UDP (Development in Housing Areas) states that the preferred use in such areas is housing. The conversion of the chapel into 6 apartments therefore complies with Policy H10.

Policy H14 of the UDP (Conditions on Development in Housing Areas) sets out a range of conditions that must be met in order for new development or changes of use to be permitted. These include safeguarding the privacy of residents and providing appropriate off-street parking and safe access to the highway network. These two issues are dealt with below.

Paragraph 49 of the National Planning Policy Framework (NPPF) states that housing applications should be considered in the context of a presumption in favour of sustainable development.

Conservation, Design and Residential Amenity

The former Salvation Army Chapel is not a listed building but is a building of character which contributes to the character and appearance of the area. Policy BE18 of the UDP (Development in Areas of Special Character) states that buildings which contribute to the character of the area should be retained. Similarly, Policy BE20 (Other Historic Buildings) advises that the retention of historic buildings which are of local interest but not listed should be encouraged while paragraph 131 of the NPPF states that in determining planning applications, local planning authorities should take account of the positive contribution that the conservation of heritage assets can make to sustainable communities.

The conversion of the Chapel into 6 small apartments will secure its long term future and its contribution to the character of the area. Few alterations are proposed in order to facilitate the conversion, other than the demolition of the rear extension to provide some much needed amenity space and improve the outlook of the proposed apartments.

The retention of the chapel is considered to be an important issue in terms of the character of the area. Its loss, and replacement with a new development, would likely result in a loss of local character. Equally, finding a long term alternative use that facilitates its retention and protects the character of the area and the amenity of residents is difficult given the proximity of the building to neighbouring dwellinghouses. Business, food and drink and community uses all raise significant parking and privacy issues. Use of the building as 6 small apartments is possibly the least intensive option. It should be noted that the existing building falls within use Class D1 (non-residential institutions) and it could be used as a college,

school, nursery, health centre, clinic or other similar uses without the need for planning permission.

The proposed development comprises of 3 ground floor and 3 first floor apartments. Along the southern site boundary, the only boundary which raises any significant privacy issues, there would be a total of 4 apartments with south facing windows. Loss of privacy from the ground floor apartments will be prevented by the existing brick boundary wall with the addition of a timber fence over. The first floor apartment toward the rear of the chapel has north and west facing living room windows while on the south side it has an office, bathroom and bedroom windows. The office and bathroom windows can be obscure glazed and open at high level only. The bedroom benefits from a large west facing window and so its south facing window can also be obscure glazed and non-opening, thus preventing any loss of privacy from the first floor apartment to the rear of the chapel.

The first floor apartment toward the front of the chapel has bedroom, bathroom and living/dining room windows facing south. The bathroom can be obscure glazed with high level opening only, as can the living/dining room windows as these rooms also benefit from an east facing window. The bedroom in this apartment is the only one for which total obscure glazing would be problematic for the occupants as it would have a negative impact upon their outlook. However, as a balance needs to be reached between saving the building and protecting the amenities of neighbouring and proposed residents, it is considered that a reduced outlook from this bedroom could be accepted in this instance as the result would be to protect the privacy of the occupiers of neighbouring properties to the south.

The distance between the southern elevation of the building and the nearest garden boundary to properties on Queen Street Mews is 14 metres and to the nearest habitable rooms is 24 metres. This is in excess of the 10 and 21 metres guidelines that are widely recognised.

The nearest point of the front elevation of the building to the terraced properties opposite the site on Queen Street is 21 metres which also meets the recognised guidelines.

Highway Issues

Planning and Highway Officers visited the application site on a number of occasions. During those visits on-street parking was not a problem, however, it is accepted that there are certain times of the day when it can be, particularly at school dropping off and picking up times.

Whatever use the chapel is brought back into brings its own parking issues. It currently has a D1 consent (non-residential institution) which would potentially allow a variety of quite high traffic generating uses to move in without consent including another religious organisation, a creche or nursery, school or college or a training or health centre. Moreover, if the chapel were to be demolished and replaced with new build housing it would likely have an impact on on-street parking, either removing it as a result of the new access driveways or adding to it if sufficient parking could not be achieved on this small site.

The proposed development comprises of 6 one bedroom apartments. In this location the UDP guidelines recommend that the developer should provide 1 space per dwelling plus 1 space per 4 dwellings for visitors. The site should ideally therefore include provision for 7 to 8 off-street parking spaces, which is clearly not possible if the building is to be retained. However, the site lies only a short walk from the local shopping area and, evidence from nearby developments of 1 and 2 bedroom apartments suggests that levels of car ownership is relatively low. Future occupants will likely comprise of a mix of car and non-car owners and it is considered that the 2 parking spaces provided will fulfil at least half the parking requirement generated by the development, with the remainder (possibly 2 or 3 cars) parking on street. There was no logic in providing an additional parking space within the courtyard as this would simply replace an on-street space useable by anyone (by virtue of the need to create a vehicular crossing). Therefore, it is again a question of balance. Do the benefits of retaining the existing chapel outweigh the addition of perhaps 2 or 3 on street cars? In this instance it is considered that they do, and that the extra parked cars would not result in any significant harm to highway safety, particularly bearing in mind the more intensive uses that the building could be put to without the need for planning permission. This is a significant material consideration in this case.

Sustainability

The proposed development involves the re-use of a currently vacant character building in a sustainable location a short walk from a local shopping area well served by public transport.

Policy CS 64 of the Core Strategy (Climate Change, Resources and Sustainable Design of Developments) requires all new buildings and conversion of existing buildings to be energy efficient and to use resources sustainably.

The conversion of the chapel includes a number of measures to save energy including the replacement of the existing single glazed windows with argon filled double glazed sealed units, water butts to re-cycle rainwater for the communal gardens, low pressure w.c and taps to lower water consumption, low energy light fittings and low wattage ventilation fans.

Policy CS 65 (Renewable Energy and Carbon Reduction) requires new developments to provide 10% of their energy needs from decentralised and renewable or low carbon energy.

The applicant does not consider it to be desirable or feasible to incorporate any renewable energy installations to the converted chapel. In this instance, given the scale of the proposed development and the minor nature of the works required to implement the proposed development, as well as the desire to retain the visual amenities of the building, it is not considered appropriate to pursue renewable energy.

Open Space

Policy H16 of the UDP (Open Space in New Housing Developments) requires that the developer make a financial contribution towards the provision or enhancement of public open space within the vicinity of the application site. However, contributions are not sought where the sum is less than £2000, which is the case in this instance.

RESPONSE TO REPRESENTATIONS

It is considered that the main points raised in the representations have been covered in the main body of the report. The proposed apartments do not occupy the roof space where attention has been drawn to the possibility of bats being present. However, a directive will be added to alert the applicant to this possibility.

SUMMARY AND RECOMMENDATION

The former Salvation Army Chapel is an attractive two storey building which contributes to the character of the local area. The site lies in a housing area where housing is the preferred use of land. The conversion of the chapel into 6 one bedroom apartments is not without its complications, some existing windows will need to be obscure glazed and non-opening at low level in order to protect the amenities of neighbours and on-site parking provision is limited. However, it is felt that neither of these issues outweigh the desire to find a suitable use for the chapel which will secure its long term future and its contribution to the character of the area. On this basis it is recommended that Members grant planning permission subject to the proposed conditions.

Case Number	13/01273/OUT (Formerly PP-02578012)
Application Type	Outline Planning Application
Proposal	Erection of 4 detached dwellinghouses (Resubmission of withdrawn planning application 12/01095/OUT) (Amended plans received 16/05/13)
Location	Land At Rear Of 315 To 329 Baslow Road Sheffield S17 4AD
Date Received	16/04/2013
Team	South
Applicant/Agent	Tatlow Stancer Architects
Recommendation	Grant Conditionally

Subject to:

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

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

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

Job number 12883

Drawing numbers:

A3_12 Revision D

A3_13 Revision A

Revised Ecological Appraisal (Sheaf Ecology Ltd - July 2013,

unless otherwise authorised in writing by the Local Planning Authority.

In order to define the permission.

- 3 The development shall not be commenced unless and until full particulars and plans thereof shall have been submitted to the Local Planning Authority and planning approval in respect thereof including details of (a) Appearance, and (b) Landscaping, (matters reserved by this permission) shall have been obtained from the Local Planning Authority.

Until full particulars and plans of the development (including details of the matters hereby reserved) are submitted to and approved by the Local Planning Authority they cannot agree to the development proceeding.

- 4 Application for approval in respect of any matter reserved by this permission must be made not later than the expiration of three years from the date of this decision.

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

- 5 The development shall be begun not later than whichever is the later of the following dates:- the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

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

- 6 Unless otherwise indicated on the approved plans no tree, shrub or hedge shall be removed or pruned without the prior written approval of the Local Planning Authority.

In the interests of the visual amenities of the locality.

