

REPORT TO WEST AND NORTH PLANNING AND  
HIGHWAYS COMMITTEE

DATE 29/05/2012

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REPORT OF DIRECTOR OF DEVELOPMENT SERVICES ITEM

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SUBJECT APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

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SUMMARY

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RECOMMENDATIONS

SEE RECOMMENDATIONS HEREIN

THE BACKGROUND PAPERS ARE IN THE FILES IN RESPECT OF THE PLANNING  
APPLICATIONS NUMBERED.

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FINANCIAL IMPLICATIONS N/A

PARAGRAPHS

CLEARED BY

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BACKGROUND PAPERS

CONTACT POINT FOR  
ACCESS

John Williamson

TEL  
NO:

0114 2734944

AREA(S) AFFECTED

CATEGORY OF  
REPORT

OPEN



| Application No.                     | Location  | Page No. |
|-------------------------------------|---|----------|
| 12/00898/OUT                        | Curtilage Of 12 Penistone Road<br>Grenoside<br>Sheffield<br>S35 8QG | 5        |
| 12/00803/FUL (Formerly PP-01875644) | 246 Main Road<br>Wharnccliffe Side<br>Sheffield<br>S35 0DR          | 14       |
| 12/00674/FUL (Formerly PP-01857847) | New Hall Farm<br>New Hall Lane<br>Sheffield<br>S36 4GH              | 22       |
| 12/00134/FUL                        | Car Park At Site Of 490<br>Barnsley Road<br>Sheffield<br>S5 7AE     | 33       |



SHEFFIELD CITY COUNCIL

Report Of The Head Of Planning  
To The NORTH & WEST Planning And Highways Committee  
Date Of Meeting: 29/05/2012

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.

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|                  |  |
|------------------|--|
| Case Number      | 12/00898/OUT   |
| Application Type | Outline Planning Application   |
| Proposal         | Demolition of existing dwellinghouse and erection of a replacement dwellinghouse |
| Location         | Curtilage Of 12 Penistone Road<br>Grenoside<br>Sheffield<br>S35 8QG              |
| Date Received    | 26/03/2012   |
| Team             | NORTH & WEST   |
| Applicant/Agent  | Mrs G Smith  |
| Recommendation   | Grant Conditionally  |

Subject to:

- 1 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) Access, (b) Appearance, (c) Landscaping, (d) Layout and (e) Scale (matters reserved by the 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.

- 2 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.

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.

- 3 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.

- 4 No demolition and/or construction works shall be carried out unless equipment is provided for the effective cleaning of the wheels and bodies of vehicles leaving the site so as to prevent the depositing of mud and waste on the highway. Full details of the proposed cleaning equipment shall be approved in writing by the Local Planning Authority before it is installed.

In the interests of the safety of road users.

- 5 The existing dwelling shall be demolished prior to the construction of the replacement dwelling.

To ensure that the development does not harm the character and openness of the Sheffield Green Belt.

- 6 The works of demolition hereby authorised shall not be carried out before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.

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

- 7 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 site shall be constructed without prior planning permission being obtained from the Local Planning Authority.

To ensure that the development does not harm the character and openness of the Sheffield Green Belt.

- 8 Prior to the demolition of the existing dwellinghouse, plans shall be submitted to and approved in writing by the Local Planning Authority,

showing how the gable end of the attached property (No.14 Penistone Road) shall be 'made good'. This shall include full details of materials to be used. Development shall then proceed in complete accordance with these approved details.

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

Attention is drawn to the following justifications:

1. The decision to grant permission and impose any conditions has been taken having regard to the relevant policies and proposals from the Sheffield Development Framework and the Unitary Development Plan set out below:

GE1 - Development in the Green Belt

GE5 - Housing Development

It is considered that in principle the erection of the replacement dwellinghouse would accord with UDP Policy GE1 and GE5 as well as guidance set out in the National Planning Policy Framework.

The proposed development would not cause significant harm to the open character of the green belt, being located within the existing residential curtilage, and it is considered that any harm that would be caused would be outweighed by the benefits that relocating the property would have upon the quality of life of occupiers of the dwellinghouse, in terms of noise and pollution. The A61 is a strategic road and traffic does travel at speed along this section.

All matters have been reserved for subsequent approval; however it is considered that a replacement dwellinghouse could be erected on the site that would not give rise to unacceptable levels of overlooking or overshadowing to the neighbouring dwellinghouse. Provided the replacement property is well designed it would not have an adverse impact upon the character and appearance of the area and could enhance this Area of High Landscape Value.

The development would utilise the existing access from Penistone Road and raises no highway safety concerns.

This explanation is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report at [www.sheffield.gov.uk/planningonline](http://www.sheffield.gov.uk/planningonline) or by calling the planning officer, contact details are at the top of this notice.

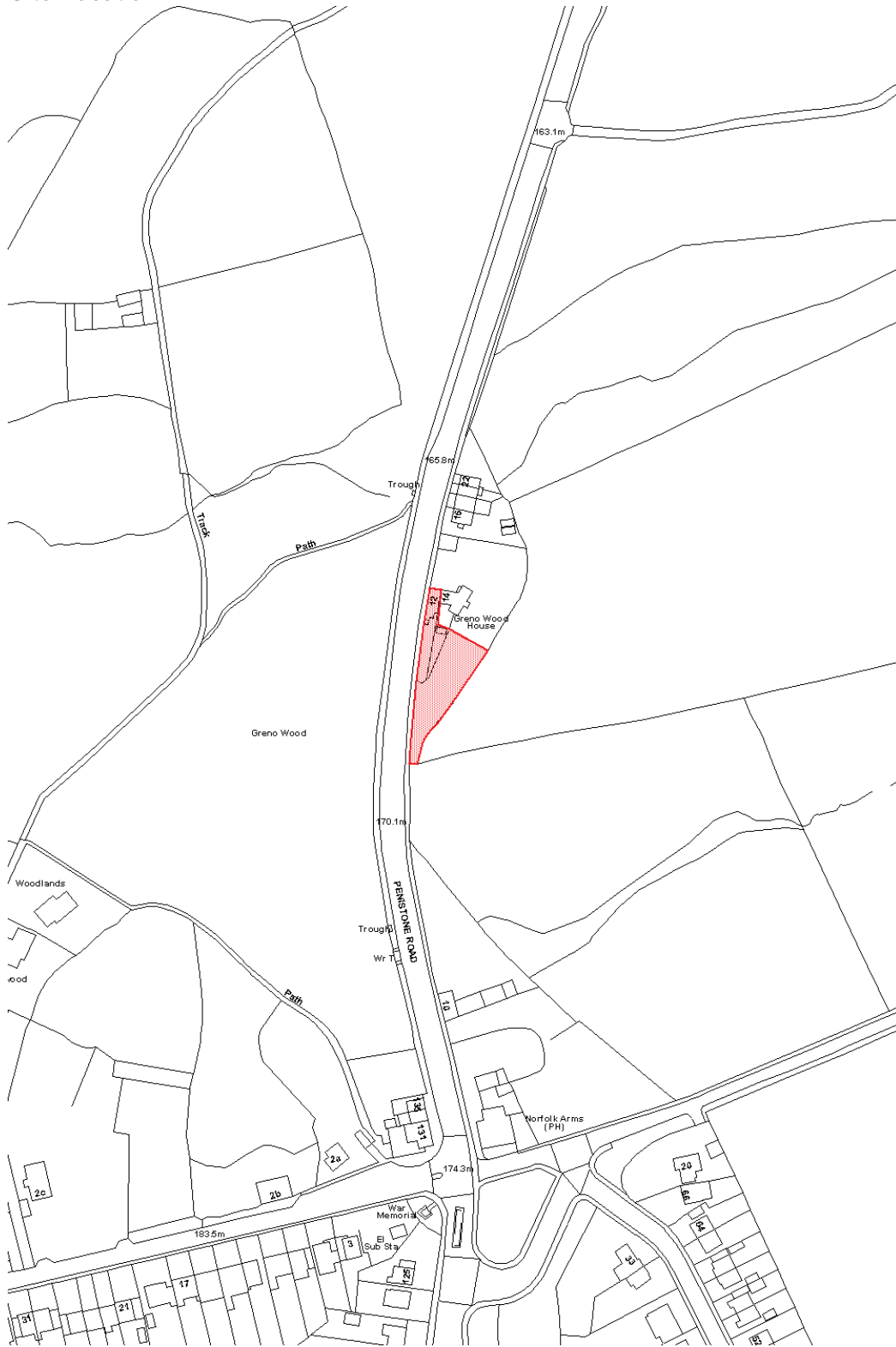
Attention is drawn to the following directives:

1. The applicant is advised that Sheffield City Council, as Highway Authority, require that drives/vehicular access points be designed to prevent loose

gravel or chippings from being carried onto the footway or carriageway, and that they drain away from the footway or carriageway, to prevent damage or injury.



