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Case Number	18/04277/FUL (Formerly PP-07419173)
Application Type	Full Planning Application
Proposal	Erection of a dwellinghouse with associated landscaping works and formation of vehicular access (Amended Description)
Location	Within The Curtilage Of Parkhead Hall 349 Ecclesall Road South Sheffield S11 9PX
Date Received	13/11/2018
Team	South
Applicant/Agent	Blenheim Park Developments
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:

PHS-BPD-PL-001 - Site Location Plan  
PHS-BPD-PL-002 - Existing Site Plan.  
PHS-BPD-PL-003 - Proposed Site Plan  
PHS-BPD-PL-004A - Proposed Lower Ground Floor Plan.  
PHS-BPD-PL-005 - Proposed Ground Floor Plan.  
PHS-BPD-PL-006 - Proposed First Floor Plan.  
PHS-BPD-PL-007 - Proposed Elevations - Front and Rear  
PHS-BPD-PL-008 - Proposed Elevations -Sides  
PHS-BPD-PL-009 - Proposed Site Sections  
PHS-BPD-PL-010 - Detailed Highways Entrance  
PHS-BPD-PL-011 - Detailed Elevations and Materials  
PHS-BPD-PL-017 - Existing and Proposed Levels Plan (received 26.3.2019)

PHS-BPD-PL-018A - Indicative Foundation Close to T46 (received 6.5.2019)

Tree Survey with AIA Parkhead Hall AWA2390.  
Tree Protection AMS Parkhead Hall AWA2390.  
GreenTech Zero Dig Drive Information 02

PHS-BPD-PL-013 - Indicative 3D View - Sheet 01  
PHS-BPD-PL-014 - Indicative 3D View - Sheet 02  
PHS-BPD-PL-015 - Indicative 3D View - Sheet 03  
PHS-BPD-PL-016 - Indicative 3D View - Sheet 04

Reason: In order to define the permission.

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

3. No development shall commence until full details of measures to protect the existing trees, shrubs and hedges to be retained, have been submitted to and approved in writing by the Local Planning Authority and the approved measures have thereafter been implemented. These measures shall include a construction methodology statement and plan showing accurate root protection areas and the location and details of protective fencing and signs. Protection of trees shall be in accordance with BS 5837, 2012 (or its replacement) and the protected areas shall not be disturbed, compacted or used for any type of storage or fire, nor shall the retained trees, shrubs or hedge be damaged in any way. The Local Planning Authority shall be notified in writing when the protection measures are in place and the protection shall not be removed until the completion of the development.

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

4. Prior to the commencement of the development a further protected species survey shall be carried out and submitted to the Local Planning Authority for approval. Such survey shall ensure that the approved mitigation measures identified within the Preliminary Ecological Appraisal prepared by Peak Ecology Ltd, dated 1st November 2018 remain appropriate with regard to protected species that are present at that time.

Reason: To ensure that the ecological interests of the site are maintained with regard to protected species.

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

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 any above ground works commence, 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.

6. The approved landscape works shall be implemented prior to the development being brought into use or within an alternative timescale to be first approved by the Local Planning Authority. Thereafter the landscaped areas shall be retained and they shall be cultivated and maintained for a period of 5 years from the date of implementation and any plant failures within that 5 year period shall be replaced.

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

7. Before that part of the development is commenced full details (including proposed materials) for the piers and gates at the new vehicular access shall be submitted to, and approved in writing by, the Local Planning Authority. The approved details shall then be implemented before the dwellinghouse is occupied and be so retained thereafter.

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

8. Details of a suitable means of site boundary treatment shall be submitted to and approved in writing by the Local Planning Authority before any above ground works commence, or within 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.

#### Other Compliance Conditions

9. The soft landscaped areas shall be managed and maintained for a period of 5 years from the date of implementation and any plant failures within that period shall be replaced in accordance with the approved details.