- 7 No development shall commence until full details of measures to protect the existing (variable: trees, shrubs, hedge/s) 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, 2005 (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 unless otherwise approved.

In the interests of the visual amenities of the locality.

- 8 Prior to the commencement of development, the additional survey work specified within section 5.3.1 of the revised Ecological Appraisal received in July 2013 shall have been undertaken, details of which shall have been submitted to and approved by the Local Planning Authority.

In the interests of biodiversity.

- 9 Prior to the commencement of development, the recommended measures specified within section 5.3.1 of the revised Ecological Appraisal received in

July 2013 shall have been implemented, details of which shall first have been submitted to and approved by the Local Planning Authority.

In the interests of biodiversity.

- 10 The development 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.

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

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, Part 1 (Classes A to H inclusive), Part 2 (Class A), or any Order revoking or re-enacting that Order, no extensions, porches, garages, ancillary curtilage buildings, swimming pools, enclosures, fences, walls or alterations which materially affect the external appearance of the dwellinghouse shall be constructed without prior planning permission being obtained from the Local Planning Authority.

To ensure that the traditional architectural character of the Totley Conservation Area is retained and there is no visual intrusion which would be detrimental to the amenities of the locality.

- 12 Before the development has commenced, information shall be submitted to demonstrate that the development will be designed to mitigate against climate change: achieving a high standard of energy efficiency; making the best use of solar energy, passive heating and cooling, natural light and natural ventilation; and making sustainable use of resources. Thereafter, the development shall be built in accordance with those details, unless otherwise notified in writing by the Local Planning Authority.

In order to ensure that new development makes energy savings in the interests of mitigating the effects of climate change.

- 13 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 has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

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.

- 14 The gradient of the access driveways shall not exceed 1:12, unless otherwise approved by the Local Planning Authority.

In the interests of the safety of road users.

- 15 The driveway to Baslow Road shall not be used unless 2.0 metres x 2.0 metres vehicle/pedestrian intervisibility splays have been provided on both sides of the means of access such that there is no obstruction to visibility greater than 600 mm above the level of the adjacent footway and such splays shall thereafter be retained.

In the interests of the safety of road users.

- 16 Details of a suitable means of site boundary treatment shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced, or 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.

In the interests of the visual amenities of the locality.

- 17 Before the commencement of development, full details of the bin store areas indicated on the site plan shall be provided and approved in writing by the Local Planning Authority. Thereafter the bin store areas shall be provided in accordance with the approved details.

In the interests of the visual amenities of the locality.

- 18 Unless otherwise authorised in writing by the Local Planning Authority, surface water discharge from the completed development site shall be restricted to a maximum flow rate of 5 litres per second. Before the use of the development is commenced, a validation test to demonstrate that the necessary equipment has been installed and that the above flow rate has

been achieved shall have been carried out and the results submitted to and approved in writing by the Local Planning Authority.

In order to mitigate against the risk of flooding.

Attention is drawn to the following directives:

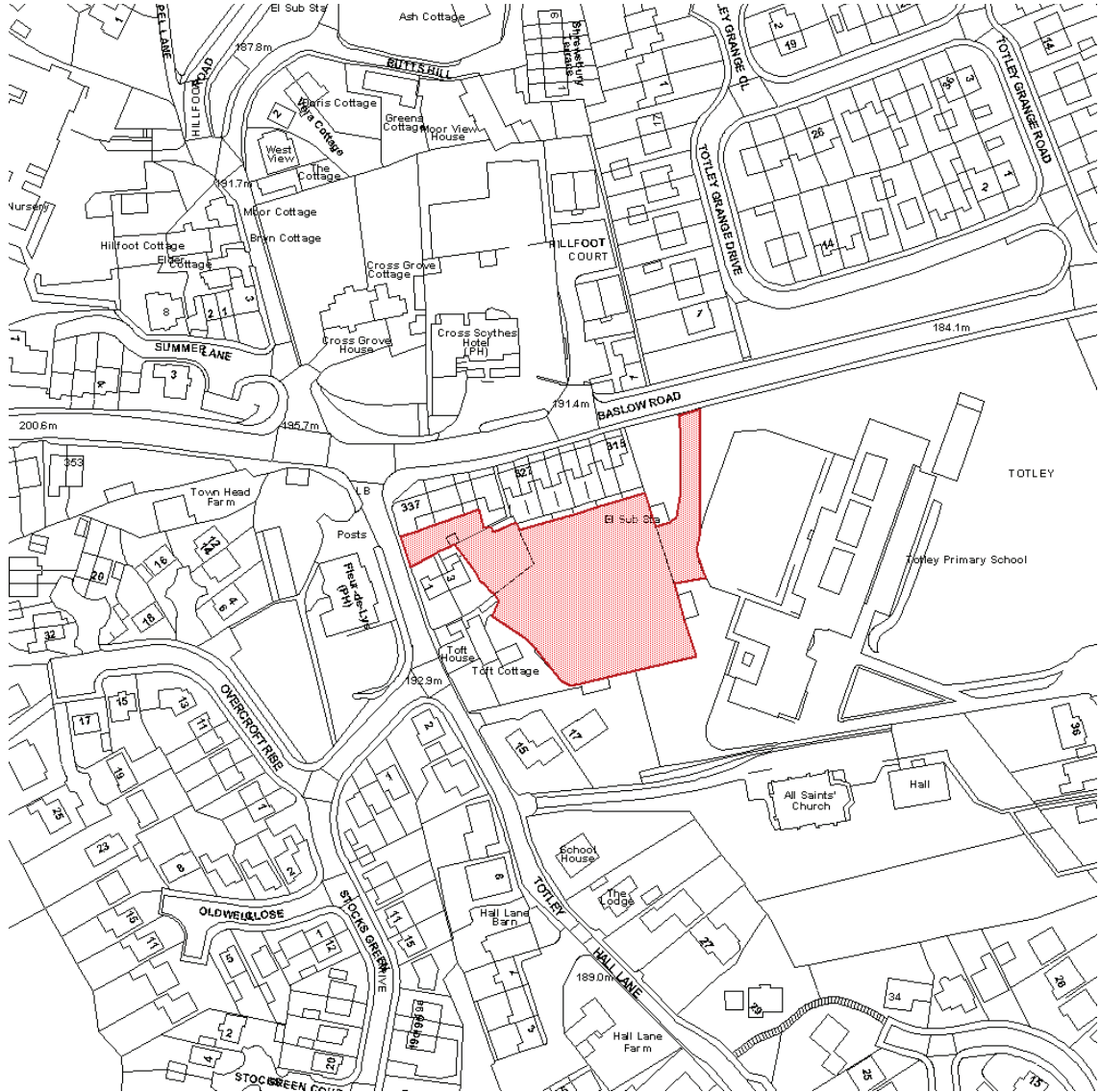
1. Before the development is commenced, a dilapidation survey of the highways adjoining the site shall be jointly undertaken with the Council and the results of which agreed in writing with the Local Planning Authority. Any deterioration in the condition of the highway attributable to the construction works shall be rectified in accordance with a scheme of work to be agreed with the Local Planning Authority.
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. 0800 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 the Environmental Protection Service, 2-10 Carbrook Hall Road, Sheffield, S9 2DB: Tel - 0114 2734651.
3. The applicant is advised that the Local Planning Authority has reason to believe that the application site may contain species and/or habitats protected by law. Separate controls therefore apply, regardless of this planning approval. Please contact The City Ecology Unit Telephone Number 0114 273 4481 for more information in this respect.
4. When preparing detailed proposals for the development of this site, the developer is advised that the Council will encourage the provision of easily accessible housing, capable of adaptation to meet the needs of various people with mobility impairments. Known as "mobility housing", further details are available together with guidance notes from the Access Officer on (0114) 2734197 or from Planning Enquiries on (0114) 2039183.
5. 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 and application forms on the Council website. 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.

6. From the 6th April 2008, the Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 2008 require that all requests for confirmation of compliance with planning conditions require a fee payable to the Local Planning Authority. An application to the Local Planning Authority will be required using the new national standard application forms. Printable forms can be found at www.sheffield.gov.uk/planning or apply online at www.planningportal.gov.uk. The charge for this type of application is £97 or £28 if it relates to a condition on a householder application for development.

For Listed Building Consent and Conservation Area Consent applications an application for confirmation of compliance with planning conditions is still required but there is no fee.

7. The Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application.

Site Location



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LOCATION AND PROPOSAL

The proposal refers to a site situated at the rear of 315 to 329 Baslow Road. The site lies behind a row of properties facing Baslow Road, and consists of two former fields (which have been disused for some time). The site is bordered by Totley Primary School to the East, and houses to the North, South and West. The site is within the Totley Conservation Area. The current land is in a poor condition, and is overgrown. There is also evidence of historic flytipping.

