

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. **Application Number** **13/00155/FUL**
- Address** **Land adj 31 Canterbury Crescent and
Hallamshire Drive**

Recommendation

Should now read Grant Conditionally - Legal Agreement

Conditions

Condition 2 should note that the plans reference SIV001 and SIV002 were received on 24 May and the remaining plans were received on 13 August.

2. **Application Number** **13/01528/FUL**
- Address** **Globe II Business Centre, 128 Maltravers
Road, Sheffield, S2 5AZ**

Representations Update:

It is advised that no further representations have been received following the display of additional site notices around Hyde Park Flats.

Amendments to Conditions:

Condition 2 should be replaced with:

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

BP Block Plan (1:1000)
LP Location Plan (1:2500)
(02)14 Rev. B - Site Plan

ST-GF Student Accommodation - Ground Floor Plan – Rev. A
ST-MF Student Accommodation - Mezz. Floor Plan – Rev. A
ST-RF Student Accommodation - Roof Plan – Rev. A
ST-1F Student Accommodation - First Floor Plan – Rev. A
ST-2F Student Accommodation - Second Floor Plan – Rev. A
ST-3F Student Accommodation - Third Floor Plan – Rev. A
ST-4F Student Accommodation - Fourth Floor Plan – Rev. A
ST-5F Student Accommodation - Fifth Floor Plan – Rev. A

ST-6F Student Accommodation - Sixth Floor Plan – Rev. A
ST-7F Student Accommodation - Seventh Floor Plan – Rev. A
ST-8F Student Accommodation - Eighth Floor Plan – Rev. A
ST-9F Student Accommodation - Ninth Floor Plan – Rev. A
ST-10F Student Accommodation - Tenth Floor Plan – Rev. A
ST-11F Student Accommodation - Eleventh Floor Plan – Rev. A
ST-12F Student Accommodation - Twelfth Floor Plan – Rev. A
ST-EL1 Student Accommodation - Elevation 1
ST-EL2 Student Accommodation - Elevation 2
ST-EL3 Student Accommodation - Elevation 3
ST-EL4 Student Accommodation - Elevation 4
ST-EL5 Student Accommodation - Elevation 5
ST-EL6 Student Accommodation - Elevation 6
ST-DDA1 Student Accommodation - Mobility Units
ST-DDA2 Student Accommodation - Mobility Units
ST-DDA3 Student Accommodation - Mobility Units
ST-DDA4 Student Accommodation - Mobility Units
ST-DDA5 Student Accommodation - Mobility Units

RA-GF Retirement Apartments - Ground Floor Plan – Rev. B
RA-1F Retirement Apartments - First Floor Plan – Rev. B
RA-2F Retirement Apartments - Second Floor Plan – Rev. B
RA-3F Retirement Apartments - Third Floor Plan – Rev. B
RA-4F Retirement Apartments - Fourth Floor Plan – Rev. B

RA-EL1 Retirement Apartments - Elevations 1- Rev. A
RA-EL2 Retirement Apartments - Elevations 2 – Rev. A
RA-EL3 Retirement Apartments - Elevations 3

RA_DDA1 Retirement Apartments - Mobility Units
RA-DDA2 Retirement Apartments - Mobility Units

CH-GF Care Home - Ground Floor Plan – Rev. A
CH-1F Care Home - First Floor Plan
CH-2F Care Home - Second Floor Plan
CH-RF Care Home - Roof Plan

CH-EL1 Care Home - Elevations 1
CH-EL2 Care Home - Elevations 2 – Rev. B
CH-EL3 Care Home - Elevations 3
CH-EL4 Care Home - Elevations 4
CH-DDA1 Care Home - Mobility Units

(21)01 Details Proposed 01 – Rev. A
(21)02 Details Proposed 02 – Rev. A
(21)03 Detail Proposed 03 – Rev. A
(21)04 Detail Proposed 04 – Rev. A
(21)05 Detail Proposed 05 – Rev. A
(21)07 Detail Proposed 07 – Rev. A
(21)08 Detail Proposed 08 – Rev. A

EL-DET Elevation Details (Materials)

LAND – Rev. A
Landscaping – Areas 1 and 4
Landscaping – Area 3
Landscaping – Area 5
Landscaping – Area 6
Landscaping – Area 7

Condition 5 should be removed.