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

10. The Local Planning Authority shall be notified in writing when the landscape works are completed.

Reason: To ensure that the Local Planning Authority can confirm when the maintenance periods specified in associated conditions/condition have commenced.

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

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

12. The dwelling shall not be occupied unless all hard surfaced areas within the site have been constructed of permeable/porous surface material and sub base, or unless such areas drain to areas of porous areas of the site. Thereafter the permeable/porous surface material and sub base shall be retained.

Reason: In order to control surface water run-off from the site and mitigate against the risk of flooding.

13. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking or re-enacting that Order, no enlargement, improvement or other alteration or extension of the dwelling which would otherwise be permitted by Class A to Part 1 of Schedule 2 to the Town & Country Planning (General Permitted Development) (England) Order 2015 shall be carried out without prior planning permission.

Reason: In the interests of retaining the open aspect of the curtilage having regard to its status as a locally listed historic garden

14. The dwelling shall not be used unless the sight line, as indicated on the approved plans, has been provided. When such sight line has been provided, thereafter the sight line shall be retained and no obstruction to the sight line shall be allowed within the sight line above a height of 1 metre.

Reason: In the interests of the safety of road users it is essential for these works to have been carried out before the use commences.

15. The dwelling shall not be occupied until the privacy hedge to the first floor balcony, as shown on the approved plans, has been installed. The hedge shall be retained thereafter.

Reason: In the interests of the privacy of neighbouring dwellings

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. 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 on the Council website here:

<https://www.sheffield.gov.uk/content/sheffield/home/roads-pavements/address-management.html>

The guidance document on the website includes details of how to apply, and what information we require. 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.

3. 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.
4. It is noted that your planning application involves the construction or alteration of an access crossing to a highway maintained at public expense.

This planning permission DOES NOT automatically permit the layout or construction of the access crossing in question, this being a matter which is covered by Section 184 of the Highways Act 1980. You should apply for permission, quoting your planning permission reference number, by contacting:

Ms D Jones  
Highways Development Management  
Highways Maintenance Division  
Howden House, 1 Union Street  
Sheffield  
S1 2SH

Tel: (0114) 273 6136  
Email: [dawn.jones@sheffield.gov.uk](mailto:dawn.jones@sheffield.gov.uk)

5. You are required, as part of this development, to carry out works within the public highway. You must not start any of this work until you have received formal permission under the Highways Act 1980 in the form of an S278 Agreement. Highway Authority and Inspection fees will be payable and a Bond of Surety required as part of the S278 Agreement.

You should contact the S278 Officer for details of how to progress the S278 Agreement:

Mr J Burdett

Highways Development Management  
Highways Maintenance Division  
Howden House, 1 Union Street  
Sheffield  
S1 2SH