# Site Location



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## LOCATION AND PROPOSAL

The application relates to a stone, built, two-storey period property which abuts Penistone Road. To the rear (and attached to the dwellinghouse) is a further residential property (No.14 Penistone Road), within the same family ownership.

The site is outside the settlement of Grenoside, which is to the south. To the north is a terraced row of 4 properties, which are set back slightly from the highway (between 2.5 -3m). On the opposite side of Penistone Road (to the west) is Greno Wood and to the east beyond the curtilage of the property are open fields. The curtilage of the property is a wedge shape, bounded by a stone wall to Penistone Road and trees/ shrubs to the open countryside to the east.

Outline planning permission is sought for the demolition of the existing property and the erection of a new dwellinghouse within the curtilage. This would be on a different footprint, to afford greater separation from Penistone Road. All matters are reserved for subsequent approval; however the applicant has indicated that the new dwellinghouse would not be significantly larger than the building it is to replace, would be two-storeys in height and also an 'eco passive' house.

The site is identified on the Unitary Development Plan Proposals Map as being within the Green Belt and is also within an Area of High Landscape Value.

## RELEVANT PLANNING HISTORY

Planning permission was granted for the construction of a new means of vehicular access in January 1997 (application 96/01447/FUL - formerly 96/1070P, refers). This application moved the access for No.12 from immediately to the south of the property to the position of the current vehicular access for the dwellinghouse.

## SUMMARY OF REPRESENTATIONS

No letters of representation have been received.

Ecclesfield Parish Council raise no objections to the proposal.

## PLANNING ASSESSMENT

Consent is sought for the demolition of the existing property and the erection of a replacement dwellinghouse within the curtilage. The applicant is wishing to relocate the property to improve the living environment afforded occupiers of the dwellinghouse. At present the property is within 1m of the busy A61 with the front door opening onto the footway which is set below the level of the road. The applicant has set out that the property has twice suffered damage from vehicles and pollution caused by the proximity of the property to the road is evident on site.

The site is identified on the Unitary Development Plan Proposals Map as being within the Green Belt. Within such locations the overriding aim is to preserve the open character of the area.

UDP Policy GE1 sets out that within the Green Belt development will not be permitted where it would lead to unrestricted growth of the built up area; contribute to merging of settlements or lead to encroachment of urban development into the countryside.

UDP Policy GE5 – Housing Development in the Green Belt is also applicable. This policy sets out that new housing in the Green Belt will only be permitted where it would involve (amongst other things), the replacement of an existing house on the same site, providing that the new house is not significantly larger than the one it replaces.

These policies are also backed up by the new National Planning Policy Framework. Paragraph 89 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. However, the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces, can be considered to be acceptable as one of six exceptions to the policy. The policy does not specify that the replacement must be on the same footprint as the building that it is to replace and so the proposed development is deemed to be acceptable in principle, subject to the proposed development not causing significant harm to the open character of the Green Belt.

Policy GE8 – Areas of High Landscape Value and the Peak National Park also sets out that in Areas of High Landscape Value, protection and enhancement of the landscape will be the overriding consideration.

Whilst all matters have been reserved for subsequent approval an indicative plan has been submitted, showing a property set back from the highway a similar distance to No.14 Penistone Road, and roughly following the building line of the terraced properties to the north (no.16 -22)

The applicant has stated that the floor space within the new property would not be significantly larger, but would increase the volume of the property by around 30%. This would be necessary to bring the property up to modern standards.

Guideline 9 of the Council's Supplementary Planning Guidance on Designing House Extensions (which can also be applied to new residential development) sets out that in the Green Belt extensions will only be allowed where they form a minor addition to the dwellinghouse and are not visually intrusive. It goes on to quantify a 'minor addition' as up to one third of the cubic content of the original property.

The guideline sets out that each case will be determined on its own merits, but the main consideration will be the impact of the proposed extension on the character of the original house and on the open character of the Green Belt.

It is considered that the proposed development would not significantly detract from the openness of the site. Few people would choose to walk along the side of the A61 in this location and vehicles pass the site at speed. The proposed property would remain within the residential curtilage and so the development would not encroach further into the open countryside. The demolition of the existing property

would also 'open up' the site, possibly affording wider views to the countryside beyond for users of the A61.

#### Demolition of the Existing Building

The existing dwellinghouse is of Victorian age and of stone construction; however the building is not Listed and the site is not within a Conservation Area. It is considered that the loss of the building would not have a detrimental impact upon the character and appearance of the area. Indeed the property is so close to the road that its removal would open up the site, providing a bit more a view across to the countryside beyond.

The property that is to be demolished is attached to No.14 Penistone Road and this part of the building is rendered. Although no details have been provided as to how this property would be 'made good', the applicant has said that it would be easy to do and it would appear that this is the case, however it is recommended a condition be attached to any consent requiring full details how this gable end would be treated to be submitted for approval.

#### Amenity Issues

There are no windows in the gable end of No.14 Penistone Road adjacent to the site, the main aspect of this property being to the east, making the most of the views over the countryside.

It is considered that the proposed development would not adversely impact upon the privacy of occupiers of No.14. There would also be adequate separation between the properties to prevent unacceptable levels of overshadowing or loss of light from occurring.

The proposed dwellinghouse would still have adequate private amenity space and living conditions for the occupiers of the new dwellinghouse would be substantially improved, moving them away from noise and air pollution as well as surface water flooding issues associated with the buildings original location adjacent to Penistone Road

#### Highways Issues

The existing access for both the new dwellinghouse and No.14 would remain unaltered and it is considered that the proposed development would raise no highway safety concerns.

#### SUMMARY AND RECOMMENDATION

Planning permission is sought for the erection of a replacement dwellinghouse on a plot of land adjacent to Penistone Road. The existing property abuts this very busy road so the replacement is proposed to be built further from the highway, in line with neighbouring residential properties.

It is considered that in principle the erection of the replacement dwellinghouse would accord with UDP Policy GE1 and GE5 as well as guidance set out in the National Planning Policy Framework.

The proposed development would not cause significant harm to the open character of the green belt, being located within the existing residential curtilage, and it is considered that any harm that would be caused would be outweighed by the benefits that relocating the property would have upon the quality of life of occupiers of the dwellinghouse, in terms of noise and pollution. The A61 is a strategic road and traffic does travel at speed along this section.

All matters have been reserved for subsequent approval; however it is considered that a replacement dwellinghouse could be erected on the site that would not give rise to unacceptable levels of overlooking or overshadowing to the neighbouring dwellinghouse. Provided the replacement property is well designed it would not have an adverse impact upon the character and appearance of the area and could enhance this Area of High Landscape Value.

The development would utilise the existing access from Penistone Road and raises no highway safety concerns.

It is recommended that planning permission be granted with conditions.

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Case Number 12/00803/FUL (Formerly PP-01875644)

Application Type Full Planning Application

Proposal Extension to basement with ground floor extension above including verandah (resubmission of 11/03412/FUL)

Location 246 Main Road  
Wharncliffe Side  
Sheffield  
S35 0DR

Date Received 22/03/2012

Team NORTH & WEST

Applicant/Agent Mr James Titchner

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:

As drawings received 22/03/12

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.

