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Case Number	17/03555/FUL (Formerly PP-06322960)
Application Type	Full Planning Application
Proposal	Demolition of garage, erection of a dwellinghouse and garage and erection of a second garage to the opposite side of the existing dwelling
Location	203 Oldfield Road Sheffield S6 6DZ
Date Received	19/08/2017
Team	West and North
Applicant/Agent	Mr J Westray
Recommendation	Grant Conditionally

## **Time limit for Commencement of Development**

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

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

## **Approved/Refused Plan(s)**

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

Proposed Site Plan and Plans: Drawing No 03 Rev A received 2nd November 2018

Proposed Site Plan and Elevations: Drawing 02 Rev A received 2nd November 2018

Reason: In order to define the permission.

## **Pre Commencement Condition(s) – ('true conditions precedent' – see notes for definition)**

3. 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.

Reason: In order to ensure an appropriate quality of development.

4. No development shall commence until detailed design and plans to show a flow path within the site has been submitted to and approved in writing by the Local Planning Authority,

Reason: In order to mitigate the risk of flooding and to ensure surface water is returned to the alignment of the public footpath to avoid accumulations of flood water in the development and highway environment.

### **Other Pre-Commencement, Pre-Occupancy and other Stage of Development Condition(s)**

5. 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 dwellinghouse 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.

Reason: In the interests of the visual amenities of the locality.

6. The dwellinghouse shall not be used unless the car parking accommodation for the dwellinghouse 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.

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

7. The dwellinghouse 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 dwellinghouse commencing, and shall thereafter be retained.

Reason: In the interests of highway safety and 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 within an alternative timeframe to be agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality.

### **Other Compliance Conditions**

9. Surface water discharge from the completed development site shall be restricted to a maximum flow rate of 2.5 litres per second to the watercourse.

Reason: In order to mitigate against the risk of flooding.

10. The gradient of shared pedestrian/vehicular access shall not exceed 1:12 .

Reason: In the interests of the safety of road users.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015, Schedule 2, 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 dwellinghouses shall be constructed without prior planning permission being obtained from the Local Planning Authority.

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

12. Construction and demolition works that are audible at the site boundary shall only take place between 0730 hours and 1800 hours on Monday to Fridays, and between 0800 hours and 1300 hours on Saturdays, and not at any time on Sundays and Public Holidays.

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

13. Notwithstanding the approved plans, the location of the proposed boundary treatment as per Drawing 03 Rev A is hereby not approved and details of proposed boundary treatment shall be agreed in accordance with condition 5 of this planning permission.

Reason: In the interests of the visual amenities of the locality

Attention is Drawn to the Following Directives:

1. The Local Planning Authority has dealt with the planning application in a positive and proactive manner and sought solutions to problems where necessary in accordance with the requirements of the National Planning Policy Framework.
2. As the proposed development abuts the public highway you are advised to contact the Highways Co-ordination Group prior to commencing works:

Telephone: 0114 273 6677  
Email: highways@sheffield.gov.uk

They will be able to advise you of any pre-commencement condition surveys, permits, permissions or licences you may require in order to carry out your works.

3. 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 here:

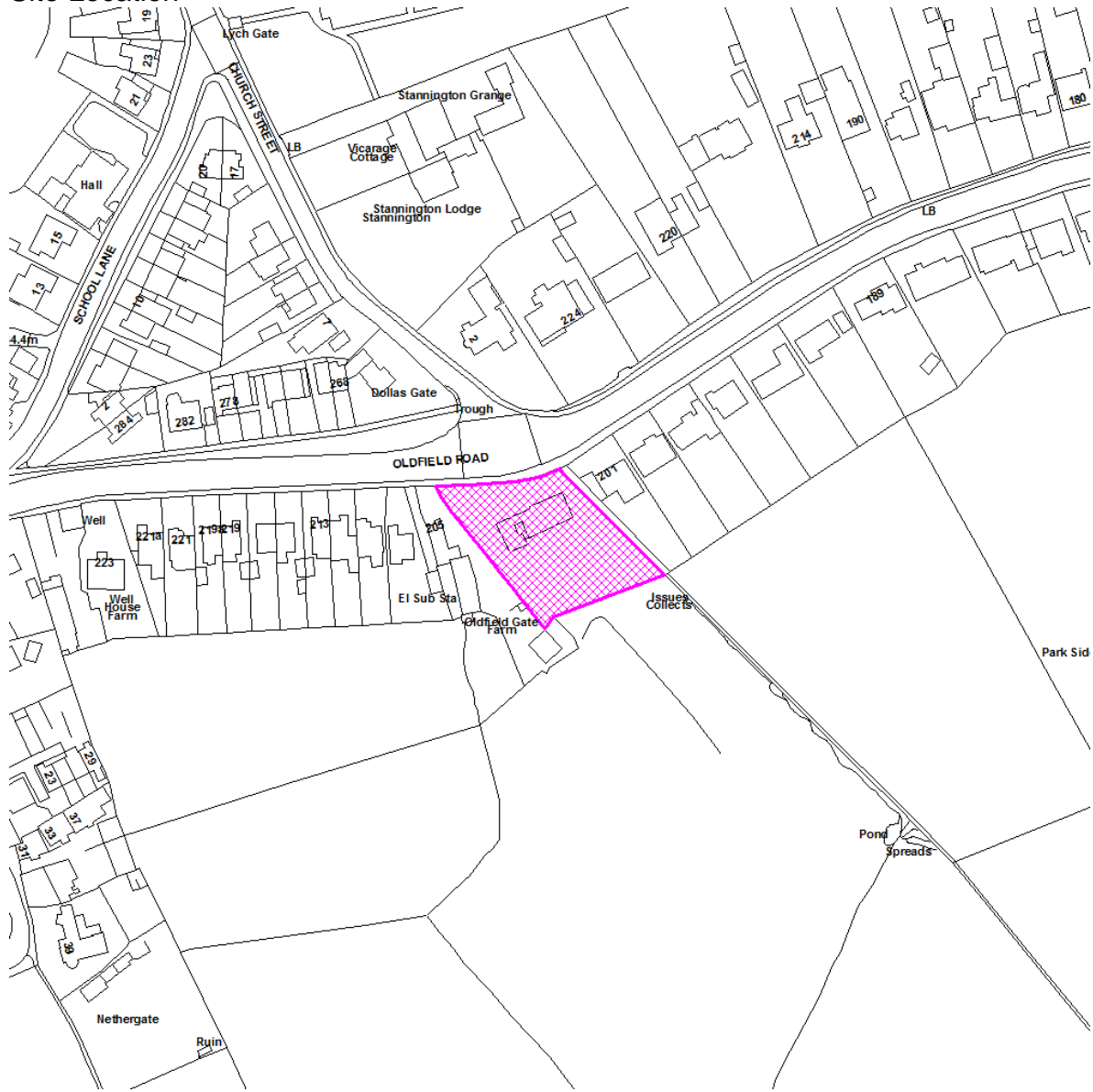
<http://www.sheffield.gov.uk/home/roads-pavements/Address-management>

For further help and advice please ring 0114 2736127 or email [snn@sheffield.gov.uk](mailto: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.

4. The developer is advised that in the event that any un-natural ground or unexpected contamination is encountered at any stage of the development process, the Local Planning Authority should be notified immediately. This will enable consultation with the Environmental Protection Service to ensure that the site is developed appropriately for its intended use. Any necessary remedial measures will need to be identified and subsequently agreed in writing by the Local Planning Authority.
5. 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. 0730 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 Environmental Protection Service, Howden House, 1 Union Street, Sheffield, S1 2SH: Tel. (0114) 2734651, or by email at [epsadmin@sheffield.gov.uk](mailto:epsadmin@sheffield.gov.uk).
6. You are advised that this development is liable for the Community Infrastructure Levy (CIL) charge. A liability notice will be sent to you shortly informing you of the CIL charge payable and the next steps in the process, or a draft Liability Notice will be sent if the liable parties have not been assumed using Form 1: Assumption of Liability.