Tel: (0114) 273 6349  
Email: james.burdett@sheffield.gov.uk

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

The notice should be sent to:-

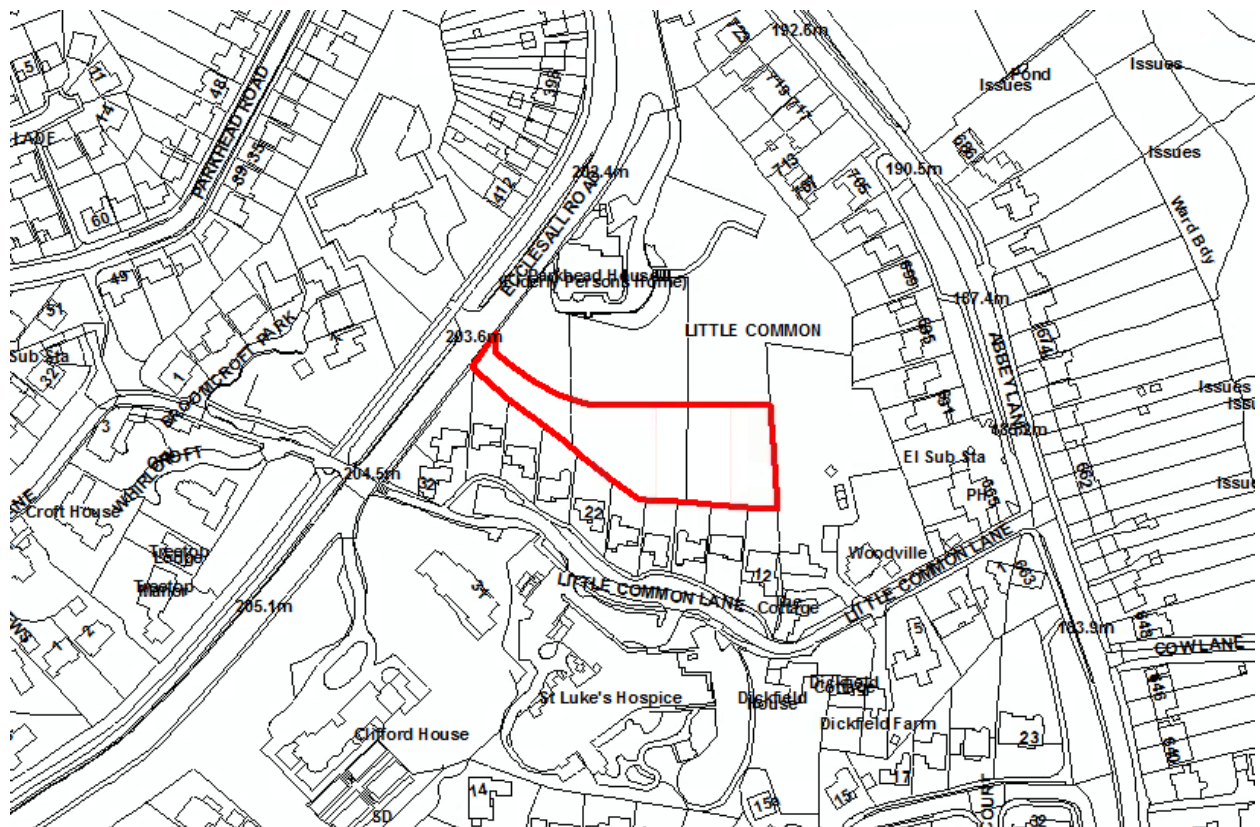
Highway Co-Ordination  
Sheffield City Council  
Town Hall  
Sheffield  
S1 2HH

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

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

Where the notice is required as part of S278 or S38 works, the notice will be submitted by Highways Development Management.

## Site Location



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## Location and Proposal

The application relates to part of the substantial curtilage of a Grade II Listed country house now located within the main urban envelope of the city and lying within an allocated Housing Area.

Parkhead Hall was designed by architect JB Mitchell-Withers in 1864/65 for himself.

The curtilage of the house originally contained kitchen gardens and orchards, stables and looseboxes, a carriage house, and a harness room.

The house is approached from Ecclesall Road South. The grounds were landscaped with a great many trees and the garden is locally listed as a Historic Garden.

In 1898 the house was sold to steel magnate Robert Hadfield. Substantial alterations were undertaken including the adding of a two-storey block comprising billiard room, library, two further bedrooms and a bathroom.

The house remained in family use until 1939 when it was purchased by Sheffield Corporation (becoming the headquarters of No. 33 Group RAF Balloon Command during WWII) before it was opened as a nursing home for thirty-five elderly men in 1948.

Over the years the grounds surrounding the house became reduced as parcels of land were sold for building.

In 1988 Parkhead House was put up for auction and it was sold in June 1989 and was transformed into corporate offices.

In 2003 the current owners bought the hall and returned it to a family residence.

The house is constructed in coursed squared stone with ashlar dressings in the Gothic Revival style and features hipped plain tile roofs, with 3 ridge and side wall coped stone stacks.

A group Tree Preservation Order covers the curtilage of the Hall (A1/RLC/808/146)

The proposal would not appear significantly in any street scene but the nearest neighbouring streets are:

1. Ecclesall Road South to the north and west

The street scene adjacent the site consists of the high stone boundary wall of the Hall grounds on the south side, the rear gardens of dwellings on Broomcroft Park and the grounds of Broomcroft House Care Home to the north.