Attention is drawn to the following justifications:

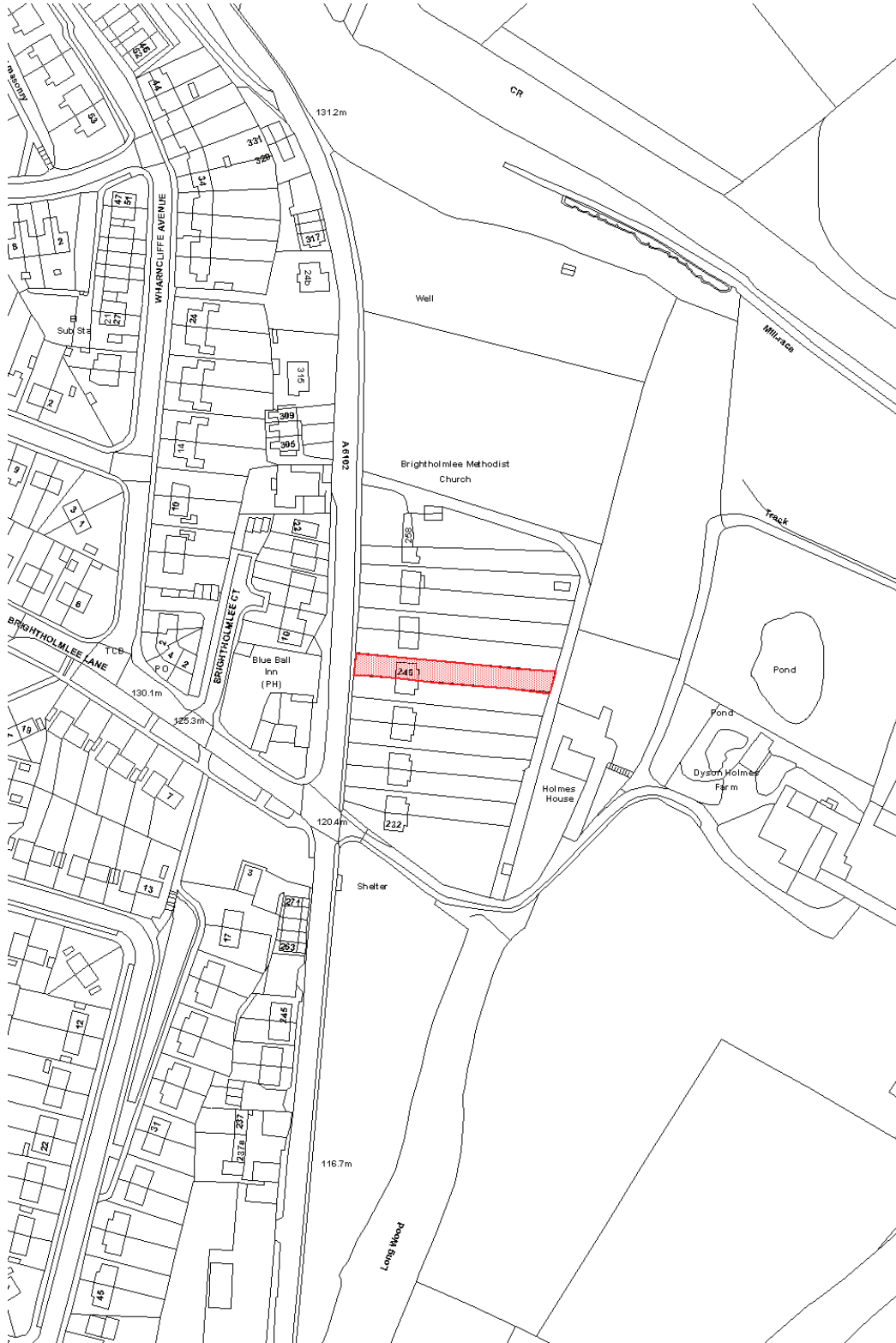
1. The decision to grant permission and impose any conditions has been taken having regard to the relevant policies and proposals from the Sheffield Development Framework and the Unitary Development Plan set out below:

GE2 - Protection and Improvement of the Green Belt Landscape  
GE6 - House Extensions in the Green Belt

The proposed extension is considered to be acceptable in terms of its scale and appearance and will not detract from the openness of the Green Belt. The alterations to the decking area are considered positively and will ensure the development is not overbearing to neighbouring residents. The proposal complies with Unitary Development Plan policies GE2 and GE6

This explanation is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report at [www.sheffield.gov.uk/planningonline](http://www.sheffield.gov.uk/planningonline) or by calling the planning officer, contact details are at the top of this notice.

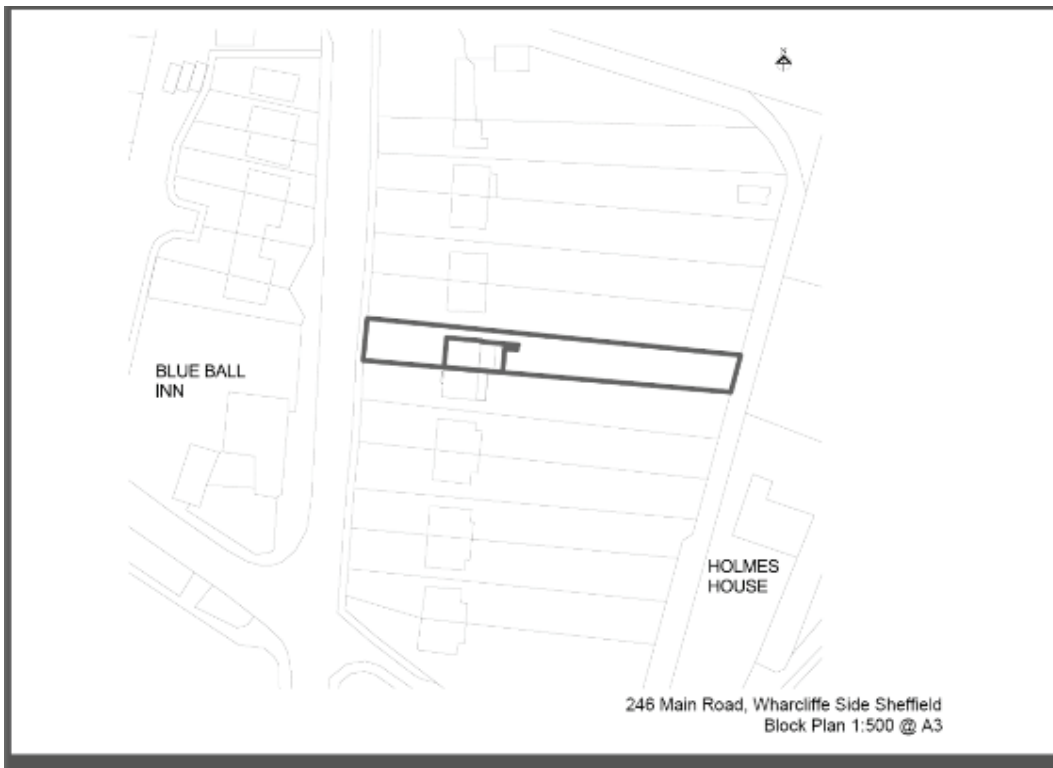
Site Location



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## LOCATION AND PROPOSAL

The application relates to a semi-detached dwellinghouse, the site slopes down from front to back resulting in the dwelling being two storeys to the front and three storeys to the rear.

The applicant property benefits from a long rear garden to the rear of which is undeveloped Green Belt land. Denser residential development is site to the west of Main Road on land allocated as housing in the adopted Sheffield Unitary Development Plan.

Planning permission is sought for a rear extension to the basement and ground floor and a raised decking area.

## RELEVANT PLANNING HISTORY

11/03412/FUL – extension to basement with ground floor extension above including verandah – refused

This application was refused for the following reason:

“The Local Planning Authority consider that the proposed extension and decking would be overbearing in relation to adjoining residential property No. 244 Main Road and would therefore result in an unacceptable affect on the living conditions of occupiers of adjoining property. As such the development would be contrary to Policy H14 of the Unitary Development Plan and Guideline 5 of the Supplementary Planning Guidance on Designing House Extensions”.