The application seeks outline approval for the construction of a 4 detached dwellinghouses, and the creation of two access roads: behind the properties on Baslow Road onto Totley Hall Lane, utilising land in the applicants ownership, and across the school land (utilising a land swap with the school) onto Baslow Road.

Amended plans received on 16/05/2013 have shown minor changes to the proposal, involving a revised driveway position onto Baslow Road (taking account of trees) and slight changes to the sizes of the indicative houses on site.

This is an outline application, which seeks consent for matters of access, layout and scale. There is insufficient information to approve details of appearance (and the agent has agreed to allow this matter to remain reserved), whilst the matter of landscaping has not been sought.

RELEVANT PLANNING HISTORY

There has been one previous outline application here for the development of 4 houses. This development involved a single access from Totley Brook Road and a different layout of houses. This application (Ref: 12/01095/OUT) was withdrawn on 18/06/2012, following officer concerns regarding the layout and access which was solely from Totley Hall Lane, and the need for more information concerning the ecology impact.

SUMMARY OF REPRESENTATIONS

Thirty seven (37) representations have been received from residents opposing the development. Relevant planning related matters raised are summarised below:

Highway Issues:

The new access road to Totley Hall Lane would be dangerously sited with poor visibility and in close proximity to the junction with Baslow Road.

The new access road to Baslow Road would be dangerously sited close to a bend on the road and opposite a bus stop.

The development will lead to additional congestion on Totley Hall Road.

The development and associated traffic would disrupt emergency service access to houses off Totley Hall Lane.

The development will lead to additional on street parking through the loss of spaces behind Baslow Road to create the access road.

No additional parking should be encouraged on Totle Hall Lane.

There is insufficient on-site parking for residents and visitors, encouraging greater on-street parking congestion.

The access and additional traffic would compromise the safety of children walking to school.

Conservation and Design Issues:

The loss of open space.

An archaeological survey is required as the site is within a Conservation Area.

The development would remove features from the Conservation Area, and will be out of character with the Conservation Area.

The proposal would lead to the removal of an 'ancient' wall - presumably referring to the wall separating the two fields on site.

The removal of trees would be required and would be out of character with the local area.

The design of the houses would have the appearance of an estate and would not fit into the character of the village.

The proposal would lead to the loss of trees on Baslow Road, and would be visually incongruous due to an access cutting across the school grounds.

Residential Amenity:

Vehicles using the access would cause noise nuisance for local residents, especially over the proposed cobbles.

The houses would overlook and cause disturbance to neighbouring property.

The proximity of residents in the new development will disturb an autistic child in a neighbouring property.

The bin store is shown close to houses on Totle Hall Lane and will cause odour nuisance.

Ecology Issues:

The development will destroy the habitat of badgers and bats.

Several non-planning matters have also been raised. These are summarised below:

The additional noise caused by lorries and construction vehicles will disturb residents during construction work.

The proposal will devalue local property.

There are disputes over the ownership of the land. This is a civil matter, and officers have checked with the applicant that they are convinced they own the land (complete with the receipt of land registry information).

The council would be morally wrong to grant permission when there is a land ownership dispute over the land (this is a civil matter as opposed to planning)

Questions over whether the school is happy to undertake a land swap with the applicant (this again is a Civil Matter).

One representation has also questioned who would authorise the land swap with the school and whether they would be accountable. This is not a planning matter, given that this application is not to determine the result of a private land swap contract, but the principle of the proposed access.

Objections from Cllr Colin Ross have also been received. The comments raised by these are that:

The proposed access routes would be in dangerous locations, with an impact local children (2 schools are nearby).

The second access point directly from Baslow Road is in a position that could add to the problems, with a bus stop and a line of parked cars on the outbound side of Baslow Road.

The access of Baslow Road may require yellow lines for additional visibility. Should these be introduced, this would only displace the problem to Totley Hall Lane which has limited parking capacity

Cllr Ross has also re-iterated previous objections to the scheme, that:

The proposal would detract from the historical identity of the Totley Conservation Area.

The proposal will lead to additional on-street parking.

The proposal would have negative ecological/wildlife consequences.

Comments from the Conservation Advisory Group have been received. There comments were as follows:

"The Group felt that there was no objection, in principle, to the outline development, although considerable detail regarding the application was still required"

PLANNING ASSESSMENT

Any planning assessment of the site would rely upon the provisions of policies BE5 'Building Design and Siting'; BE9 'Design for Vehicles'; BE16 'Development in Conservation Areas'; BE17 'Design and Materials in Areas of Special Architectural or Historic Interest'; GE15 'Trees and Woodland'; H14 'Conditions on Development in Housing Areas'; and H15 'Design of new Housing Developments';. Core strategy policies CS23, CS24 and CS26 relating to housing supply and density; CS64 relating to climate change; CS67 'Flood Risk Management' and CS74 'Design Principles' would also apply.

Land Use Policy.

The adopted Unitary Development Plan (UDP) shows that the application site is designated as a housing policy area. UDP policy H10 says that housing is the preferred use so the broad principle is acceptable.

The site is Greenfield and does not constitute previously developed land. Core Strategy policy CS24 gives priority for the development of new housing on previously developed land and states that no more than 12% of dwellings should be constructed on greenfield land in the period up to 2025/26. It also states that such development should only occur on small sites within urban areas, where it can be justified on sustainability grounds. The current house completion database shows that 5.4% of new houses have been built on Greenfield sites so the proposal would be well within the 12% threshold.

Policy CS 23 'Locations for New Housing' states that new housing development will be concentrated where it would support urban regeneration and make efficient use of land and infrastructure. In the period 2008/09 to 2020/21, the main focus will be on suitable, sustainably located, sites within, or adjoining the main urban area of Sheffield. The site is small within an existing urban area and sustainably close to a regular bus route and within walking distance of local schools and services. In this context, the development of this small Greenfield site for new housing complies with the aims of policies CS23 and CS24.

CS26 'Efficient use of Housing Lane and Accessibility' specifies that housing development should make efficient use of land. For parts of the urban area such as this site, the desirable density range is between 30 to 50 dwellings per hectare under this policy (subject to the character of the area being protected). In this case, the density is 18 dwellings per hectare (4 dwellings in 0.225 hectares), which is just over half the minimum desirable density. Given the constraints of the site, the setting of the Conservation Area and the ecological requirements noted later in this report, this lower density can be justified on the basis of the need to protect the character of the area.

Highways Considerations:

The majority of representations received have objected on the basis of the new access ways being in dangerous locations and the addition to parking congestion.

Policy H14 (part d) from the Unitary Development Plan (UDP) requires development to provide safe access to the highway network and provide appropriate off-street parking and not endanger pedestrians.

With regards to the access ways proposed, the assessment will deal with the safety of each of these in turn. From Totley Hall Lane, the present arrangement involves a gateway leading to a shared yard behind numbers 333 to 337 Baslow Road. The yard is heavily parked by vehicles presumably by properties on Baslow Road. The application submission has confirmed that the majority of these users do not have landowner permission to do this (it is understood from discussions with the agent that only 2 houses do have consent). The proposed changes here would involve the repaving of this area, and its expansion to a larger courtyard next to plots 1 and 2. The proposal is shown to involve the removal of two sections of stone wall within the site, between two sections of the existing yard, and another section between the smaller and proposed larger yard. The stone wall and gate facing Totley Hall Lane would be kept in situ.

The proposal shows 5 designated off-street spaces for plots 1 and 2, whilst the yard behind Baslow Road would remain wide enough for some additional informal parking (subject to landowner agreement).

Consultation with highways officers indicates no objection to the proposed arrangement. In relation to the access from Totley Hall Lane, officers accept that it is closer to the junction of Baslow Road/Totley Hall Lane than would be ideal. However, they comment that it has to be remembered that this is an existing access from which vehicles routinely reverse into the street. The proposal to formalise the parking here would allow for a larger courtyard to allow vehicles to turn around and enter and exit the junction in a forward gear. Officers anticipate that the two houses would result in an additional 8 - 10 vehicular movements per day using this access, presuming that residents on Baslow Road continue to use the space here.

The cost of the additional movements would be more than compensated by the additional turning space provided, which would allow for safer manoeuvres into and out of the site. Officers believe this would result in an improvement to the existing situation over the present case, where users reverse into Totley Hall Lane, which has more severe safety concerns.

The number of parking spaces proposed is suitable. 5 spaces for the two houses would be more than sufficient. Guidelines are that 2-3 spaces should be provided per 4 bedroomed house. This example complies with this. The availability for parking for Baslow Road residents will be decreased due to the through route. However, it should be noted that these are not presently designated spaces, which does limit the planning account that can be made of these. There would be

enough space for vehicles of the two houses understood to have an agreement here.

Both houses (plots 1 and 2) are within suitable proximity to Totley Hall Lane for fire vehicle access.