2. Little Common Lane to the south

The street scene here characterized by two storey houses on the north side (contemporary architecture with buff brick and timber facing materials) and the St Luke's Hospice on the south side, the building fronting the street consisting of a two/three storey brick faced design with a plain tile roof.

The southern boundary of the site lies adjacent the rear gardens of the houses.

It is proposed to erect a single detached two storey dwelling on a portion of the curtilage to the site. This would be located towards the southern boundary approximately half way between west and east boundaries and would be accessed from Ecclesall Road South, via a new vehicular access at the southern end of the site.

The dwelling would be set back from the highway of Ecclesall Road South by approximately 80 metres.

The principal axis of the house would lie on a north/south line with the rear elevation facing east onto an existing lawned area which may originally have formed a paddock though evidence also suggests part of it may have been a tennis court given some historic grading of the land.

There is a fall in natural ground level across the site generally from North West to south east amounting to a fall of several metres



The proposal would consist of upper and lower ground floors faced predominantly in ashlar stone with a standing seam aluminium 'box' located at first floor containing the Master bedroom.

The Lower Ground Floor would contain 4 bedrooms, a pool and gym, the Upper Ground Floor featuring a Kitchen, Living and Sitting Rooms.

A single storey garage/utility element would extend almost perpendicular from the front elevation adjacent the southern boundary of the site.

The dwelling itself would be of contemporary design with each 'box' element featuring a flat roof. The 'first' floor Master bedroom element would be faced in a 'Corten' finished standing seam aluminium (a deep rust colour) Sedum roofs would be featured on the main house and on the garage/utility element.

Ancillary works would involve the construction of a driveway and turning head accessed from Ecclesall Road South

#### Relevant Planning History (Post adoption of Unitary Development Plan)

Permission was refused in 1998 (98/00139/LBC). For the demolition of kitchen/plant/boiler room, and alterations and extensions to the main house for use as a hotel and health club.

Permission was granted in 2001 (01/01427/FUL & 01/01430/LBC) for Alterations to the hall to form 6 residential units and erection and 6 dwelling houses

Permission was granted in 2003 (03/03851/FUL and 03/03852/LBC) for Alterations to building to form dwelling house

Permission was granted in 2009 (09/00714/FUL & 09/00716/LBC) for a single storey extension to dwelling house

Permission was granted in 2012 (12/01270/FULR & 12/01272/LBCR for applications to extend time limit for implementation of 09/00714/FUL and 09/00716/LBC)

All other permissions over this time period relate to tree works within the curtilage

#### Summary of Representations

There have been 8 objectors to the scheme

#### Summary of points raised

The proposal will:-

- Impact on the privacy of neighbouring dwellings;
- Result in vehicular conflicts on Ecclesall Road South;
- Adversely affect local wildlife;
- Be out of character with surrounding built environment;

- Adversely impact on protected trees;
- Be of inappropriate scale and massing;
- Result in the loss of on-street car parking;
- Cause reflections impacting on the amenity of neighbouring dwellings;
- Introduce external lighting that will adversely impact on neighbouring amenity;
- Create noise pollution along the access; and
- Damage the setting of the Listed Building.

Matters that are not material considerations were also raised including:-

- Noise created by construction vehicles.

## PLANNING ASSESSMENT

### Land Use

Policy H10 (Development in Housing Areas) within the UDP lists preferred, acceptable and unacceptable uses in such areas.

The proposed C3 dwellinghouse is classed as a preferred use.

### Housing Supply and Location

Sheffield is in the process of updating its 5-year housing land supply position, however given the changed assessment regime identified in the revised NPPF (2018, as updated in 2019) and associated Practice Guidance, further detailed work is required. We will therefore be undertaking additional work, including engagement with stakeholders, to reflect the requirements of national policy and guidance before publishing our conclusions in a monitoring report later this year. At the current time, the Council cannot therefore demonstrate a five year supply. The Council's most recent assessment of supply, contained in the SHLAA Interim Position Paper (2017), showed a 4.5 year supply of sites.