## SUMMARY OF REPRESENTATIONS

One letter of representation has been received, the points raised are outlined below –

- Has received no communication from the planning department with regards to previous comments made in November
- Revised plans still show solar panels and steel and wood steps
- Neighbour has stated that the steps will be damped to reduce noise but there is no mention of this in the application form
- Neighbour will look out on to roof of extension and solar panels, these would be better placed on the main roof
- No mention of final finish of roof

## PLANNING ASSESSMENT

Policy

Policy GE2 aims to ensure that the high landscape value of the Green Belt is retained whilst GE4 states that any development permitted in the Green Belt should preserve and enhance the landscape.

Policy GE6 relates to house extension and requires development to form a minor addition to the original house and to complement the style of the original building.

Guideline 9 of the Supplementary Planning Guidance: Designing House Extensions states that 'extensions in the Green Belt will be allowed only if they are a minor addition to the dwelling and are not visually intrusive'. The main considerations of this Guideline are the impact of the extension on the character of the original house and on the open character of the Green Belt. Minor additions are defined as no more than a one-third increase in the volume of the original dwelling, however larger properties will normally only be allowed more modest extensions as an increase of one-third would be more likely to have an adverse impact on the open character of the Green Belt.

#### Principle of development

The proposed extension represents a 29% increase in the volume of the original dwellinghouse. The decked area (volume created under the deck) must also be taken into account, when combined with the extension this equates to a 43% increase in volume. This is greater than the 33% recommended in Guideline 9 of the Supplementary Planning Guidance, however there are extensions of a similar scale in the immediate locality including one at No.232 which was granted through application 10/04134/FUL and was also a 39% increase in volume. Furthermore, the deck is not a solid structure and so will not detract from the openness of the area as much as an extension of this scale would. It is considered that the extension will not appear out of scale in the context of the existing property and street scene and will not detract from the openness of the Green Belt.

#### Design

The extension will be constructed from redbrick with a flat roof and is not considered to detract from the character of the existing property or the street scene. The solar panels add a desirable sustainability element to the proposal. The decking is of a standard appearance being constructed from a timber platform with steel supports, again this part of the proposal will not detract from the appearance of the property.

#### Amenity

Owing to the topography of the site the extension is in effect two-storeys to the rear. The neighbouring properties are built on similar levels with the adjoining property having a basement level parking area and No. 248 having a basement level extension. As such the extension itself will not be overbearing or overshadowing to either neighbouring property.

The previous application was refused as it was considered that the decking area with associated privacy screen would be overbearing to the adjoining neighbour No. 244. Amendments have now been made to try and overcome this reason for refusal. The proposed decking is now splayed away from the boundary with the adjoining property at an angle of 40 degrees, projecting to its maximum depth of 2.7 metres at over 3 metres away from the common boundary. The splay of the

decking will result in it not being highly visible when viewed from the rear elevation of No.244.

The raised decking area will enable an element of overlooking to the rear garden of the adjoining property, however it is noted that there is already a degree of mutual overlooking afforded by existing raised structures and the openness of the garden areas. The view from the decking will be no different from the view from rear windows and therefore will not lead to an unacceptable loss of privacy.

The scale and siting of the deck in association with the lack of screen fence will ensure that the structure is not overbearing to neighbouring residents and overcomes the previous reason for refusal.

The extension and decking is set away from No.248 which when combined with the neighbours extension and landscaping along the boundary will ensure the development is not overbearing, overshadowing or unacceptably overlooking.

#### RESPONSE TO REPRESENTATIONS

- The roof is to be constructed from a waterproof membrane
- The solar panels are considered to be a desirable feature in sustainability terms and will not detract from the character of the extension. Furthermore, these features will not have an adverse impact on the amenities of neighbouring properties
- Steel and wood for the balcony and steps is considered to be acceptable in terms of appearance. Such materials are common for terraced areas and will not in themselves result in undue noise disturbance

#### SUMMARY AND RECOMMENDATION

The proposed extension is considered to be acceptable in terms of its scale and appearance and will not detract from the openness of the Green Belt. The alterations to the decking area are considered positively and will ensure the development is not overbearing to neighbouring residents. The proposal complies with Unitary Development Plan policies GE2 and GE6 and is therefore recommended for approval.

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Case Number 12/00674/FUL (Formerly PP-01857847)

Application Type Full Planning Application

Proposal Demolition of existing building and erection of new dwelling (Amendment to Unit 5 previously approved 07/03298/FUL.)

Location New Hall Farm  
New Hall Lane  
Sheffield  
S36 4GH

Date Received 13/03/2012

Team NORTH & WEST

Applicant/Agent ABA Architecture

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 Unless otherwise authorised in writing by the Local Planning Authority, the development must be carried out in complete accordance with the following approved documents:-

- Drawing 12.226.100 (Site Location Plan)
- Drawing 12.226.501 (Existing Site Plan (Approved Drawing No. 07.226.55 Rev E) Proposed Site Plan)
- Drawing 12.226.502 (Proposed Site Plan)
- Drawing 12.226.505 Revision A (Proposed Elevations – Unit 5)
- Drawing 12.226.506 Revision A (Proposed Plans)

received on the 13 March 2012 from ABA Architecture Limited

In order to define the permission.

- 3 Details of all proposed external materials and finishes including representative samples shall be submitted to and approved in writing by the Local Planning Authority before 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.

- 4 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 development 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.

- 5 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 an alternative timeframe to be agreed in writing by the Local Planning Authority.

In the interests of the visual amenities of the locality.

- 6 Planning permission is hereby approved for the use of Conservation Style rooflights only.

In order to ensure an appropriate quality of development.

- 7 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 building shall be constructed without prior planning permission being obtained from the Local Planning Authority.

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

- 8 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 an alternative timeframe to be agreed in writing by the Local Planning Authority.

In the interests of the visual amenities of the locality.

- 9 The bathroom window on the elevation of the dwellinghouse facing Unit 4 shall be fully 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.

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

- 10 Before the dwellings are occupied, the existing access serving the development shall have been surfaced for a distance of 15m back from the highway boundary to the satisfaction of the Local Planning Authority, and thereafter the surfacing shall be retained/maintained.

In the interests of pedestrian safety.

- 11 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.

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

Attention is drawn to the following justifications:

1. The decision to grant permission and impose any conditions has been taken having regard to the relevant policies and proposals from the Sheffield Development Framework and the Unitary Development Plan set out below:

BE5 - Building Design and Siting

GE1 - Development in the Green Belt

GE2 - Protection and Improvement of the Green Belt Landscape

GE5 - Housing Development

GE9 - Re-use and Adaptation of Rural Buildings

The application relates to a redundant agricultural building that is situated in the Green Belt. The building (Unit 5) forms part of a range of former agricultural buildings at New Hall Farm that were granted full planning permission to be converted into 5 dwellinghouses in February 2008.

During the course of the conversion scheme, the structural condition of the building was found to be unsuitable to be converted without undertaking significant and costly work. As a variation of the planning approval to convert the building, the applicant is now seeking full planning permission to demolish the building and erect a new 5-bedroom dwellinghouse on the approximate site of the existing building. The proposed new house would be built in the stone salvaged from the existing building, and would reflect closely the approved conversion scheme of the original building.

The proposal does not fall within any of the categories listed under Policy GE5 where new dwellinghouses is permissible in the Green Belt. The development is therefore contrary to Policy GE5. However, as set out in this report, it is considered that the applicant has demonstrated very special circumstances to allow the erection of a new dwellinghouse on this site.