# Site Location



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## LOCATION AND PROPOSAL

The application site relates to a detached property on Oldfield Road, Stannington which sits immediately opposite the junction with Church Street. The property has been constructed in brick and is set back from the street with a substantial garden area. The plot also has the benefit of two vehicular accesses to the front of the site onto Oldfield Road.

The surrounding area is residential in character with a mix of plot sizes. The dwellinghouses vary in size and style, with the predominant material on the street being brick, though there are examples of traditional stone properties. To the east of the site are a number of post-war and mid-20<sup>th</sup> Century brick properties, which have relatively consistent plot sizes, though the style and dwelling type do vary in character and size. To the west is a traditional stone property (No.205), which would have been an original farmhouse and has a plot size which differs to the general consistency of the mid-20<sup>th</sup> Century properties. To the west of the farmhouse at No.205 are predominantly matching mid-20<sup>th</sup> Century brick properties. The site is in close proximity to an Area of Special Character which comprises a number of traditional stone properties, including the aforementioned farmhouse adjoining the site. There is a strong building line to the east of the site, though the traditional stone property to the west breaks this building line, this is in part due to being an original property to the area, originally linked to a farm. A public footpath runs parallel to the eastern boundary, giving access into Green Belt land to the rear of the site.

The application seeks planning permission for the erection of a detached dwellinghouse with integral garage in the curtilage of an existing dwellinghouse. The proposed dwellinghouse would replace an existing attached garage. Due to the proposed loss of the garage, it is proposed to erect an attached garage on the eastern side of the existing dwellinghouse to serve No.203.

Amendments to the proposal have been submitted reducing the footprint of the property.

## SUMMARY OF REPRESENTATIONS

Adjoining neighbours to the site were notified of the planning application. 25 letters of representation have subsequently been received in relation to the application proposal, having been submitted by 14 people including a councillor, and letters have also been received from Bradfield Parish Council and The Loxley Valley Protection Society.

Bradfield Parish Council have objected to the proposal with the following comments:

- Overdevelopment of the site
- Potential serious issues with regards to drainage, possibly leading to flooding.
- Obliteration of light for neighbours.

The Loxley Valley Protection Society has submitted two letters of representation as summarised:

- No.203 is a large property and has already been extended.
- We support the Parish Council and neighbour objections to this application.
- Overdevelopment of the site.
- Detrimental effect on neighbours at No.205.
- The effect on the neighbouring Stannington Area of Special Character.
- Potential problem with drainage.
- Above comments reiterated following amendments to the proposal.

Cllr Penny Baker has objected on the grounds that the building would be overbearing and not in keeping to the area.

#### Members of the public

Of the total number of representations noted above, 21 letters of representation from 13 members of the public have been received and are summarised as follows:

#### Material Planning Considerations:

##### Amenity

- The proposed dwelling would be too close to our boundary (No.205), bearing in mind all our windows, bar one, will be overshadowed and lose light.
- No.205 is situated at a right angle to No.203 with all main windows facing towards the site.
- Light will be severely restricted to our ground floor, which is limited due to existing extensions to No.203, trees and hedging.
- No.205 would be in permanent shadow.
- All windows face east, development would restrict views leaving only a view of brick walls and roofs (from No.205)
- We would be required to keep the kitchen light on, due to loss of light (from No.205).
- The windows and doors of No.205 are positioned on the opposite side of prevailing weather conditions and the eastern windows enabled the farmer to benefit from early morning light.
- The historic No.205 was designed for specific purposes and there are no options to alter the building design by relocating windows and doors.
- It would be overdevelopment of the plot.
- I am protected by laws of the land and I should not suffer obliteration of natural light. This is not justifiable by the Council's policies covering unsatisfactory environment for people living in Sheffield.
- The property would extend considerably more than 3 metres past the rear elevation of No.205.
- The proposed plan would harm the health and well-being of the occupants of No.205.