The proposal would contribute towards housing supply as set out in Core Strategy Policy CS22. There is currently a shortfall in the supply of deliverable sites for housing in the city and whilst the addition of one dwelling would not be significant on a city-wide scale it nonetheless represents a positive contribution in this regard.

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

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

Rather, as a residential garden, the proposed site is classed as greenfield land and therefore Core Strategy Policy CS24 (Maximising the Use of Previously Developed Land for New Housing) within the Core Strategy requires consideration.

This policy states that no more than 12% of dwelling completions will be on greenfield sites in the period between 2004/05 and 2025/26. It goes on to state that

housing on greenfield sites will only be developed in certain circumstances, including within or adjoining urban areas, as long as annual monitoring shows that there is less than a five year supply of deliverable sites.

Completions of properties have not reached the stated 12%. In addition, it is recognised that the site is within an existing urban area and there is also not currently a five year supply of deliverable sites.

For the reasons above, the development is considered to be acceptable in relation to Policy CS24.

### Character, Scale and Massing

Policy BE5 'Building design and siting' states that (a) original architecture will be encouraged but new buildings should complement the scale, form and architectural style of surrounding buildings...and (f) designs should take full advantage of the site's natural and built features;

Policy CS31 'Housing in the South West' states that in South-West Sheffield, priority will be given to safeguarding and enhancing its areas of character, and that the scale of new development will be largely defined by what can be accommodated at an appropriate density through infilling, windfall sites and development in district centres and other locations well served by public transport.

Policy CS 74 (Design Principles) within the CS states that high quality development will be expected, which would respect, take advantage of and enhance the distinctive features of the city, its districts and neighbourhoods.

Paragraph 127 of the NPPF states that developments should:-

- function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

The surrounding area is characterised, in the main, by medium to large detached dwellings in comparable curtilages. There are exceptions to this prevailing pattern most notably the presence of St Luke's Hospice site immediately to the south but the character of the locality would best be described as 'expansive suburban'.

There is no predominant architectural character within the locality but the prevailing scale is that of two storey houses.

The proposal is for a two storey house to be located with its own generous curtilage. The proposal suggests a large footprint and the curtilage allocated to the proposed dwelling would be generous as would the balance left to Parkhead Hall.

In terms of the ratio of built footprint to plot size the proposal would therefore represent a development that would not be out of character with the prevailing grain of development in the area. Whilst the proposal would not appear to any great degree within any established street scene it is also considered that its scale and massing are appropriate for a plot of this size.

## Design

Policy H14 (Conditions on Development in Housing Areas) within the UDP states that new buildings should be in scale and character with neighbouring buildings. Policy CS 74 (Design Principles) within the CS states that high quality development will be expected, which would respect, take advantage of and enhance the distinctive features of the city, its districts and neighbourhoods.

The proposed architecture undoubtedly represents a departure from that of the dwellings on Little Common Lane having a flat roof form and being constructed along more 'contemporary' lines than these properties.

However, given the dwellings set back distance from the highway and the presence of boundary trees it is not considered that there is a requirement for the design to respond directly to the prevailing architecture of Little Common Lane or Ecclesall Road South. The proposal is for a bespoke design within a significant curtilage and as such the design stands to be considered in isolation.

Similarly, given the separation to Parkhead Hall (in excess of 40 metres) and the intervening belt of primarily coniferous trees running along the east west axis of the site it is not considered that the proposal would be seen in significant juxtaposition with the existing house and, as with its relationship to Little Common Lane, it is not considered that a design needs to draw inspiration from, or respond to, the architecture of Parkhead Hall.