The proposed new dwellinghouse is considered to be of acceptable design quality and would maintain the integrity and historic character of the site's attractive range



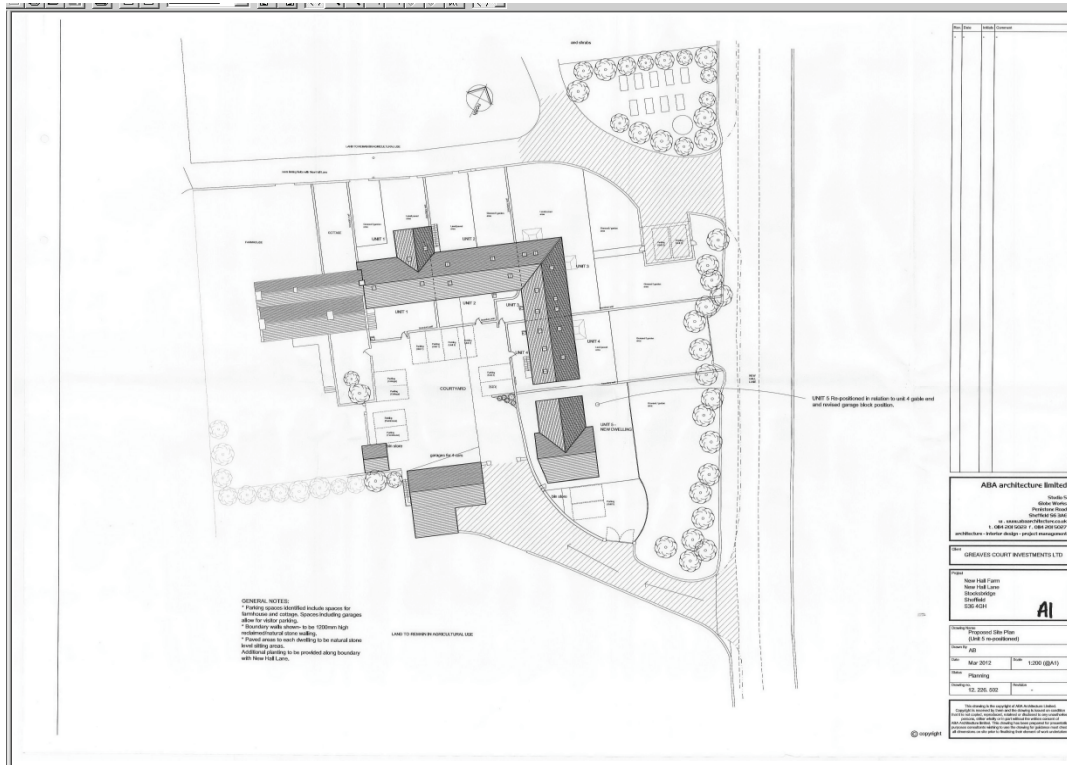
of former agricultural buildings, whilst having minimal impact on the open character of the Green Belt. Although it is proposed to slightly re-position the building and increase the height by 200mm from the scheme approved in 2008, subject to suitable safeguards, it is considered that the development is acceptable and can be justified as a departure from Policy GE5 of the UDP.

This explanation is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report at [www.sheffield.gov.uk/planningonline](http://www.sheffield.gov.uk/planningonline) or by calling the planning officer, contact details are at the top of this notice.

Site Location



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## INTRODUCTION

The application relates to a traditional farm building at New Hall Farm. The farm building (Unit 5) forms part of a range of redundant stone buildings that are currently in the process of being converted into 5 dwellinghouses (4 four bedroomed and 1 five bedroomed). The conversion of the buildings to residential was granted full planning permission in February 2008, under application No. 07/03298/FUL.

## LOCATION AND PROPOSAL

New Hall Farm is located within the Green Belt and previously functioned as a dairy business. It is situated in open countryside some 0.7km southwest of Stocksbridge. Access is taken direct from New Hall Lane via a small stone track that leads into the buildings' central courtyard.

The farm comprises an 'L' shaped range of primarily two-storey stone faced buildings consisting of a farmhouse and farm cottage (both occupied) and redundant stone outbuildings on the northern and eastern side of the courtyard. Along the side of the stone buildings to the north and east are large agricultural sheds. On the south side of the courtyard is a dilapidated building used for garaging and to the southwest is a small stone-faced former bull house.

The application relates specifically to Unit 5. This unit is an attractive but somewhat dilapidated detached stone outbuilding that is situated at the entrance to the courtyard. The unit is the southern-most dwelling of the development, and is set

back by approximately 1.5m -2.2m from the shorter arm of the 'L' range of stone buildings (Unit 4).

Following the removal of parts of the adjacent large agricultural shed that stood against the side elevation, the poor structural condition of the building became evident and a structural assessment of the building was undertaken to assess its viability for conversion. The supporting structural report (Eastwood & Partners) confirms that the building is in an extremely poor structural condition with the main obstacle to restoration being the underlying condition of the walls, some have significant bows, cracks, open and stepped joints and weak foundations. In the structural engineer's opinion, the walls in their present state are considered unsafe and it is very likely that the walls will collapse if the remains of the roof are taken down.

On the back of the report's findings, the applicant is now seeking approval to dismantle the building and erect a new 5-bedroom dwellinghouse. The new dwellinghouse would be designed to reflect closely the appearance of the approved conversion scheme, although to the benefit of the development, the applicant is seeking to re-site the building by approximately 1.5m in a southerly direction and increase the height by 200mm.

#### RELEVANT PLANNING HISTORY

10/00718/NMA – Application to clarify northern boundary, re-positioning of garage block and revisions to existing and proposed window openings (Amendments to 07/03298/FUL) – Approved 01/04/10

07/03298/FUL – Alterations and extensions to form 5 dwellinghouses and erection of garage block (Amended scheme to 03/02994/FUL) – Approved 15/02/08

03/02994/FUL – Alterations and extensions to form 6 dwellinghouses and erection of garage block – Approved 21/01/04

#### SUMMARY OF REPRESENTATIONS

No representations have been received  
PLANNING ASSESSMENT

It is considered that the main issues relevant to this application include the following:-

- (i) The principle of development – Policy and Land Use
- (ii) Design Issues
- (iii) Highway Issues
- (iv) Impact on the amenity of any adjoining residential occupiers.

These are considered in turn below.

- (i) Principle of Development

Policy GE5 of the UDP states that new houses in the Green Belt, other those needed to support agriculture and other acceptable uses, will be permitted only where this would involve either the infilling of a single plot within the confines of an existing village, group of buildings or substantially developed road frontage, or the replacement of an existing house on the same site providing that the new house is not significantly larger than the one it replaces.

Policy GE9 of the UDP relates to the re-use and adaptation of rural buildings and formed the key policy consideration in assessing the merits of the 2008 application. This policy is relatively permissive in respect of the conversion and re-use of rural buildings to alternative uses provided that the existing buildings are capable of such conversion without significant alteration, extension or structural rebuilding, the new use would not harm the landscape or character of the countryside, and in the case of a building of local interest, the conversion would not harm its historic character, fabric, essential features or setting.

To comply with Policy GE5, the proposal must either represent an in-fill development or be a replacement house, and in the case of GE9, the proposal has to relate to the conversion of a structural sound building. As the proposal does not involve the infilling of a single plot within the confines of an existing village or group of buildings, the replacement of an existing dwellinghouse or the conversion of an existing building, the application would therefore be contrary to both Policies GE5 and GE9.

Government guidance with regard the erection of new houses in the Green Belt is contained within the recently published National Planning Policy Framework (NPPF). At Paragraph 89, it confirms that that the construction of new buildings should be regarded as inappropriate development in the Green Belt except in the following instances:-

- Buildings for agriculture and forestry;
- Provision for appropriate facilities for outdoor sport, outdoor recreation;
- The extension or alteration of a building;
- The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- Limited infilling; or limited infilling or the partial or complete redevelopment or previously developed sites (brownfield land), whether redundant or in continuing use.

It is clear from the policy position that the proposal is contrary to both development plan policy and guidance contained within the NPPF. On account of this, the applicant was advised that the proposal to demolish the existing building and erect a dwellinghouse would represent inappropriate development in the Green Belt, and as such, to justify allowing the development, the applicant would have to demonstrate very special circumstances.