Condition 14 amended and now stipulates:

Each unit of the residential accommodation hereby permitted shall be occupied by:

- a) Persons 55 years of age or older.
- b) Persons living as part of a single household with such a person over 55 or older.
- c) Persons who were living as part of a single household with such a person over 55 or older or persons who have since died.

Reason: In order to define the permission.

Condition 21 should include the following additional details:

- Rainwater goods
- Plant equipment enclosures

Condition 26 should be removed as it is a repeat of Condition 6

Condition 43 amended to read:

No deliveries to the student accommodation (including the ancillary student shop (A1), student café (A3), and gym (D2)) and the care home buildings shall be carried out between the hours of 2100 to 0700 hours Monday to Saturday and 2000 hours to 0800 hours Sundays and Public Holidays.

Reason: In the interests of the amenities of the locality and occupiers of adjoining property

Condition 51 amended:

Bus stop number should be replaced by 37023045 instead of the 37023148 quoted.

Additional Conditions:

Condition:

The works of demolition hereby authorised shall not be carried out before evidence of a contract for the carrying out of the works of redevelopment of the site hereby approved as part of this application has been submitted to and approved by the Local Planning Authority

Reason:

To ensure that premature demolition does not take place and result in an undeveloped site, sometime before rebuilding, which would be detrimental to the visual character of the locality

Condition:

Each individual building hereby approved shall be constructed in full and shall not be constructed in phases nor occupied before works on that phase have been completed

Reason:

In the interests of amenity and to prevent the piecemeal construction of buildings on the site which would be detrimental to the visual character of the locality

Condition:

Prior to the first occupation of any new building on the site full details of how any undeveloped land on the site will be secured, landscaped and maintained shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved works shall be carried out on site and completed within 3 months of the date of the Local Planning Authority's approval of the condition details

Reason:

To ensure that the development is adequately maintained and does not result in an untidy site, sometime before rebuilding, which would be detrimental to the visual character of the locality

Condition:

Before each phase of development is commenced full details of suitable inclusive access and facilities for disabled people to enter the building(s) and within the curtilage of the site, shall have been submitted to and approved by the Local Planning Authority and the relevant phase shall not be used unless such inclusive access and facilities have been provided in accordance with the approved plans. Thereafter such inclusive access and facilities shall be retained. (Reference should also be made to the Code of Practice BS8300)

Reason:

To ensure ease of access and facilities for disabled persons at all times.

3. Application Number 13/02270/FUL

Address Land Adjacent 39 Muskoka Drive Sheffield S11 7RH

Additional Representation

One written representation has been received following publication of the Committee Report. The comments made can be summarised as follows:

-Appear to be mathematical errors made by planners in the report. Resulting in house and plot not fitting in the plot, which means that the house will be even closer to Num.33 Muskoka Drive than separation distance referred to in report.

-Proposed dwelling will not be any smaller on plan than the original proposal (which was rightly refused).

Comment:

The site's dimensions have been subject to re-measuring by the Agent to ensure accuracy. Therefore, the most recently revised drawings and the details given as part of the committee report are considered to be accurate.

Report Clarification

In the 6th paragraph of page 68 of the Committee Report reference is made to the rear elevation bay window feature being required to be obscurely glazed. Only the side panels of this feature need to be obscurely glazed to prevent opportunities for outlook to neighbours. The relevant condition correctly refers to the side glazing panels only.

4. Application Number 13/03312/FUL

Address 12 Chatsworth Road, Sheffield,

Additional Representation

An additional representation has been received from a neighbour who had previously commented on the scheme. The representation states that as the front of the dwelling has now been re-arranged, the proposal would now have a greater impact upon their front ground floor windows than the previous proposal did. The report already considers the impact of the proposal on the neighbour.

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