Each of the Core Strategy and the UDP make reference to local distinctiveness and a requirement to 'complement', to be 'in scale and character', or 'respect the townscape character of the city's neighbourhoods with their associated scale, layout and built form, building styles and materials'

However, there is no part of these policies that requires a new development to 'match' or 'copy' the existing architecture of a street or locality and it is apparent that they would be in conflict with Paragraph 127 of the NPPF if they were to be this prescriptive.

Were these policies to require such designs this would imply that new buildings should match existing ones no matter how mediocre or nondescript the existing area might be (though there is no implication that the locality here is either).

The thrust of national policy is therefore to separate planning judgements from matters of personal taste in terms of design and to deter opposition to designs simply because they differ from existing.

Clearly there is encouragement in the NPPF to construct buildings that provide modern day living and to preclude a slavish adherence to 'the identical' which could lead to mundane and uninspiring architecture.

It is therefore felt that the key consideration with regard the architecture of proposal must be whether it causes demonstrable harm to any adjacent street scene or to the setting of the Listed Building.

#### Street scene

The house itself would be set back significantly from the highway and would be substantially screened by landscaping at the boundaries of the site. Even in the unlikely event that this screening were to be lost (through disease for example) it is not considered that the scale, massing, height, proportion or design of the of the proposal would so adversely impact on the quality of any street scene as to justify a refusal of planning permission on design grounds.

There can be no doubting that the proposal represents a dwelling of generous proportions but, given the size of the proposed curtilage, concerns do not arise with regard to over development or of an excessive footprint to curtilage ratio.

Hence, despite the obvious departure from the architectural style of the other houses on the closest streets it is considered that the proposal satisfies national and local policy with regard to character and design and, subject to conditions relating to materials, is acceptable.

#### Setting of the Listed Building

In this regard it is it is important to separate considerations of architectural style and merit from impacts relating to scale, massing, and footprint.

The footprint of the building has been located towards the southern end of the site in order to preserve the more open character of the immediate grounds of Parkhead Hall whereby a substantial area of curtilage around that building will be retained.

The principal (south) elevation will still benefit from a separation of approximately 40 metres to the newly created curtilage of the proposal.

The dwelling itself, whilst having a generous footprint, does take advantage of the fall in natural land levels so that the two storey element will be set down beyond the retained coniferous tree belt running east west across the middle of the existing Hall curtilage. In this regard the building is not built to dominate the site but to work with it.

Hence, the principle of a dwelling of this scale and massing is not considered inappropriate and should not adversely impact on the setting of the Grade II Listed building.

As previously noted it is not considered that the architecture on this site needs to respond to any particular architectural narrative or local distinctiveness. This is a substantial site, significantly screened from the public domain.

Hence, whilst the architectural approach may not meet with universal approval it is not felt that the design represents demonstrable harm to the setting of the listed building and as such a robust reason for refusal on those grounds is not considered to be sustainable.

Paragraph 196 of the National Planning Policy Framework requires that where a development results in less than substantial harm to the significance of a designated heritage asset, such as a Listed Building, this harm should be weighed against the public benefits of the proposal.

It is not considered that there is a substantial public benefit arising from the scheme, though the provision of a high quality new dwelling will add to the city's housing stock, both numerically and qualitatively, but neither is it considered that the proposal will result in significant harm to any heritage asset. As such it is considered that the minimal impact on the heritage asset (in this case on the historic garden rather than the listed building) is balanced by the marginal public benefit.

#### Impact of the New Access on Visual Amenity

##### Loss of wall section to Ecclesall Road South

The introduction of the new access would require the removal of a length of boundary wall and some loss of trees (assessed in the following section of this report) and as such there would be some impact on the visual amenity of the street scene.

There is evidence that this section of wall was rebuilt and increased in height prior to 2008 and anecdotal evidence suggests that the wall was originally lower and topped with a fence.

Whatever the case it is not considered that the formation of the access will so adversely impact on the visual amenity of the locality so as to form a reason for refusal.