In support of the application, the applicant has submitted a detailed Design and Access Statement which sets out reasons to justify why the building should be taken down and a new dwellinghouse built. The applicant makes reference to the current and extant planning approval of the building, the structural condition of the

building, and the affect that the loss of the building would have on the character of the range of buildings on site.

It is accepted that the applicant could undertake the refurbishment of the building in accordance with the approved scheme as a fall back position. However, in officers' opinion, the fact that the applicant could reinstate the building is not sufficient in itself to justify very special circumstances. It is clear that from Eastwood & Partners report that the structure of the building has failed and that a successful refurbishment would be difficult to achieve without significant costs. Given the cost implications of doing so, the only reasonable course of action open to the applicant is to demolish and rebuild. Since Policy GE9 requires the building to be capable of such conversion without significant alteration, extension or structural rebuilding, to allow a structurally unsound building to be re-built simply on the grounds that it formed part of an approved and extant conversion scheme would conflict with the intentions of this policy.

In officers' opinion, the main consideration to whether the development is acceptable in principle turns on whether the loss of the building would be detrimental to the integrity of the range of buildings at New Hall Farm. On this point, the applicant in his D & A Statement states that the enclosure created by the building is of significant importance to the overall site and its context. He also makes reference to the approved garage block to the west of the building, and considers that this together with the splayed western elevation of the original structure that would be reintroduced in the new build creates a strong, vernacular entrance to the site and courtyard. By removing the building therefore, the range of buildings would change the character of the site and be detrimental to the general layout of the site.

In officers' opinion, the existing building forms an integral part of the range of buildings at New Hall Farm and positively contributes to the historic character of this former farmstead. It is considered that the building creates a key and attractive component to the range of former farm buildings, which if removed, the linear form of buildings along the shorter arm of the farm buildings would be diminished. Officers also agree with the applicant's assessment that the enclosure created by the building is of significant importance to the overall site and context. The building occupies a prominent position within the farm complex, situated at the entrance to the courtyard. In officers' opinion, its removal would be damaging to the existing arrangement and likely to make the approved garage block to the west of the building appear somewhat isolated.

It is acknowledged that the proposal involves undertaking changes to the design of the building, which varies from the 2008 conversion scheme, which includes erecting the new replacement building southwards by up to 1.5m and increasing the height of the building by an additional 200mm. However, in the context of the overall development, it is considered that these changes are acceptable in principle and not materially greater than the scheme approved in 2008. The proposed alterations are considered to be minor in nature, and although the proposal includes raising the height of the building from that previously approved, the additional height is considered to have a minimum affect on the openness of the

Green Belt and likely to be indistinguishable from the approved scheme when read in conjunction with the adjacent and larger stone building.

It is considered that the proposal to demolish the existing building and erection of a new dwellinghouse on this site can be justified. The building is situated within the confines of an existing range of buildings that are in the process of being converted into five dwellinghouses. The building is not situated in an isolated location, where the affect of reinstating a building to form a dwellinghouse would be more harmful to the openness of the Green Belt. Subject to suitable safeguards, the principle of erecting a new dwellinghouse as a variation of the extant planning approval to convert the building into a dwellinghouse can be justified. Although it would be preferable to retain the building in situ, it is clear that to do so would be unviable. For reasons that the building only makes up a small element of the overall conversion scheme at New Hall Farm, its location within the confines of the overall development site and the importance of maintaining a building on this site in the interests of the farm complex leads officers to consider that on balance the erection of a new dwellinghouse is acceptable as a departure from Policy GE5 of the UDP.

#### (ii) Design Issues

Policy BE5 seeks to ensure good design and the use of good quality materials in all new and refurbished buildings and extensions. The principles that should be followed include encouraging original architecture where this does not detract from the scale, form and style of surrounding buildings, the use of special architectural treatment be given to corner sites and that designs should take advantage of the site's natural features.

The proposed new dwellinghouse would remain 'true' to the 2008 approved scheme in terms of its scale and massing and the building's external treatment. The roof maintains its original design with the ridge remaining perpendicular to the main barns and the splayed wall on the entrance side of the building would be retained in the redesign. The key changes include raising the property's eaves and ridge to 200mm to allow for improved headroom at ground floor level, moving the building 0.8m -1.5m southwards to improve the separation distance between the rear gable wall of Unit 4 (now 3m in total) and slight revisions to the fenestration detailing.

The proposed external treatment of the building is not dissimilar to the scheme approved in 2008. The applicant has worked very closely with officers to ensure that the building has an 'agricultural appearance' in terms of its openings, scale and massing and material palette. The applicant has confirmed that the stone of the existing building will be reused in the construction of the new build. This together with the use of natural slate, timber windows and aluminium rainwater goods is welcomed. A condition seeking full details of all external materials should be attached to any grant of planning permission to ensure a high quality scheme is achieved as should a condition removing the property's 'Permitted Development' rights in the interests of preserving the integrity of the building and openness of the Green Belt.

### (iii) Highway Issues

It is not considered that the development raises any highway implications. Parking for the dwellinghouse would be unchanged from that earlier approved with a dedicated parking space within the garage block and within the courtyard.

### (iv) Residential Amenity Issues

The development involves moving the building by an additional 0.8-1.5m away from the gable elevation of the adjacent unit (Unit 5). In so doing, the amenity and outlook of this neighbouring property would be improved. The reinstatement of the house is not considered to raise any further amenity issues with regard to the other units on site.

## SUMMARY AND RECOMMENDATION

The application relates to a redundant agricultural building that is situated in the Green Belt. The building (Unit 5) forms part of a range of former agricultural buildings at New Hall Farm that were granted full planning permission to be converted into 5 dwellinghouses in February 2008.

During the course of the conversion scheme, the structural condition of the building was found to be unsuitable to be converted without undertaking significant and costly work. As a variation of the planning approval to convert the building, the applicant is now seeking full planning permission to demolish the building and erect a new 4 bedroom dwellinghouse on the approximate site of the existing building. The proposed new house would be built in the stone salvaged from the existing building, and would reflect closely the approved conversion scheme of the original building.

The proposal does not fall within any of the categories listed under Policy GE5 where new dwellinghouses is permissible in the Green Belt. The development is therefore contrary to Policy GE5. However, as set out in this report, it is considered that the applicant has demonstrated very special circumstances to allow the erection of a new dwellinghouse on this site. The proposed new dwellinghouse is considered to be of acceptable design quality and would maintain the integrity and historic character of the site's attractive range of former agricultural buildings, whilst having minimal impact on the open character of the Green Belt. Although it is proposed to slightly re-position the building and increase the height by 200mm from the scheme approved in 2008, subject to suitable safeguards, it is considered that the development is acceptable and can be justified as a departure from Policy GE5 of the UDP.

For the reasons outlined above, it is recommended therefore that the application be approved subject to the conditions listed.



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Case Number 12/00134/FUL

Application Type Full Planning Application

Proposal Use of land as tyre storage and car wash site, siting of two portable cabins and erection of steel constructed building for the storage of tyres

Location Car Park At Site Of 490  
Barnsley Road  
Sheffield  
S5 7AE

Date Received 09/01/2012

Team NORTH & WEST

Applicant/Agent T Mohammed

Recommendation Grant Conditionally

Subject to:

1 The use shall cease on or before the 29 May 2015.

The permanent use of the site for the purposes of a car wash and storage of tyres would undermine and prejudice the satisfactory regeneration of the former Earl Marshall Site for housing and be harmful to residential amenity of the new housing's future residents.

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

- Drawing 12/01.0 Revision A (Site Block and Site Location Plan)
- Drawing 12/01.0 Revision A (Proposed Tyres Bay Plan Layout)

received on the 26 March 2012 Tahir Bashir

unless otherwise authorised in writing by the Local Planning Authority.

In order to define the permission.

3 The development shall not be used unless the car washing & storage areas have been provided as indicated in the approved plans, surfaced and drained to the satisfaction of the Local Planning Authority, and thereafter retained/maintained for the sole purpose intended.

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

- 4 The development 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 development commencing, and shall thereafter be retained.