With regards to the accessway from Baslow Road, this will form a private drive with 8-10 vehicle movements per day. Highway officers comment that visibility from the accessway position is acceptable and again the layout allows vehicles to enter and exit the site in a forward gear. Baslow Road is straight at this point, and will offer good visibility. There are 2 spaces per dwelling proposed, which is suitable. There is also suitable space in the courtyard for informal parking by visitors if need be, whilst also leaving enough manoeuvring space to turn vehicles around.

This accessway is wide enough for emergency vehicles to move within proximity of the houses, providing suitable fire vehicle access.

Bearing in mind the proximity to the school and the fact that Baslow Road is a main road, officers would wish to see the provision of pedestrian/vehicle intervisibility splays at this access. This is possible to achieve and there is good visibility along Baslow Road at this point. There is the possibility that the existing lighting column will require relocating, which again can be achieved relatively easily (subject to the cost to the developer).

The level of usage from the accessway to Baslow Road would not be sufficient to justify the placing of double-yellow lines, much the same as other driveways onto arterial roads in Sheffield.

Layout, Design and External Appearance.

The application is outline, but the applicant has submitted a detailed layout for approval and an indicative design which gives a clear indication on how the proposal would develop.

UDP policy H14 and Core Strategy policy CS74 expect good quality design in keeping with the scale and character of the surrounding area. Policy H15 requires, amongst other things, the provision of easy access to homes and circulation, and the provision of uniform walls and fences around rear gardens.

Core Strategy policy CS31 deals with housing in the south west area and this says that priority will be given to safeguarding and enhancing its areas of character. Although the application site lies in south Sheffield it does not lie within the area covered by this policy. The policy defines 'south west' as between the Manchester Road and Abbeydale Road corridors, which this site is just outside of.

The layout of the houses have been altered from the past submission, in response to officers comments with regards to the character and appearance of the houses in relation to the built form of the Local Area. It is important to consider the impact on the character of the area. Core Strategy policy CS74 requires development to enhance distinctive features of the area. The indicative layout shows four

detached houses situated around two shared courtyard areas. The development behind Totley Hall Lane consists of a loose layout which has developed organically over time, generally from former farmsteads. The only exception to this is the row of terraces on Baslow Road, which is appropriate for the arterial road setting, but not the less dense and more organic nature of development behind. The proposed development does achieve an organic style layout that will help reflect the local character. The detached layout of buildings will echo the style of layout of other houses on the same side of Totley Hall Lane. The houses will differ in size, which will reduce the uniformity between the buildings. The indicative sections indicate that the houses will be in scale with the heights of neighbouring buildings. They will all be lower than Toft House (a neighbouring property) to the West, and will be lower than the height of the terrace on Baslow Road, and will step down the hill to the South East. This is a positive feature that will echo the site characteristics and ensure that the height of the buildings are not out of scale with the neighbouring area.

The layout of access routes are similar to the access to neighbouring 'backland' development common on Totley Hall Lane, and will not look out of place or be necessarily out of character with the wider area.

The access from Baslow Road has been amended to move the access to a position where it will be sited between trees. This should be sufficient to allow for the retention of these trees. Conditions will be used for a tree survey to be undertaken to ensure this, or for the planting of suitable replacements. A small section of the low wall would need to be removed. This would have a minimal impact, however, as the majority of wall will remain. This aspect of demolition would also not require planning consent on its own, especially given its location outside the Totley Conservation Area.

With respect to the design and external appearance of the individual houses, these are matters reserved for subsequent approval. There is information, however, that suitable designs can be achieved. At least one unit will be required to meet mobility housing criteria in accordance with UDP Policy H7. The scale of the buildings are suitable, and the proportions of the houses indicate that suitable fenestrations can be generated for the main front and rear aspects of the buildings. The design and access statement suggests the use of natural stone and slate, which is positive and will tie the houses into neighbouring local buildings. The indicative design of the proposal is of good quality, meets the design policy criteria and is considered to be acceptable.

There is reasonable circulation to the dwellinghouses. Given the small scale of the development (under 5 houses), the cul-de-sac drive layouts are appropriate, and front doors can be designed to be legible and easy to read from the access roads.

The rear gardens will feature boundary treatments, details of which will be reserved by condition.

Conservation and Heritage Considerations.

The majority of the site, including the entire section where the residential development is proposed, is within the Totley Conservation Area.

UDP policy BE16 deals with development affecting the character and setting of Conservation Areas and states that new development shall preserve or enhance such areas.

Core Strategy policy CS74 seeks to ensure that the distinctive heritage of Sheffield is preserved.

In the case of this development, much thought has been given by the applicant, following the previous application, towards dealing with feedback to ensure that the proposed design and location of the building complements the Conservation Area. An amended footprint and the scale of development in addition to the relationship with the surrounding built form is all considered positive, for reasons mentioned above. The result will be four buildings that will be traditional in scale and will blend in with the surrounding development. Consultation with Conservation Officers and the Conservation Advisory Group indicate no objection to the layout of development here.

There are some historic features that the development needs to take account of. From Totley Hall Lane, there is an existing gateway. The original withdrawn proposal sought to remove this to widen the access. This application seeks to retain the gateway, and to restore a gatepost here, which are positive moves that will enhance the original feature within the Conservation Area. Opportunity will also be taken to refurbish an existing outbuilding for the bin store, preserving a building of some local historic merit. There will be some removal of walls between the two fields and to provide an access for the parking area. However, the proposal shows that the cut back of walls will be minimised as far as practicable. The layout of houses for plots 1 and 2 will have outer walls mirroring the position of the wall, and the parking area will preserve the area of the original smaller field, helping to preserve the general original layout of the area. Although the loss of part of this wall is regrettable, it is not listed and is not of significant aesthetic quality. As a result, the removal of sections cannot legitimately be resisted, especially in this context where the development will respect the location of the boundaries as closely as practical.

Consideration towards heritage has also been extended to consultations with the South Yorkshire Archaeology Team to assess whether there are likely to be any archaeological remains on the site of importance, following comments from a representation. They have concluded that the site is at the edge of a historic settlement and, as such, there may be some archaeological implications. However, they do not object to the development per se, subject to the placement of conditions to ensure suitable prior investigation works are carried out. This is to ensure that any archaeological remains present 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.

Trees and landscaping.

UDP policy GE15 seeks to retain mature trees and where these are lost, replacements should be provided as part of development.

Core Strategy policy CS74 requires new development to take advantage of woodlands and natural features. There are some small trees and bushes on the site, but none are of a significant size to provide significant amenity value. As a result, their removal cannot legitimately be resisted. Planting within the landscaping scheme to be reserved would need to demonstrate suitable replacement planting, which could result in a better quality of vegetation on site.

Trees facing Baslow Road will be retained, and should be maintained in situ, with the access being moved in amended plans to ensure it will be located between the trees on site. Conditions will be used to ensure their retention or, where subsequent information at the landscaping stage indicates changes, the planting of suitable replacements.

The exact landscaping requirements are reserved matters to be determined within a reserved matters application. Nevertheless, proposals to replace the hardstanding to the rear of 333-337 Baslow Road are noted and, subject to a suitable visual quality being achieved, could result in a visual improvement to the Conservation Area as the current area is poorly laid and adds little to local visual amenities.

Sustainability.

Core Strategy policy CS64 says that all new buildings must be designed to reduce emissions of greenhouse gases, making best use of solar energy, passive heating and cooling, natural light and natural ventilation. They should also be designed to use resources sustainably. This includes minimising water consumption, maximising water recycling, minimising waste and other measures to promote energy efficiency.

The Design and Access Statement supporting the application includes nothing specific on this issue. However, it should be noted that this application has been set out as an outline proposal aimed at establishing the principle of the development only. Floor plans indicate that thought has been given to the use of natural lighting where possible. However, more information is required, and this matter will be addressed in detail through the use of conditions.

Impact on the Amenities of Existing Residents

UDP policy H14 says that new development in housing areas should not cause harm to the amenities of existing residents.

Core Strategy policy CS74 requires new development to contribute to the creation of successful neighbourhoods.

It is important to ensure that the proposal would not result in a significant and/or unreasonable loss of privacy to neighbours nor result in a development having an overbearing nature which would be to the detriment of neighbours' amenities.

Representation comments have been received objecting to potential overlooking from the proposal. The proposal, as indicated, would offer suitable separation distances from neighbouring dwellings. The layout indicates that the main aspects can be situated more than 21m from the windows of neighbouring properties they face, and can achieve separation distances of at least 10m to the rear curtilage. These distances are sufficient to prevent any significant privacy concerns towards neighbouring property. The precise location of windows is reserved as part of the design, and this issue will be looked into in more depth (along with neighbour consultation) should a reserved matters application be submitted.

The properties are all more than 12m distant from neighbouring windows, which will prevent any significant overshadowing problems arising.