##### Design & Street Scene

- Development would be out of keeping and take up more of the open space in the area.

- The proposal would have a big negative impact upon the adjacent Area of Special Character, the farmhouse at 205 and the older cottages in the area.
- The proposal fails to address the Council's policy in relation to the Area of Special Character.
- New build comprising modern construction and materials will have negative impact upon historic Oldfield Gate Farm and Barn at No.205.
- The proposal impacts upon the historic layout by considerably reducing open space between No.203 and the historic setting at No.205.
- Proposal would negatively impact on the views and vistas within and out of the Special Character Area.
- The new build will negatively reduce not only the space between buildings, but also the quality of space between new and historic buildings.
- The proposed materials are out of keeping to the area.
- Loss of green shrubs which would be cut down for the development.
- The property would be located on a prominent position on the main road and junction.
- Visual impact of appearing to cram the house in, and at one point is less than a metre from the boundary with the Oldfield Gate farmhouse.
- Part of No.205 is within the Green Belt and the proposal would impact upon this.

#### Flooding & Drainage

- The proposal is within 20 metres of underground water sources
- Two drains are situated at No.203 and take underground water beneath No.205 and another on the other side of No.203 to a stream running adjacent to No.203.
- Flooding could occur.
- Heavy rain water flows freely from Church Street into the application site. Flow should not be impeded as may cause flooding.
- When the road was repaired in 2015, damage was caused to a main sewer which led to raw sewage in neighbouring gardens. Development could affect drainage system.
- More water/sewage will off-load into present pipes and should blockage occur, the pipes would be inaccessible as they would be under the new build.

#### Highways

- Increase in traffic coming out into an already busy road and corner.
- The relocation of the garage is located on a busy corner.

#### Ecology

- The proposed removal of an established hedge on the boundary of No.203 bordering the footpath provides food and shelter of wildlife.

#### Policy



- The planning application seems contrary to policies of the Sheffield UDP and guidance set out in the SPG, and against the core planning principle of the National Planning Policy Framework.
- NPPF paragraph 9 states that substantial development involves seeking positive improvement, not only to the built, natural and historic environments but also people's lives. The proposal can be considered substantial in this instance, in relation to the plot size, proximity to No.205 and it would not improve any of the aforementioned environments.
- The submission shows a separation of 12 metres, however national planning policy guidelines state that secondary windows should have a separation of 13 metres.

### Non-material Planning Considerations

- If passed, No.205 would be devalued, whilst at the same time ironically No.203 would increase in value.
- Common Law Easement to light will be infringed upon (No.205).
- The proposed dwelling does not conform to the BREAM regulations for shading. Calculations and description has been submitted with regards to BREAM, stating that the proposal would reduce light to the property, however BREAM is dealt with via Building Control and not the Planning stage.

## PLANNING ASSESSMENT

### Policy Basis

The site is within a housing area as defined by the Unitary Development Plan (UDP) and therefore the following policies are relevant:

Policy H10 'Development in Housing Areas' states that housing is the preferred use in housing areas.

Policy H14 states that new development and extensions will only be permitted where they are well designed and in scale and character with neighbouring buildings, where the site would not be overdeveloped 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 it would provide safe access to the highway network and appropriate off street parking.

Also relevant are the following policies with regards to design:

Policy BE5 'Building Design and Siting' also provides design guidance stating good design and the use of good quality materials will be expected in all new and refurbished buildings and extensions.

BE6 'Landscape Design' requires new development to provide a suitable landscape scheme with regards to new planting and/or hard landscaping and details of existing vegetation to be removed or retained. The development should try to integrate existing landscape features and also use native species where appropriate.