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

- 5 The development shall not be used unless provision has been made within the site for accommodation of delivery/service vehicles in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Thereafter, all such areas shall be retained free of all obstructions, including the storage, display and depositing of materials, packaging or other objects so that the service yard is fully available for the parking, turning and manoeuvring of delivery/service vehicles.

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

- 6 Details of all proposed external materials and finishes of the building including colour treatment 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 the interests of the visual amenities of the locality.

- 7 Details of a suitable means of colour treatment of the site boundary fencing 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. The boundary fencing shall then be carried out in accordance with these details within 3 months of the development coming into use.

In the interests of the visual amenities of the locality.

- 8 The site shall be used for the above-mentioned purpose only between 0830 hours and 1800 hours (Monday to Friday) and between 0900 hours and 1700 on any other day.

In the interests of the amenities of the locality and occupiers of neighbouring properties.

- 9 No gates shall, when open, project over the adjoining footway.

In the interests of pedestrian safety.

- 10 No open storage of any material or products (tyres) associated with the use shall be allowed on site unless first receiving the written express consent from the Local Planning Authority.

In the interests of the visual amenity of the surrounding area.

Attention is drawn to the following justifications:

1. The decision to grant permission and impose any conditions has been taken having regard to the relevant policies and proposals from the Sheffield Development Framework and the Unitary Development Plan set out below:

H10 - Development in Housing Areas

H14 - Conditions on Development in Housing Areas

BE5 - Building Design and Siting

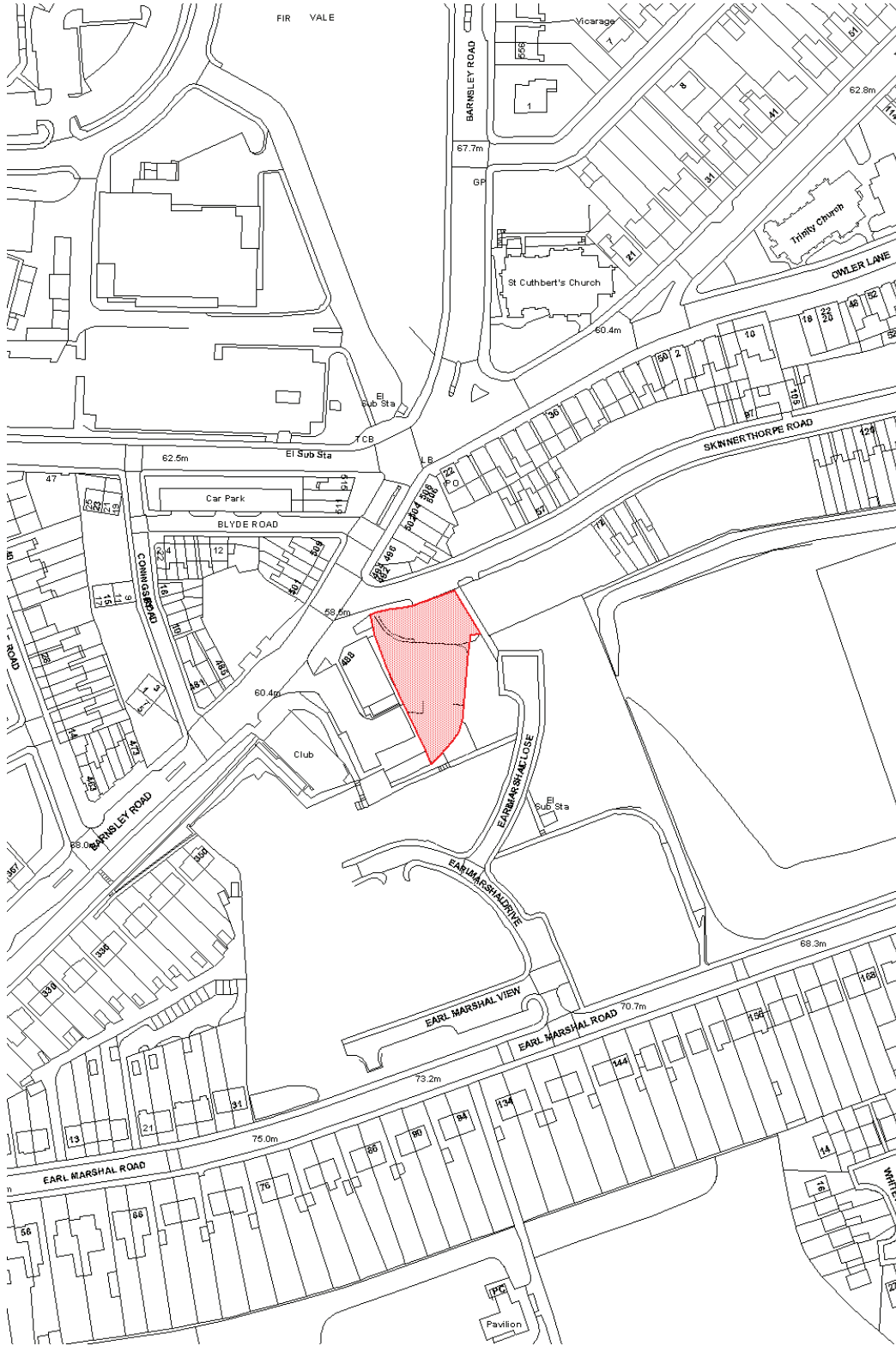
It is not considered that the proposed development would undermine or prejudice the satisfactory regeneration of the adjacent land (Earl Marshal Site) for housing or be harmful to residential amenity of the residential development's future residents once this land comes forward for redevelopment. A condition restricting the use of the site for a period of 3 years should be attached.

The proposal is also considered to be acceptable from both a design and highway perspective. The building is considered to be of acceptable design quality and would not unduly harm the character and appearance of the surrounding area. The site has adequate on site parking provision and has safe access onto the highway. Conditions have been attached that would prevent surface water spilling onto the public highway and no gates to open out onto Skinnerthorpe Road that would affect pedestrian safety.

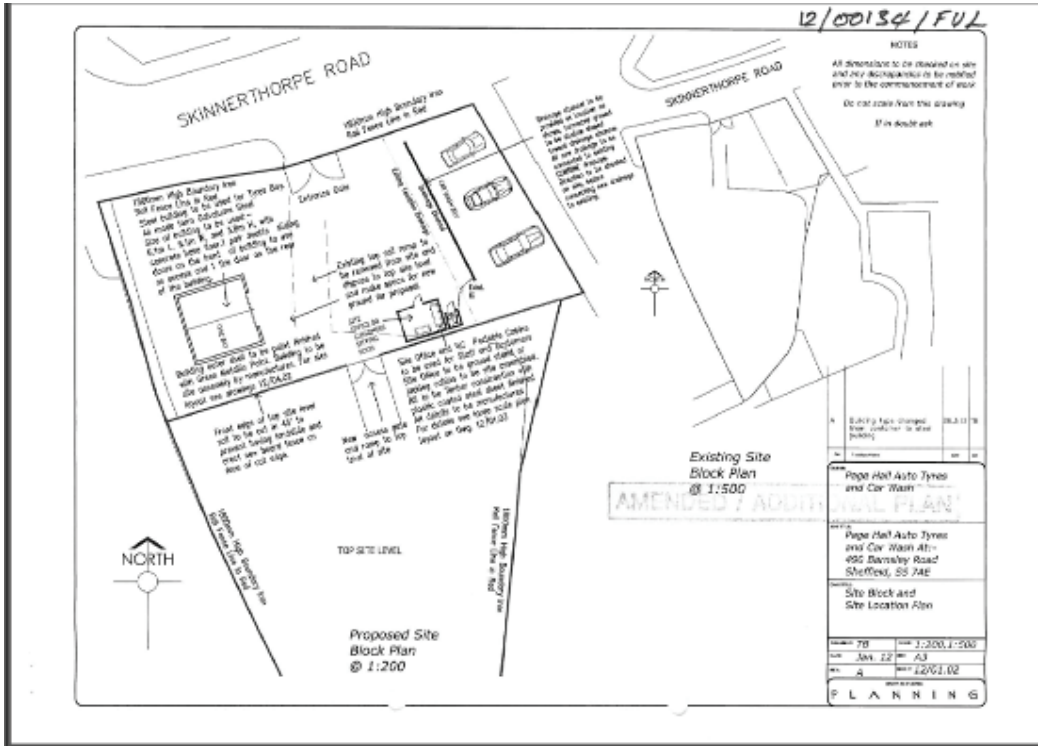
The site is considered to be satisfactorily distanced from existing neighbouring properties to avoid any significant harm to their residential amenity in terms of noise disturbance.