With regards to the proposed bin store near to 3 Totley Hall Lane, this will be within the existing outbuilding here, which will be refurbished. The enclosure of the building and curtilage boundary treatment, together, will provide a suitable screen that will prevent significant odour nuisance. The wall at the curtilage boundary will also prevent significant nuisance by vehicles within the rear courtyard, and will prevent lights shining towards this dwelling at night, as well as providing some screening to vehicle noise. Given the low level of traffic use here, as the parking area will be for two domestic houses, the amount of traffic noise here will be low and unlikely to cause any significant disturbance. The area behind 333 to 337 Baslow Road already is used for parking, and noise here will be similar to as existing.

Comments regarding the noise of vehicles on cobbles has been noted. The precise details of hardstanding is reserved as part of the landscaping requirements, and a suitable flatter surface of good visual quality will be sought to reduce noise.

One representation with regards to the impact of development close to a house with an autistic child is noted. However, the assessment needs to look at the general impact on residential amenity, as to whether it would be suitable for general living conditions for residents. The proposal would result in no significant direct overlooking of this property, and the activity of two houses would be unlikely to cause significant noise disturbance beyond what is already notable from closer neighbouring properties on Totley Hall Lane. As a result, refusal of this scheme on the basis of the impact on an autistic child could not reasonably be justified, given that the impact on general residential amenity and day to day living would not be significant for reasons discussed above.

Impact on Wildlife

UDP policy GE11 says that the natural environment will be protected and enhanced and new development should reduce potentially harmful impacts on nature.

Core Strategy policy CS74 seeks to ensure that attractive neighbourhoods are created.

An Ecological Scoping Survey has been submitted in support of the application, exploring specifically for wildlife habitats for protected species. Ecological reports indicate evidence of no other protected species on site, including water voles, bats, reptiles and amphibians. Derelict outbuildings present are unsuitable for bat roosting due to their poor condition resulting in heavy exposure to the elements, and there is no vegetation mature enough for roosting on site.

The survey has highlighted that there is evidence of badger activity on site, including a sett that was noted to be active in the summer of 2012. Further ecological studies have been undertaken with regards to the sett, and the potential impact on Badgers of the development and measures to move the sett through the construction of an artificial sett to the South of the site were sought. Including information of the existing badger population to ensure the new artificial sett is suitable in size and location.

Surveys undertaken from May to July 2013 monitored the sett and searched the site for evidence of site use and foraging. The surveys were rigorous and included: the placement of sticks across all the entrances to the sett to work out which entrances were most used; conducting evening emergence surveys to gather information on the size of the clan; a site re-survey to search for evidence of Badger activity; and an on site meeting with South Yorkshire Badger group to discuss the status of the sett. The survey concluded that the existing sett is presently inactive. There is evidence of some badger runs to the South of the site, presumably from other setts in the area. As a result, the fencing off of the 'wildlife zone' is appropriate to protect these.

Section 5.3.1 of the report submitted by the applicant in July 2013 makes recommendations that include monitoring of the sett for three weeks before development (to ensure it is still abandoned); fencing off of the wildlife zone to ensure development does not occur here, with gaps to ensure badgers do not become trapped in the development zone; the installation of an artificial badger sett; and habitat improvements in the wildlife zone. The City Ecology Unit are satisfied with the recommendations of the report with a recommendation that further survey work is conditioned.

Measures in the landscaping arrangements can be made to minimise any potential disturbance to wildlife, and enhance local biodiversity including the planting of trees or arrangements of bird boxes and bat boxes, which can be provided and assessed in a detailed submission for this site through condition before any development commences.

Land Swap with Totley Primary School

The planning officer has contacted both Totley Primary School and the Childrens and Young Persons Directorate (CYPD) to ascertain the agreement behind the land swap proposed, whereby the school is indicated to provide for the accessway,

and the developer will provide land for a multi use games area (MUGA). It is understood that CYPD has informally agreed with the developer that a land swap could be agreed on condition that the developer funds the MUGA and associated landscape works. There is a need for this to be brought into use before the school sacrifices the other section of land given that the school will need to maintain a suitable open space to student ratio. The agreement with the school would be through a legal process, and is not assessed as part of this application.

Land Ownership with Toft Cottage

One representation does raise the issue that the garden of plot 1 indicates the use of part of the land in use by Toft Cottage as a garden. The applicant has stated that they own the land (with evidence in the form of the land registry information they have) and wish to take the land back, whilst the neighbour claims they have rights due to the land being used as part of their property for over 40 years. Although this is a civil matter, the assessment has looked at the impact should the triangle of land not be incorporated into plot 1. The conclusion is that this would still result in an acceptable plot size for plot 1 (in excess of 150 square metres). The proximity of the house to Toft Cottage will remain the same at 12m. Although it will result in a gable approximately 3m from the garden as opposed to the distance of up to 8m without the loss of land, this separation distance should still be sufficient to prevent any serious overshadowing or loss of light to the point that a refusal could be reasonably justified.

SUMMARY AND RECOMMENDATION

This outline planning application seeks to establish the principle of a the development of 4 houses on the site, with access from Totley Hall Lane and Baslow Road.

The application is outline, albeit seeking approval for key matters of access, scale and layout, with the details showing the location and height of the buildings. The principle of the works would be positive in terms of its layout, scale of development, and respect of the original field layout and gateway from Totley Hall Lane.

There would be no harm to the amenities of existing occupiers and the accessways would be acceptable, with highways officers happy that they will not cause any highway safety problems.

It is considered that the proposal would be acceptable and complies with all policy criteria set out in this report.

The scheme would therefore comply with the aims of relevant planning policy, notably policies: BE5, BE16, BE17, GE11, GE15, and H14 from the Sheffield Unitary Development Plan (UDP) and policies CS24 and CS74 from the Core Strategy, and it is recommended that outline planning permission is granted subject to appropriate conditions.

Case Number	13/00660/FUL (Formerly PP-02493495)
Application Type	Full Planning Application
Proposal	Erection of two detached dwellinghouses (C3 Use), including private access road and associated landscaping
Location	Curtilage Of 7 Stocks Green Court And Land Rear Of 3-7 Stocks Green Court Sheffield S17 4AY
Date Received	28/02/2013
Team	South
Applicant/Agent	DLP Planning Ltd
Recommendation	Refuse

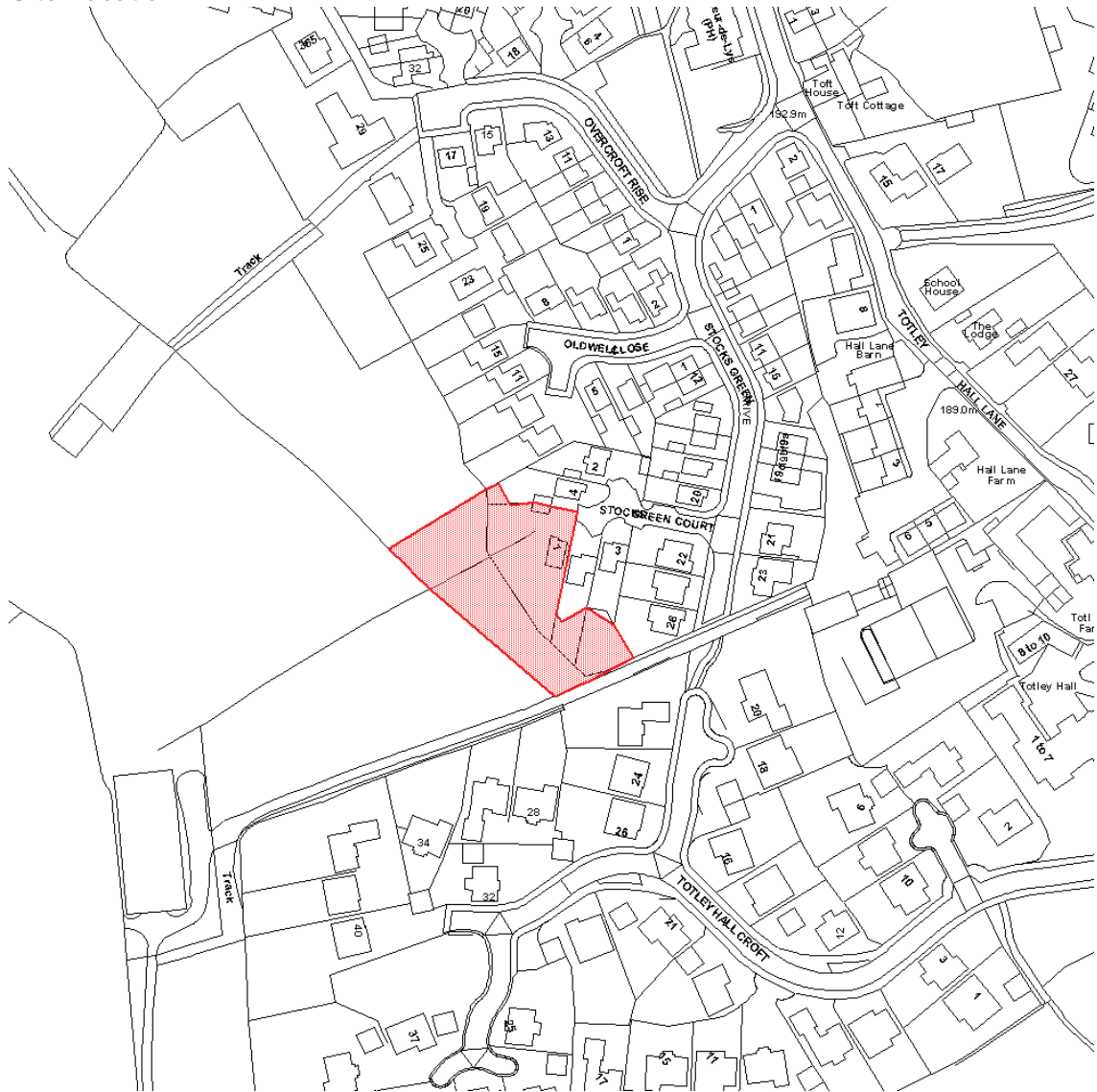
For the following reason(s):