## SDF Core Strategy

The following Core Strategy Policies are applicable:

- Policy CS74 'Design Principles' requires development to respect and take advantage of unique design characteristics within the local Neighbourhood.
- Policy CS24 – 'Maximising the use of previously developed land for new housing' states that priority will be given to the development of previously developed sites.
- Policy CS26 – 'Efficient Use of Housing Land and Accessibility' advises that housing development will be required to make efficient use of land but the density should be in keeping with the character of the area.
- Policy CS64 – 'Climate change, resources and sustainable design of developments' states that all new buildings and conversions of existing buildings must be designed to reduce emissions of greenhouse gases and function in a changing climate. They must also be designed to use resources sustainably.

### Use and Principle of Greenfield Development

The application site is designated as a Housing Area as defined by the UDP. Policy H10 states that housing is the preferred use in these areas and therefore the principle of the development is acceptable, subject to compliance with Policies H12-H16 as appropriate.

The site is a garden, and would therefore need to be considered as a Greenfield development site. The Government's National Planning Policy Framework (NPPF) states, in paragraph 48, that Local Planning Authorities (LPA) should make allowance for windfall housing sites in the five year supply but this should not include residential gardens. The NPPF goes on to say in paragraph 53 that LPAs should consider setting out policies to resist inappropriate development of residential gardens, for example where they would cause harm to the local area.

The High Court in *Dartford Borough Council v Secretary of State for Communities & Local Government* (CO/4129/2015) has judged that some residential gardens can be classified as brownfield sites. However, the judgement only applies this to gardens outside of urban areas, which does not apply to the judgement of this site.

There is, therefore, a presumption against inappropriate development in private gardens so to establish whether or not this proposal is 'inappropriate' the application needs to be set against all relevant policy criteria.

The NPPF also re-affirms previous national policy advice by excluding private residential gardens from the definition of 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 5.05% of new houses have been built on Greenfield, well within the 12% threshold.

The site is within an existing urban area, and the single dwelling would be in scale and form with the surrounding area. The traditional stone properties in the area have varying footprints and plot sizes compared to the mid-20<sup>th</sup> Century brick properties, however the proposed plan and plot submitted under this planning application is generally in keeping to the mid-20<sup>th</sup> Century properties in the local area. In this context, the development of this small Greenfield site for new housing complies with the aims of policy CS24.

### Density

Policy CS26 states that new housing will be required to make efficient use of the land, but the density of new housing should be in keeping with the character of the area. For the majority of the urban area, which includes the application site, this policy recommends a density of 30-50 dwellings per hectare, however it also states that densities outside this range will be permitted where they achieve good design, reflect the character of an area or protect a sensitive area. The site area of this application is approximately 0.05 hectares, which results in a density of 20 dwellings per hectare. The proposal is below the recommended density for the area; however the application proposes a single dwelling with garden that is comparable in size with the mid-20<sup>th</sup> Century properties mentioned above, though it is noted that there are varying plot sizes in the area including the application as existing and the adjoining plot at No.205. Given that the proposal shown is generally in line with the plot sizes of the mid-20<sup>th</sup> Century properties to the east and west of the site, it is therefore considered that the proposal would reflect the character of the area.

It should also be noted that Sheffield can only currently demonstrate a 4.1 year housing supply of deliverable housing sites across the city. While less weight can be given to housing supply policies in the development plan as detailed in the NPPF, it is considered that the proposed development of this site for a single house would make a small but positive contribution to housing land supply across the city and should be given weight as a material consideration.

### Design and siting

Policy H14 (a) requires that “new buildings and extensions are well designed and would be in scale and character with neighbouring buildings”. This requirement is reflected in Policy BE5 which requires new buildings to be well designed, respect the character of the area and utilise sympathetic design and materials. Core Strategy Policy CS74 is also relevant and states that “high quality development will be expected which should respect, take advantage of and enhance the distinctive features of the city, its districts and neighbourhoods”.