##### Loss of Trees

The tree losses in order to enable the introduction of the access lie within an area of dense 'woodland' and the specimens in question are the more minor elements of this grouping. It is considered that the retention of those trees indicated will maintain the main body of tree cover in this area of the site and the impact on visual amenity from the public domain will not be so significant as to form the basis for a reason for refusal.

##### Residential Amenity - Existing Residents

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

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

Supplementary Planning Guidance (SPG) guideline 5 states that two storey structures should not cut a 45 degree line scribed from the nearest ground floor main aspect windows of neighbouring dwellings.

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

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

#### Overbearing and Overshadowing

The proposal would be located in excess of 15 metres from the nearest dwellings (Nos. 20 and 22 Little Common Lane). As such all minimum acceptable separation distances required by Supplementary Planning Guidance for a structure of this scale/massing would be achieved.

There are therefore no implications for neighbouring residential amenity in terms of overshadowing or overbearing.

#### Overlooking Considerations

Once again a minimum separation between proposed main aspect windows and those of the nearest dwelling exceeds the 21 metres required by Supplementary Planning Guidance and as such there are no overlooking implications from dwelling windows.

A balcony is located on the roof of the upper ground floor element facing towards the south (Little Common Lane). The furthest extent of the balcony achieves a separation distance of in excess of 12 metres to the shared boundary and therefore complies with the spirit of SPG guideline 4 which expects a separation of 10 metres from a main aspect window to a shared boundary. In addition the application plans indicate that a 1.8 metre high privacy hedge will be located on the roof to negate any minimal overlooking.

In conclusion it is not considered that the amenity of the neighbouring dwellings will be significantly compromised through overlooking, overbearing or overshadowing and the proposal is considered to satisfy the requirements of Policy H14.

#### Residential Amenity - Future Occupants

The internal dimensions of the proposed dwelling are considered extremely generous in terms of providing adequate outlook and natural lighting.

Supplementary Planning Guidance guideline 4 indicates that extensions to dwellings should achieve a minimum separation distance to rear boundary of 10 metres. This guideline is often used as a rule of thumb for guiding separation on new builds.

The purpose of providing adequate separation distance is two-fold, the reasons being to ensure appropriate privacy levels to neighbouring curtilage from first floor windows and to ensure adequate outlook from the new build for future occupants.

All aspects of the proposal achieve adequate separation to boundary for main aspect windows.

The property would benefit from a substantial rear garden and it is therefore considered that the plot would be more than adequately provided for in terms of external amenity space.

#### Landscape and the Historic Garden

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

Policy GE15 'Trees and Woodland' states that Trees and woodland will be encouraged and protected by requiring developers to retain mature trees, copses and hedgerows, wherever possible, and replace any trees which are lost

BE21 'Historic Parks and Gardens' states that the character, setting and appearance of Historic Parks and Gardens will be protected.

There are significant numbers of trees and shrubs within the site though many of these lie beyond the proposed footprint for the dwelling and hardstanding works. An arboricultural survey has been submitted with the application and colleagues from the Environmental Planning (Landscape) have visited the site.

It is clear that some tree losses are inevitable in order to facilitate the access and drive. The tree survey suggests that several of the trees identified for removal have significant defects, such as stem cavities and decay, that are likely to limit their future prospects. It is considered that the presence of other larger trees in this grouping on the west boundary will minimise any loss of amenity caused by the thinning of the group. This may allow for healthier growth and longevity amongst the higher value trees that are to be retained.

Cherry trees earmarked for removal within the site are considered to provide some amenity within the site but are shielded from wider view by boundary trees and not considered to contribute significantly to the historic garden or public amenity.



In conclusion the trees identified for removal are considered to be minor specimens within the site and their loss should not significantly impact on the visual amenity of the locality or the overall quality of the Historic Garden.

Of greater concern during the consideration of the application has been the potential impact of construction on retained trees. However, additional information has been provided by the Applicant's agent which strongly suggests that any negative impacts can be substantially overcome by employing 'no-dig' type construction methods and micro-pile/ring beam foundations to reduce any damage within the root protection zones of retained trees.