- 1 The Local Planning Authority consider that the proposal would, by virtue of the siting of the access, introduce an increased level of vehicular and pedestrian activity in close proximity to the existing dwelling. This would result in potential for noise and disturbance, and erosion of privacy which would be detrimental to the amenity of present/future occupants of No. 7 Stocks Green Court and would therefore be contrary to Policy H14 of the Unitary Development Plan and Paragraph 17 of the National Planning Policy Framework

Attention is drawn to the following directives:

1. Despite the Local Planning Authority wishing to work with the applicant in a positive and proactive manner, based on seeking solutions to problems arising in relation to dealing with a planning application, it has not been possible to reach an agreed solution in this case.

Site Location



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LOCATION AND CONTEXT

The application relates to a 0.16 hectare site lying to the south of the domestic curtilage of No. 7 Stocks Green Court.

The land consists of a 'paddock' area adjacent to, but not included within the current domestic curtilage and an adjacent area which until recently was agricultural land.

The majority of the site is allocated as Housing Area in the Sheffield Unitary Development Plan but part lies within the adjacent Green Belt and Area of High Landscape Value. The site also lies immediately adjacent the Totley Conservation Area to the north.

To the north east, south and east the site is bounded by 1980's housing. To the north and west the site is bordered by agricultural land that is open in character.

The site lies on ground falling generally from west to east. This fall in land level is most pronounced in the northern half of the site close to 7 Stocks Green Court where the level falls in the order of 3 metres from the north west corner to the highway at Stocks Green Avenue.

There are no trees of public amenity value on the site though there is anecdotal evidence that some site clearance occurred before submission of the application.

It is proposed to establish the land as domestic curtilage and erect two detached dwellings. These properties would be 3 bedroom homes.

Both dwellings footprints would equate to that of the existing dwelling on the site and the houses would be two storeys in height. Both proposed houses and the extended access/turning head and parking would be significantly 'sunk' into the site with ridge heights of the two houses equal to (House No.1) or slightly higher than (0.8 metres at House 2) the ridge height of No. 7 Stocks Green Court.

The proposed dwellings would be of traditional appearance and constructed in stone with natural slate roofs.

The site would be accessed from Stocks Green Court utilising the access point already formed by the drive to No. 7 Stocks Green Court.

RELEVANT PLANNING HISTORY

Permission was granted in 1990 (90/02616/FUL) for a two storey side extension and porch.

An application for a pair of semi-detached houses on this site was withdrawn in 2011 on Officer advice.

SUMMARY OF REPRESENTATIONS

There have been 83 letters of objection to the scheme and representations from Cllrs Ian Ross, Keith Hill and Joe Otten. The Totley Residents Association, SPACE, and the Campaign to Protect Rural England have also commented.

Cllrs Ross, Hill and Otten are supportive of residents objections and note in particular that:

The allocation as Housing Area is an anomaly and the intention to include the area in the Green Belt should be a material planning consideration.

The Sheffield Local Plan (SLP) is now sufficiently advanced so as to be afforded significant weight in decision making.

The development would have an adverse effect on the openness and character of the Green Belt and the Area of High Landscape Value

There could be an increase in surface water run-off from the areas of hardstanding.

The car parking serving House 1 is too close to No.7 Stocks Green Court.

The proposed drive is too narrow and will result in conflicts between vehicles, pedestrians and cyclists.

The Totley Residents Association object to the scheme on the following grounds:

The land included in the site should be considered as Green Belt in line with the proposed changes in the Sheffield Local Plan.

The development will have an adverse effect on views into and out of the Green Belt

The access will impact on the safety and privacy of neighbouring dwellings.

The representation from the Sheffield and Peak Against City Encroachment objects on the following grounds:

The area was intended as part of a Buffer Zone with planting when the estate was originally granted permission but this was not enforced by Sheffield City Council.

The allocation as Housing Area is an anomaly and the intention to include the area in the Green Belt should be a material planning consideration.

The Sheffield Local Plan should be afforded weight in the decision making process as it is well advanced towards adoption.

The proposal would impact adversely on the National Park, the Green Belt and the Area of High Landscape Value.

The scheme would adversely impact on neighbouring properties through overlooking

The CPRE object on the following grounds:

The anomalous allocation as Housing Area should be overridden by the SLP and the proposed allocation should be accorded considerable weight.

Deletions from the Green Belt should not be pre-empted by planning applications that seek to exploit anomalies.

Other matters raised by local residents in representations not listed above are as follows:

The proposal:

Is not in keeping with the character and nature of surrounding buildings.

Would result in overshadowing of neighbouring dwellings.

Would be overbearing on neighbouring dwellings.

Has an inadequate access which is of limited width and which could result in vehicular and pedestrian conflicts particularly in adverse weather conditions. It would also be inadequate for emergency vehicles and construction traffic.

Car fumes could pour down into neighbouring gardens from the hardstanding areas.

Would disturb the water table.

Would create unnecessary urban sprawl resulting in a huge adverse impact on the Green Belt.

Would create a precedent for development on adjacent parcels of land adjacent the Green Belt.

Would have an adverse effect on the amenity of occupants of Nos. 4, 5, and 7 due to increased activity close to these dwellings.

Would introduce planting that would overshadow neighbouring dwellings.

Disrupt animal and birdlife.

Would be visible, and thereby damage, long vistas from the area around the B6054 Holmesfield to Dronfield Road.

Would endanger children playing in the cul-de-sac.

Would affect the National Park.

Matters raised that are not material planning considerations:

Building work would disturb neighbours.

The properties could be used for commercial purposes.

Leaves from the proposed planting would be a nuisance.

There are errors and inaccurate statements in the application.

Would conflict with the activities at the adjacent working farm.

There has been one letter of support (from a resident outside Sheffield). Support is on the basis of the dwellings being designed to match the older buildings in the area and making a positive contribution to the character of the area.

PLANNING ASSESSMENT

General Principles

The National Planning Policy Framework at paragraph 14 states that 'at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development' which for decision making means approving development proposals that accord with the development plan.

Paragraph 17 states that decisions should:

Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside.

Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework.

Paragraph 19 states:

The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth...Therefore significant weight should be placed on the need to support economic growth through the planning system.

Paragraph 58 states:

Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area.

Planning policies and decisions should aim to ensure that developments:

will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

optimise the potential of the site to accommodate development.

respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;

and are visually attractive as a result of good architecture and appropriate landscaping.

Policy CS 23 'Locations for New Housing' states:

New housing development will be concentrated where it would support urban regeneration and make efficient use of land and infrastructure. In the period 2008/09 to 2020/21, the main focus will be on suitable, sustainably located, sites within, or adjoining the main urban area of Sheffield.

Impact on the Green Belt and Area of High Landscape Value

Within the Green Belt/AHLV

The site lies predominantly within an allocated Housing Area though an area to the west impinges into the adopted Green Belt.

As such Policies GE1 and GE3 are relevant to this area:

GE 1 'Development in the Green Belt' states:

In the Green Belt, development will not be permitted, except in very special circumstances, where it would:

(c) lead to encroachment of urban development into the countryside

GE3 'new building in the Green Belt' states:

In the Green Belt, the construction of new buildings will not be permitted, except in very special circumstances, for purposes other than agriculture, forestry, essential facilities for outdoor sport and outdoor recreation, cemeteries, and other uses which would comply with Policy GE1.