This explanation is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report at [www.sheffield.gov.uk/planningonline](http://www.sheffield.gov.uk/planningonline) or by calling the planning officer, contact details are at the top of this notice.

# Site Location



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## LOCATION AND PROPOSAL

The application relates to the site of the former Cannon Hall Public House in Firvale. The site measures approximately 0.147 hectare and is situated on the corner of Barnsley Road and Skinnerthorpe Road. It is identified in the UDP as being within a Housing Area.

The site is derelict and carries an air of neglect following the demolition of the public house in 2005 with overgrown weeds and the like and continues to contain remnants of its former use with partially demolished walls and debris spread across the site. The site is split levelled with the rear part of the site slightly raised from the lower part of the site. It is enclosed by 1.8m meal palisade fencing along its site boundaries. Access is via a set of gates from Skinnerthorpe Road.

To the immediate west of the site is Tesco Supermarket and across Skinnerthorpe Road is a row of 2-3 storey terrace block which is occupied by commercial units at ground floor levels and flats above. The land to the east and south of the site are grassed. These grassed areas were formerly occupied by Earl Marshal Flats that were cleared over 5 years ago.

The applicant is seeking full planning permission to use the site as a car wash (sui generis) and erect a metal 'hanger type' building for the storage of tyres. The applicant is also seeking to install a small site cabin for office and customer use and a portable toilet. The applicant is seeking to rent out the site from the owner of the land on a five year lease in order to re-locate his business (Page Hall Auto Tyres and Car Wash). Both uses would be all carried out on the lower part of the site adjacent to Skinnerthorpe Road.

The applicant has confirmed that the proposed opening times would be between 0900 hours and 1800 (Mon-Sat) and 1000 and 1600 (Sun).

#### RELEVANT PLANNING HISTORY

04/01086/FUL – Erection of 14 flats in 1 2/3 storey block and associated car parking accommodation – 15/12/04

#### SUMMARY OF REPRESENTATIONS

None received

#### PLANNING ASSESSMENT

It is considered that the main issues relevant to this application include the following:-

- (i) Policy and Land Use Issues
- (ii) Design Issues
- (iii) Highway Issues
- (iv) Residential Amenity Issues

These are considered in turn below.

- (i) Policy and Land Use Issues

The site is situated within a Housing Area and Policies H10 and H14 refer. Policy H10 sets out preferred, acceptable and unacceptable uses in these areas. Housing is the preferred use, with small shops (A1), offices, business uses (B1) included within the short menu of acceptable uses. Unacceptable uses in Housing Areas include general industry (B2), warehouses and open storage (B8), car showrooms and garage and transport depots.

Policy H14 relates to conditions that developments in Housing Areas are required to meet. These include that new buildings and extensions are well designed, safe access to the highway network and appropriate off-street parking is provided, and that the development does not cause people living nearby to be unduly harmed from unacceptable noise disturbance, excessive traffic levels or other nuisance.

The proposed uses do not fall within any of the three categories listed under Policy H10. The UDP states that where development proposals for uses not listed under Policy H10, the development will be decided on its individual merits. Accordingly, whether the application is acceptable or not turns on whether the proposed uses would satisfy Policy H14.

- (ii) Affect on the future regeneration of the area and subsequent residential amenity of neighbouring properties.

The Earl Marshal Site to the south of the site is earmarked for residential development by the Sheffield Housing Company who have publicly confirmed an

indicative start on-site date of July 2015. It is important therefore that the development of this site does not compromise the regeneration of the area or unduly harm the residential amenity of future occupants of any subsequent housing developments.

Although not specifically listed in the UDP, a car wash and storage of tyres are considered to be more akin to uses that would fall within the unacceptable category of uses (garages, petrol filling stations etc) under Policy H10 and ideally, located away from residential properties that could lead to an unacceptable environment for people living nearby. Accordingly, should Members be minded to grant planning permission it is recommended that a time limit condition be attached that restricts the development for a temporary period of 3 years only. This condition is acceptable to the applicant and would allow the site to come forward for development in the short terms whilst ensuring that the future regeneration of the area (Earl Marshal Site) and the subsequent residential amenity is not compromised.

#### (ii) Design and Visual Amenity Issues

Officers welcome the opportunity to develop the site in the interests of improving the character and appearance of the surrounding area. The years of neglect following the public house's demolition have resulted in the site presenting an unacceptable and unsightly face to the street. The proposal, which would involve clearing the site of all the debris and waste material currently spread across the site would be of significant benefit to the amenity of the area. The applicant has confirmed that the development does not involve open storage with the tyres stored within the proposed building. To ensure this happens, a condition should be attached that restricts open storage.

The application has been amended on the advice of officers following concerns with the proposed means of storing the tyres. Initially, the applicant proposed to erect 3 portable steel containers to store the tyres, which in officers' opinion would have had a damaging effect on the visual amenity of the surrounding area. The amended scheme shows that these containers would be replaced by a single 'hanger type' building that would measure 6.1m by 6.1m (external footprint) with a height of 3.8m. It would be sited to the western side of the site and finished in a green metallic paint.

It is considered that the revised building is of acceptable design quality and would not unduly harm the visual amenity of the surrounding area. The building is considered to be modest in appearance, less than 4m in height and would be coloured in a metallic green to reduce its visual appearance of the area. Policy H14 (a) which seeks new buildings to be well designed and in scale and character with neighbouring buildings is considered to be met.

#### (iii) Highway Issues

It is not considered that the development raises any significant highway implications that would prejudice highway safety with adequate on-site parking arrangements and safe access onto the highway network. It is important that

surface water be prevented from spilling onto the highway and no gates erected that would project over the adjoining highway. These requirements can be secured by condition.

(iv) Residential Amenity Issues

In officers' opinion, the location of the site, despite being located in a Housing Area is more commercial in character than residential with the nearest residential properties occupying the upper floors above the commercial premises that front onto Barnsley Road. Any affect on these residential properties as a result of the development is likely to be minimal. Environmental Protection Services (EPS) are satisfied that the site is suitable for the proposed use owing to the site being located in an area of high noise levels. However, to ensure local residents are not affected by any noise disturbance when background noise levels fall, it is recommended that a restriction is imposed on the hours of use and limited between the hours of 0830 and 1800 (Monday to Friday) and 0900 and 1700 (Saturdays, Sundays and Public Holidays).

SUMMARY AND RECOMMENDATION

The application relates to the site of the former Cannon Hall Public House that is situated on the corner of Barnsley Road and Skinnerthorpe Road in Firvale. It is situated in a Housing Area.

Full planning permission is being sought to use the site as a car wash (*sui generis*) and erect a metal 'hanger type' building for the storage of tyres. It is considered that the proposed development would not undermine or harm the future regeneration of the adjacent land for housing and the subsequent residential amenity of new residents once this land comes forward for redevelopment. A condition restricting the use of the site for a temporary period of 3 years should be attached.

The proposal is also considered to be acceptable from both a design and highway perspective. The building is considered to be of acceptable design quality and would not unduly harm the character and appearance of the surrounding area. The site has adequate on site parking provision and has safe access onto the highway. Conditions have been attached that would prevent surface water spilling onto the public highway and no gates to open out onto Skinnerthorpe Road that would affect pedestrian safety.

The site is considered to be satisfactorily distanced from existing neighbouring properties to avoid any significant harm to their residential amenity in terms of noise disturbance.

For these reasons, the development is considered to meet Policies H10, H14 and BE5 of the UDP and is recommended for approval.