The retained trees on the boundary (which are referred to as a feature in the Historic Garden listing) are the key concerns here.

The details for the above mitigation techniques have been assessed by landscape officers and they are satisfied that this approach will mitigate any damage and secure projected life of the trees involved.

In conclusion then, the proposal will result in the loss of trees within the site but such losses are limited in number and for the most part relate to lesser trees within groups with better quality trees that will still function well as a group.

Crucially the losses will not be sustained in the areas identified in the local listing as crucial parts of garden landscape.

It is therefore considered that the proposed house position is acceptable in its placement as long as significant care is taken in key root protection areas of trees to be retained and any permission requires the submission of a landscape scheme.

#### Highways Considerations

Policy BE9 Design for Vehicles states:

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

Unitary Development Plan guidelines require the provision of 2-3 spaces per dwelling.

The property will benefit from independent access, a long driveway and garaging.

Adequate space therefore exists within the curtilage to satisfy off street car parking requirements for the property.

It is not considered that the proposal will significantly intensify vehicle movements in the locality and it is not considered that the proposed point of access has implications for vehicle or pedestrian safety. There is no reason to suggest that occupants of the new dwelling would not exercise a similar degree of care as existing residents accessing Ecclesall Road South.

All hard surfaces should be conditioned as being in porous/permeable materials or drain towards permeable beds within the curtilage.

In view of the above, the proposals are considered to comply with Policy BE9 with regard to highways considerations

#### Sustainability

The inclusion of the large areas of sedum roof should contribute to biodiversity and surface water reduction and are welcomed.

#### Wildlife Impact

There is no evidence that there are active protected species habitats on the site (the area in question is, in the main, a 'manicured' garden area) and no reason to believe that the house footprint and hardstanding areas will have any significant effect on wildlife in the locality. However, given that there is some evidence of habitat remote from the area of the construction a condition should be added to any permission requiring a re-survey before any development commences.

In conclusion, whilst the garden area indicated for the development may be used for foraging for local wildlife this is not considered a sufficient reason, in itself, to resist the application.

#### Response to Representations

Matters relating to the character of the area, design and detailing, highways, residential amenity, landscape and ecology have been dealt with in the main body of this report.

The upper storey aluminium box should not have reflective implications as it will be a distressed finish approximating to a rust colour.

Any external lighting will be commensurate with a domestic dwelling and there is no reason to believe this will depart from existing patterns already present in the locality.

There is no reason to believe that the addition of a single dwelling, and vehicular movements commensurate with that dwelling will create significant additional noise towards properties fronting Little Common Lane. Some noise during the construction phase would be inevitable, as with any development, but such noise and activity is controlled by Public Health legislation.

#### Community Infrastructure Levy

In accordance with the CIL and Planning Obligations Supplementary Planning Document the site falls in the CIL charging Zone 5 and is liable for a contribution of £80 per square metre.

## Summary and Recommendation

This is an application for the erection of a two storey house.

The proposal satisfies central government guidelines and Core Strategy policy that encourage efficient use of sites within the existing urban envelope.

The dwelling should provide adequate levels of residential amenity to future occupiers and will not compromise residential amenity of existing residents thereby satisfying the relevant policies.

Adequate off-street parking is provided and the proposals should not compromise highway safety.

The proposal will result in the loss of trees within the site but these losses are not considered to impact critically on the quality of the historic garden overall or on public amenity. There is opportunity for re-planting with native species. This represents excellent potential in terms of enhancing the curtilage over the coming years and is felt to represent adequate recompense for the short term loss in visual amenity.

The introduction of a dwelling into the curtilage of this listed building is considered the most sensitive matter arising from this application and it is not considered that the erection of a contemporary dwelling on site would have an adverse impact on the heritage asset. In the light of local policies and guidance in the National Planning Policy Framework it is considered that the proposal is acceptable.

The application is therefore recommended for conditional approval.