### Proposed Dwellinghouse with integral garage

The submitted drawings show a proposed detached house with integral garage. It is proposed to be finished in brick and concrete roof tiles to match the existing house

on the site. The proposed house would be situated between the large detached brick dwellinghouse which is currently on the site and a neighbouring traditional stone farmhouse, which is located at a right angle to the site. The property would have a separation of approx. 1.3 metres from the existing house on the plot which is generally consistent with the separation between properties to the east. The separation to the farmhouse is approx. 12 metres, however a greater separation is required in this instance for reasons of outlook and light for the neighbour due to the orientation of that property. These two neighbouring plots are exceptions on this side of the street, as the mid-20<sup>th</sup> Century properties to the east and west have consistent plot sizes. The street scene has a clear mixture of housing styles, with detached, semi-detached and bungalows all evident on the street scene. The predominant material is brick, with a darker brown brick on properties to the east of the site, and a lighter buff brick to the properties to the west. The farmhouse at No.205 adjoining the site is natural stone, as are numerous properties on the opposite side of the street.

The dwellinghouse would have a dual-pitched roof with gable facing towards the street and also includes a hipped roof to a portion of the dwelling which is to be set back. The dwellinghouse would be unique to the street, but would have similarities to the varying dwelling styles in the area.

It is noted that there are concerns from members of the public that the proposal would harm the adjoining Area of Special Character (ASC) which is designated under the Sheffield Unitary Development Plan (UDP). The ASC includes the neighbour at No.205 and properties on the opposite side of the street, running up to the Nethergate area to the west. These properties within the ASC are predominantly the traditional stone buildings which are original to the area and add significant character. The application site, and post-war and mid-20<sup>th</sup> Century properties to the east and west are however not within the ASC. It is considered that the proposed scale and massing of the dwellinghouse as submitted is appropriate in the context of the street scene. Although the dwellinghouse is contrasting to the traditional farmhouse at No.205 and other properties situated within the Area of Special Character, members are advised that there is a clear precedent on the street scene, with numerous brick dwellinghouses and therefore the proposal as submitted is not considered adverse to the character of the area or street scene.

It is noted that residents have also raised concerns with the loss of the open aspect between the No.203 and No.205, however the proposed dwelling would have a similar separation from No.203 than those currently situated on the street and thus is not considered to be adverse to the existing nature of the area.

Whilst the proposed design is not considered to be contrary to the general character of the area, should members be minded to grant the application a condition is recommended to be attached for the approval of facing materials. This is to ensure an appropriate quality of finish to the building.

#### New Garage

As the proposed dwellinghouse would replace an existing garage which is currently used by No.203, it is proposed to erect a replacement garage to the east side of the existing dwellinghouse. This would be a similar size to that of the existing and would

be constructed in matching materials to the house. It is therefore considered that the proposal would be acceptable and would not be harmful to the street scene.

### Residential Amenity

Policy H14(c) states that new development should not cause over-development, deprive residents of light, privacy or security or cause serious loss of existing garden space which would harm the character of the neighbourhood.

### Proposed Dwellinghouse

The proposal as submitted is only considered to have the potential to affect the existing property on the site and the adjoining neighbour at 205. There are no immediate neighbours beyond the rear boundary and it is considered that the proposal would have a suitable separation from the neighbours opposite (approx. 52 metres) to not affect their living conditions.

The neighbour at No.205 is situated at a right angle to the application site, with all main windows gaining outlook and light from an easterly direction overlooking the application site. The residents of No.205 and numerous other members of the public have raised concerns to the potential impact to No.205, notably with regards to a potential loss of light and outlook.

There are no specific guidelines in relation to the construction of new dwellings, however privacy and separation distances set out in the SPG 'Designing House Extensions' are a useful benchmark to assess the potential impact to neighbouring properties.

Given that the potential impact to neighbouring property is in relation to two properties, these are discussed in turn below:

#### Assessment in relation to No.205 (Farmhouse).

This neighbouring property is located at a right angle, with all their main windows facing towards the application site. The SPG states that any two-storey extension should not be placed nearer than 12 metres in front of ground floor main windows of a neighbour. It also states that extra storeys may require a greater distance, and that level differences may also change these requirements.