CS 71 'Protecting the Green Belt' states:

Countryside and other open land around the existing built-up areas of the city will be safeguarded by maintaining the Green Belt, which will not be subject to strategic or local review. Exceptionally, changes may be made to remove

untenable anomalies where the change would not undermine the purposes or objectives of Green Belt in that area. Development needs will be met principally through the re-use of land and buildings rather than through expansion of the urban areas and villages.

The proposal does not introduce physical structures into the part of the site allocated as Green Belt though it would result in a wedge of land being planted as a screen to the built form. It is not considered that this would conflict with Green Belt policies stated in the NPPF or UDP policies GE1, GE3 and CS71 given the extent of this parcel of land and the proposed use as a significant area of natural screening.

Adjacent the Green Belt/AHLV

Policy GE4 'Development and the Green Belt environment' states:

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.

Policy GE8 'Areas of High Landscape Value and The Peak National Park' states:

In Areas of High Landscape Value, protection and enhancement of the landscape will be the overriding consideration. Development which is permitted:
(b) on land conspicuous from Areas of High Landscape Value or the Peak National Park; must protect, and wherever appropriate enhance, the appearance and character of the Area of High Landscape Value and Peak National Park.

Policy CS72 'Protecting Countryside not in the Green Belt' states:

The green, open and rural character of areas on the edge of the built-up areas but not in the Green Belt will be safeguarded through protection as open countryside...

Policy CS74 'Design Principles' of the Sheffield Core Strategy states:

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:

...b. views and vistas to landmarks and skylines...across the city to the surrounding countryside;...

It is accepted that there are already domestic curtilages present in the locality that border the Green Belt (GB) and the Area of High Landscape Value (AHLV). However these feature domestic gardens that facilitate a degree of separation to the GB/AHLV itself.

Typically separation between the built environment and the BG/AHLV is achieved in the order of 15 metres with an occasional instance as low as 6-9 metres. These garden spaces therefore provide something of a 'breathing space' between the two storey housing and the open countryside which helps to maintain the openness

and character of the GB/AHLV. Nonetheless, existing housing remains a highly prominent feature when viewed from the Green Belt.

The previously withdrawn scheme proposed two storey development almost immediately adjacent the Green Belt/AHLV boundary. Because of the elevated natural ground levels on the western side of the site (amounting to an additional domestic storey relative to No. 7 Stocks Green Court) it was considered that the dwellings would be overly prominent when viewed from the GB/AHLV to the detriment of visual amenity.

The current scheme locates the dwellings marginally further from the Green Belt boundary though dwelling 1 is still located within 4 metres of this boundary. However, the current scheme proposes to excavate significant portions of the site so as to enable the dwellings to have finished floor levels and ridge levels not dissimilar to existing properties on Stocks Green Court.

Whilst this approach goes some way towards mitigating the prominent presence the dwellings would have on the immediate boundary it still introduces elements of built environment in much closer proximity to the Green Belt.

However, further mitigation is proposed through the introduction of a copse of trees to be planted on that portion of the site which lies within the actual adopted Green Belt. The planting scheme proposed includes semi mature trees with girths of up to 20 cm, these rising to approximately 4-5 metres in height when first planted, mixed with smaller varieties and tertiary ground cover planting.

Such a group of trees would mature quickly (within 5 years) into a dense bank of woodland that would substantially screen the development, and other houses beyond, when viewed from the west.

Given this further mitigation, which would need to be secured by condition requiring full planting before commencement of the development, it is considered that within a short period of time the dwellings would not have an adverse effect on the character of the Green Belt/AHLV and that the planting could be considered to have a positive effect on vistas from the west.

Given the above it is considered that, on balance, the proposal would be acceptable with regard to Policies GE4, GE8, CS72 and CS74.

Housing Supply, Location and Density

The NPPF at paragraph 49 states:

Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

The proposal would contribute towards housing supply as set out in Core Strategy Policy CS22. Whilst there is currently a shortfall in the supply of deliverable sites

for housing, it is considered that the proposals will make only a very limited contribution and, consequently, little weight is given to this factor.

The site is suitable for residential development and is sustainably located within the main urban area. The proposals therefore comply with Core Strategy Policy CS23.

Core Strategy Policy CS24 gives priority to locating new housing development on previously developed (brownfield) sites. The site is not considered to be 'previously developed land'.

However, Policy CS24 acknowledges that permitting some development (fewer than 15 units) on sustainably located small greenfield sites is unlikely to prevent the target of building 88% of new dwellings on brownfield sites being met. Notwithstanding this, the policy acknowledges the need to meet housing supply targets.

Policy CS 26 'Efficient Use of Housing Land and Accessibility' requires housing development to make efficient use of land but the density of new developments should be in keeping with the character of the area and support the development of sustainable, balanced communities.

Subject to the character of the area being protected, densities will vary according to the accessibility of locations.

For a location such as this, a density of 30-50 dwellings per hectare would normally be expected.

The development equates to a density of approximately 12.5 dwellings per hectare which falls below this range.

However, the site is somewhat unusual in its shape with a significant portion to the south east not utilized due to proximity to other dwelling and difficulties with accessibility. The requirement to prevent the built form occupying any part of the adopted Green Belt also reduces the developable area of the site. Finally, there is a need to respect the layout and characteristics of the existing estate.

Given these constraints it is felt that the number of dwellings proposed is reasonable and that a requirement to increase density would not be supportable. The proposal is therefore considered to be acceptable with regard to Policies CS23, CS24 and CS26

Principal Allocation, Design and Context

The great majority of the site lies within an allocated Housing Area and as such the principle relevant policies are H10 and H14
Policy H10 identifies housing as the preferred use and as such the proposal would satisfy this policy subject to satisfactorily complying with policy H14.

Policy H14 'Conditions on development in Housing Areas' states:

In Housing Areas, new development or change of use will be permitted provided that:

(a) new buildings and extensions are well designed and would be in scale and character with neighbouring buildings; and (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 (d) it would provide safe access to the highway network and appropriate off-street parking and not endanger pedestrians;

The adjacent estate development is characterised by modest detached dwellings in equally modest curtilages. The typical footprint is approximately 50-60 square metres and ridge heights are typically around 8.5-9 metres. The proposed properties display characteristics not dissimilar to dwellings in the locality and the overall impression is of an appropriately laid out extension to the pattern and grain of existing development. In this respect the proposal is largely considered to mirror existing patterns of residential development.

It should be noted that whilst part of the site taken for the access currently forms part of the garden of No.7 Stocks Green Court the main rear garden space of that property would remain untouched by the proposal (which is sited principally on the 'paddock' to the south of the garden and the parcel of former agricultural land on the western edge of the development). As such it is not felt that the proposal would be contrary to Paragraph 53 of the NPPF which refers to residential gardens.

Residential amenity (Existing residents)

Space about dwellings

With regard to H14 (c) and (d) the general principles outlined in Policy H14 are further supported by Supplementary Planning Guidance 'Design of house extensions' (SPG) which lays out good practice guides for new build structures and their relationship to existing houses. Of these the following are particularly relevant:

SPG guideline 4 states that in most circumstances a minimum distance of 10 metres should be achieved between main aspect windows in the rear elevation and the rear boundary.

This separation distance is required for reasons of neighbouring privacy and in order to provide an appropriate outlook for future occupants. Whilst the former consideration is not critical here there are concerns with regard to the latter.

The proposed dwellings have been designed so as to locate main aspect windows in rear elevations with outlooks that are considered acceptable. Distances vary to the boundary but all exceed 10 metres for House 1 and House 2 has a generous rear garden that will provide suitable outlook for rear elevation windows. There are no implications for neighbouring amenity arising from the location of rear windows.

SPG guideline 5 states that a two storey structure should not be located closer than 12 metres in front of ground floor windows of a neighbour and that level differences may require this distance to be increased.

Proposed House 1 is located 12 metres away from the rear elevation of the existing No.7 Stocks Green Court and is only marginally elevated above that property. Furthermore the proposed dwelling is located at an oblique angle to the nearest ground floor main aspect window of No.7. As such it is considered that SPG guideline 5 is satisfied with regard to this property.

House 2 is located in excess of 12 metres from the nearest existing dwelling and therefore satisfies guideline 5.

It is therefore considered that neither property will have an overbearing presence to the detriment of occupants of neighbouring properties. Both proposed dwellings are located at distances and elevations such that any shadow cast is unlikely have a significant impact on the rear elevations of neighbouring dwellings.

SPG guideline 6 states that dwellings should keep a minimum of 21 metres between facing main windows.

Both proposed dwellings have been orientated so as to avoid any direct facing of windows towards neighbouring properties. The east elevation of House 1 and the north elevation of House 2 are 'blind' and there are no implications for main aspect windows in the other elevations of House 1 or the south and west elevations of House 2.

