

SUPPLEMENTARY INFORMATION

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

1. Application Number: 17/04628/FUL

Address: 20 Woodburn Drive, Sheffield, S35 1YS

Amended description of development

The description of development is amended (see below) removing reference to the vehicular access from Burn Grove as this does not require planning consent. The provision of a vehicle access from an unclassified road is permitted development by virtue of Part 2 Class B of the General Permitted Development Order 2015.

Amended description of development.

Demolition of existing conservatory and outbuildings and erection of a single-storey rear extension, erection of a detached garage/workshop (Amended drawings received 23rd March 2018).

Additional representations

Four additional letters of representation have been received in objection to the scheme, two from local residents, one from Councillor Steve Wilson and one from Angela Smith MP.

The comments are summarised as follows;

- Concerns over new access and that a vehicle (motorhome) is too large to manoeuvre and park on the proposed driveway, and would overhang the pavement. The noisy roller shutter doors would need to be utilised to provide all the available space.
- The property has adequate access as existing.
- The proposal would not adhere to the UK criteria for 30mph visibility splays (2.4 metres by 70 metres, and all land within the triangle must be in the ownership/control of applicant).
- The plans do not show the garage on the same level as the garden as referred to in the officer report.
- The size, scale and massing of the proposal is considerably larger than normally required for a garage and could be changed to a residential property.
- The use of the access for a motorhome is not a legitimate planning consideration or justification for the access.

- If allowed, the access could be used for purposes that could materially affect constituents.

In response to the above comments:

- The Local Planning Authority does not have control over the ownership of vehicles.
- The creation of the access does not require planning permission as outlined within the officer report.
- The report states that the garage is located on a similar level to the majority of the rear garden, which is at a lower level than the adjoining highway.
- The officer report discusses the scale and form of the proposed garage/workshop.
- With regards to the reference of the UK Criteria for 30mph visibility, the Council's Highways Department have confirmed that they would not impose such strict sight lines in this particular location. The criterion quoted is more commonly applied on a junction between two roads.
- Planning permission would be required to change the use of the building, and to allow the building to be used independently from the dwellinghouse. A planning application would be assessed on its own merits at that time, should one be submitted for such a proposal.
- The suitability of the proposed access has been assessed within the officer report and ultimately does not require planning permission.
- The use of the garage door is not considered to give rise to any harmful noise and disturbance issues

Report Corrections

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- The officer report states that the formation of a vehicular access does not require planning permission as it accords with the limitations of Part 1, Class B of the General Permitted Development Order (GPDO) 2015. This reference is incorrect. The correct part of the GPDO is Part 2, Class B of the General Permitted Development Order (GPDO) 2015.

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- The officer report states that Part 1, Class E of the GPDO allows the construction of outbuildings within the curtilage of a dwelling house and that the proposed building is approximately 0.4 metres higher than that permitted by the GPDO and therefore planning permission is required. Members should be advised that in addition to the reduction in height, the location of the garage would need to be moved approx. 1 metre further away from the

boundary with No.22 Woodburn Drive to accord with the limitations of the GPDO.

Clarification

The provision of hardstanding within the plot is permitted development by virtue of Part 1 Class F of the General Permitted Development Order 2015 and as such does not require planning consent.

Additional Directive

The applicant is advised that the proposed access with Burn Grove is permitted development by virtue of part 2 Class B of the General Permitted Development Order 2015 and the hardstanding is permitted development by virtue of Part 1 Class F of the General Permitted Development Order 2015.

2. Application Number: 17/04961/REM

Address: Baldwin's Omega Centre, Brincliffe Hill

Non-Consideration

This item is no longer being considered at this Committee meeting owing to unresolved issues around land ownership in relation to the site access. It will be brought to Committee as soon as is practicable after such issues are resolved or clarified.

3. Application Number: 17/05136/FUL

Address: The Polish Catholic Centre, 518-520 Ecclesall Road

Amended Condition

Amend Condition 9 to insert underlined text, and to read:

Amplified sound or live music shall only be played within the building and in such a way that noise breakout does not exceed the prevailing ambient noise level by more than 3dB when measured at 1m from the façade of the building;

- a) As a 15 minute LAeq, and;
- b) At any one third octave band frequency as a 15 minute LZeq.

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