The proposed dwelling is shown to be two-storey and would replace an existing single-storey attached garage. The majority of the resulting built form at ground floor level would be approx. 1.8 metres closer to No.205 than is currently in situ, though a portion of the proposed dwelling which is to be set back from the front elevation would be 4 metres closer. Given that the property is to be two-storey, the first floor level would be approx. 6.7 metres closer to No.205 than the existing two-storey house on the site.

The portion of the proposed dwelling which is to be set back from its front elevation and would be closer to No.205 would generally be screened from the main windows of the property at No.205 by an attached barn within its own grounds. It is considered that this part would not have a significant impact upon outlook or lighting levels due to the separation, though it is noted that it would prevent views across to the Green

Belt land beyond. It is noted that retention of a view is not a material planning consideration.

The submitted plans show that the nearest part of the proposed house would be approx. 12 metres away from the nearest main windows of No 205. This distance accords with the above guidance. It should also be noted that the application site is on a slightly lower land level (approx. 1 metre) than No.205, which reduces potential impact further. The roof pitch of the proposed house has been amended so it is orientated to ensure that the roof slopes away from the neighbour, to give some reduction in potential impact to this adjoining neighbour. No.205 faces towards the east and therefore it is accepted that daylight will be affected to a degree in the morning, however the assessment needs to consider whether or not the loss of light incurred is so significantly harmful that would be detrimental to the living conditions of this neighbour.

The property as existing faces a two-storey gable end, with a single storey garage attached. The outlook would therefore not be significantly different than existing, though it is accepted that the proposal would be 1.8 metres closer at single-storey level, with the introduction of a two-storey form bringing a first floor level approx. 6.7 metres nearer than the existing house on the plot. In this instance, it is considered that the 12 metre separation distance between the proposed dwelling and No.205, together with the land level difference would be acceptable on balance and would ensure that No.205 retains adequate outlook and lighting levels.

The submitted plans indicate a single ground floor window would be located within the side elevation facing No.205. A condition is recommended to be imposed to ensure that this window is obscurely glazed. It is also advised that permitted development rights are removed by condition to ensure that no further windows are inserted without prior approval of the Local Planning Authority. This will ensure that privacy is maintained between the properties.

#### Assessment in relation to No.203

The proposed dwelling would not project forward of the existing property on the plot. It would however project beyond the rear elevation, but not to an extent which would harm the living conditions of the occupiers of the house. It would accord with Guideline 5 of the SPG which states that two-storey extensions should not project any further than the distance to the nearest neighbouring ground floor main window. This criterion can be applied in terms of a two-storey house being sited adjacent to an existing house.

The rear windows in the proposed dwellinghouse would allow some overlooking to No.203's garden, however a degree of overlooking is generally accepted in housing areas. A condition is recommended to ensure the erection of suitable boundary treatment for reasons of privacy.

The proposed dwellinghouse as submitted is not considered to harm the living conditions of No.203.

#### Proposed garage

The garage would be located on the eastern side of the existing property at No.203 and would sit alongside a public footpath which runs parallel to the eastern boundary

line. The proposed garage is considered to be a suitable separation distance from all neighbouring property to not affect neighbouring living conditions.

## Highways

Highways officers have no objection to a proposed dwellinghouse in the location shown. The site has two existing vehicular accesses, one of which will be used for the proposed new dwellinghouse. Whilst it is noted that the introduction of a new dwellinghouse would increase vehicular movements to and from the site, it is not considered that vehicular movements associated with a dwellinghouse would create such substantial harm to highway safety.

The proposed dwellinghouse would have an integral garage and a driveway suitable for at least two cars to park.

The existing property would include the construction of a new garage and would also have driveway parking suitable for at least two cars to park also.

It is therefore considered that both properties would have suitable parking provision and would utilise existing accesses and thus would not negatively affect highway safety.

## Landscaping

In line with policy BE6 'Landscape Design' from the Unitary Development Plan (UDP), good quality landscape design will be expected in new development.