The east elevation of House 2 features main aspect windows at first floor level that achieve a separation of approximately 17 metres to the rear elevation of No. 4 Stocks Green Court. However, the relationship between the windows in these elevations is oblique and as such the separation is considered adequate even should any retained intervening flora be subsequently lost.

Means of Access (impact on residential amenity)

NPPF paragraph 17 (d) states:

Planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

The proposal would introduce the main access point into the site close to No.7 Stocks Green Court. It is considered that this would introduce a potential noise source as well as compromising the privacy of the occupants of that property.

The proposed drive passes extremely close (approximately 2m at closest point) to the front elevation of the existing dwelling and the potential for disturbance from vehicular movement would be significantly increased over that currently experienced by the occupants of No. 7.

As well as the standard noise that might be associated with any vehicular movement a vehicle entering the site would require additional acceleration in order to climb the drive gradient.

It is not considered that such disturbance/privacy issues can be mitigated to any significant degree and as such it is felt that such disturbance would render the scheme unacceptable with regard to Policy H14.

In addition to the intensification of use on the drive arising from the to-ings and fro-ings of future occupants, an access this close to the front elevation of No. 7 Stocks Green Court would lead to significant activity in close proximity to main aspect windows and bedrooms. Visitors to the site, including delivery vehicles/postmen/guests, would all pass in very close proximity to the front elevation and main aspect windows of No.7 thereby compromising residential privacy.

In conclusion it is considered that the proposal represents an inappropriate development of the site giving rise to serious concerns regarding privacy and general amenity towards existing dwellings and the scheme is felt to be in conflict with Policy H14.

Residential Amenity (Future Occupants)

All internal spaces would benefit from good natural lighting and external amenity spaces are generously proportioned. It is not considered that the presence of the proposed copse, when mature, would adversely affect natural light to main aspect windows to any significant degree.

Design

National Planning Policy Framework paragraph 58 states:

Planning policies and decisions should aim to ensure that developments function well and add to the overall quality of the area, and respond to local character and history, reflect the identity of local surroundings and materials, and are visually attractive as a result of good architecture and appropriate landscaping.

At paragraph 59 it continues:

'...design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally'.

Further, at paragraph 60 it states:

Planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

BE5 'Building design and siting' states:

Good design and the use of good quality materials will be expected in all new and refurbished buildings and extensions. The following principles will apply:

Physical Design

(a) original architecture will be encouraged but new buildings should complement the scale, form and architectural style of surrounding buildings;

(f) designs should take full advantage of the site's natural and built features;

Policy CS74 'Design Principles' of the Sheffield Core Strategy states:

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:

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;

BE 16 'Development in Conservation Areas' states:

In Conservation Areas permission will only be given for proposals which contain sufficient information to enable their impact on the Area to be judged acceptable and which would preserve or enhance the character or appearance of the Conservation Area.

Material considerations in considering proposals will include matters which would affect the setting of a Conservation Area or significant views into, or out of, the Area.

It is considered that the design of both houses is well proportioned traditional appearance, in keeping with the general characteristics of the locality, and suitably detailed.

External materials are indicated as natural stone facing with natural roof slate and in these respects the dwellings would be of high quality. Window casements would be in timber with quoins, lintels and mullions in cut natural stone.

Hence, whilst views from the turning head of Stocks Green Court (the closest point located in Totley Conservation Area) towards the development would be limited it is felt that any partial views of the proposals would be sympathetic to the character of the locality and to the Totley Conservation Area.

In these regards the scheme is therefore considered acceptable with regard to Policies BE5, BE16 and CS74.

Highways and Car Parking matters.

Policy BE9 Design for Vehicles states:

New developments and refurbishments should provide a safe, efficient and environmentally acceptable site layout for all vehicles (including cycles) and pedestrians.

Unitary Development Plan guidelines require the provision of 2-3 spaces per dwelling for dwellings of this type and this is accommodated on the indicated hardstanding areas.

Whilst the revised access point arrangements are not ideal in highways terms it is not considered that they are sufficiently poor so as to justify a reason for refusal. Vehicles are able to manoeuvre within the site so as to be capable of entering and leaving in forward gear. The revised plans are considered to show a layout that provides adequate visibility when entering and leaving the site so as to prevent vehicle and pedestrian conflict.

As the dwellings are not in excess of 45m from the adopted highway there is no requirement for a fire appliance to be able to access the site.

The proposal is considered to satisfy Unitary Development Plan guidelines for off street car parking provision and policy BE9.

Landscaping

Policy BE6 'Landscape Design' states that good quality landscape design will be expected in new developments.

The development itself will not result in the loss of any significant publicly accessible open/green space or loss of trees of significant public value though there is evidence that some site clearance of lesser specimens has occurred before the submission of this application.

Nonetheless the Applicant has provided plans designating specific areas for planting in both the copse area and across the wider site as a whole.

It is felt that the planting scheme proposed would be satisfactory, would enhance the natural environment and would satisfy policy BE6.

Sustainability

The site is located in a reasonably sustainable location albeit in an area of high car ownership. The site is located within 200 metres of the A621 with its regular bus service.

The introduction of the substantial bank of planting should establish a significant habitat for flora and fauna and contribute to biodiversity. The tree types indicated in the planting scheme are principally indigenous species including oak, hazel and

hawthorn. A condition requiring a woodland management plan for this copse would be necessary in the event of planning permission being granted.

Details with regard to sustainable drainage have not been sought given the recommendation of this report but should Committee be minded to grant the application a condition should be added requiring the use of permeable/porous hard surfaces.

Response to Representations

Matters relating to the character of the area, design and detailing, highways and car parking have been dealt with in the main body of this report.

Similarly, residential amenity considerations such as overlooking, overshadowing and overbearing have been addressed.

Those matters relating to the Green Belt /Area of High Landscape Value and the impact on the Conservation Area have also been dealt with.

Other matters

It is not considered that potential impact on the Peak National Park represents a viable reason for refusal give the scale of the proposal and the proximity to the Peak Park, this being in excess of 1.2 kilometres to the north and west.

Impact on the Buffer Zone

The 'Buffer Zone' as mentioned in numerous representations is no longer viable as a planning consideration. All that is relevant is the allocation (as Housing Area and Green Belt) and related policies in the Unitary Development Plan and the Core Strategy until such time as the SLP policies are fully adopted and any changes to the current Green Belt boundary are secured.

With regard to this matter the NPPF at paragraph 216 states:

From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:

the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

Several representations have highlighted the fact that the Council is seeking to re-allocate a larger proportion of the site as Green Belt. Policy CS71 indicates that changes may be made to the Green Belt boundary but these do not outweigh the currently adopted Green Belt boundary.

The proposals map for the SLP indicates that a significantly larger portion of the site could be allocated as Green Belt if recommendations are implemented after examination in public by the Inspector. However, it should be noted that objections have been received with regard to the proposed changes and therefore, in line with paragraph 216 of the NPPF, the proposed new boundary carries little weight at this time.

There is no evidence that there are protected species habitats on the site and no reason to believe that the loss of a largely featureless 'paddock' will have any significant effect on wildlife in the locality.

Whilst noting neighbour comments regarding surface water run-off from nearby fields this in itself is not considered a reason for refusal. Indeed, the proposal may mitigate some of this run off rather than exacerbating the current situation.

Given the recommendation of this report no further negotiation was entered into with regard to the provision of permeable surfaces within any newly created domestic curtilage. However, in the event of a grant of permission conditions would be required to ensure permeable surfaces were secured throughout the site.

A change of use application would be required to convert the buildings into a commercial use.

It is not considered that car fumes propagation towards neighbouring houses is any more likely to occur than in many similar juxtapositions of parking and residential property throughout the city.

There is no reason to suggest that the development will impact on the neighbouring farm operation.

CONCLUSIONS

This is an application seeking permission for the erection of two family dwellings and associated domestic curtilage.

Despite the proximity of the dwellings to the Green Belt boundary it is considered that the depressed footprint relative to natural ground level and proposed screening planting should negate any significant impact on the character of Green Belt and Area of High Landscape Value and, on balance, this aspect of the development is considered acceptable,

The proposal is considered to respect the prevailing grain and character of the locality and the Totley Conservation Area.

It is felt that the level of amenity afforded future occupants would be acceptable.

However, it is considered that the introduction of an access so close to the existing property at No.7 Stocks Green Court would adversely impact on the amenity of occupants of that dwelling.

Hence, whilst accepting that there is both a presumption in favour of development enshrined within the NPPF and that Sheffield currently has a projected shortfall in the supply of deliverable sites for housing, it is considered that the proposals will make only a very limited contribution to the latter and that, in any event, these factors do not outweigh the disamenity that will accrue to the current, and future, occupants of No. 7 Stocks Green Court.

The proposal is considered contrary to policy H14 of the Sheffield Unitary Development Plan and to paragraph 17 (d) of the National Planning Policy Framework and is recommended for refusal.

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