The submitted plan shows that the proposed dwellinghouse and the existing dwellinghouse would both have a large garden. A degree of existing landscaping is shown on the submitted plans; however a condition will be attached to ensure adequate landscaping is provided for the new dwellinghouse.

## Flood Risk and Drainage

Policy CS67 relates to Flood Risk Management and sets out how the extent and impact of flooding will be reduced.

Sheffield's Strategic Flood Risk Assessment confirms that the application site is located within Flood Zone 1, and therefore has a low probability of flooding. Consideration to the potential risk of flooding from other sources is required to be considered also.

There is a 300mm diameter watercourse along the eastern boundary of the plot. The exact location and condition would need to be determined and if coinciding with the development footprint would need to be made good, with new manhole access installed. This would require a separate consent via the Sheffield Council Consenting Officer.

Surface water flood maps for the area indicate a flow path through this property, along the line of the watercourse, but these maps are only indicative of paths of rainwater surface flow based on topography and do not necessarily recognise the presence of the actual watercourse in picking up and conveying flows. It is recommended that a flow path in front of the property within the site is provided, to allow flows to return to the alignment of the public footpaths avoiding accumulations of flood water in the overall development and highway environment. If members are advised to grant the application, a condition is recommended to be imposed to ensure flow paths are provided within the site.

#### Land Contamination

Owing to the use of the site, a residential garden, it is not considered that contamination is an issue in this instance. A directive will however be attached to inform the applicant that should any contamination be found, then the Council's Environmental Protection Service should be contacted.

#### Ecology

The proposed dwellinghouse is to replace an existing garage located within the curtilage of an existing dwellinghouse. It is not considered that the proposal would result in harm to local wildlife given the existing layout.

Furthermore, the proposed garage is to be adjacent to the public footpath which runs alongside the eastern boundary. The front corner of the proposed garage would be in close proximity to the boundary line and may require some pruning to the existing hedging on the boundary. It is noted that the removal of this hedge could be undertaken without planning permission.

#### Community Infrastructure Levy

The Community Infrastructure Levy (CIL) was introduced on the 15th July 2015 and replaces all other financial contributions with the exception of affordable housing. The site lies within housing zone 3 where residential development is subject to a charge of £30 per square metre. The relevant form has been completed.

#### RESPONSE TO REPRESENTATIONS

The majority of concerns have been addressed within the body of the report. It should be noted that 'Right for light' is a separate legislation from planning and the BREAM calculations submitted are subject to building regulations and not planning.

The reference made to a National Planning Policy Guideline specifying a 13 metre separation distance has been queried; however no document or evidence has been submitted to support this nor counter the 12 metre separation stated within the Council's SPG.

#### SUMMARY AND RECOMMENDATION



The applicant is seeking full planning permission to erect a new detached dwellinghouse with integral garage in the grounds of an existing dwellinghouse on Oldfield Road, Stannington. The dwellinghouse would replace an existing attached garage. Due to the loss of the garage, a new garage is proposed to the eastern side of No.203.

It is considered that the proposed dwellinghouse is acceptable in terms of its design and positioning and therefore will not be harmful to the appearance of the street scene or neighbouring Area of Special Character. It is also considered that the amendments to the roof design and separation from No.205 is suitable to prevent undue harm to the living conditions of that neighbour. The level of parking provided for both the new dwellinghouse and the existing house is considered acceptable and would not give rise to harm to highway safety.

Whilst the density is lower than that recommended by Policy CS26, it is considered that a single dwellinghouse would conform to the general plot sizes in the locality and thus not detract from the area.

The above assessment has been carried out in accordance with local and national planning policy. The proposed development is considered to be in overall accordance with UDP policies H10, H14 and BE5 relating to residential developments and the built environment. The proposal is also considered to accord with Core Strategy Policies CS24, CS26, CS67 and CS74.

In light of the above, it is therefore recommended that this planning application be approved subject to the imposition of a number of conditions.

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