
Case Number	19/02878/FUL (Formerly PP-08042208)
Application Type	Full Planning Application
Proposal	Demolition of dwellinghouse and erection of 5no dwellings including formation of access road, parking and landscaping works
Location	Site Of 5 Rosamond Drive Sheffield S17 4LW
Date Received	02/08/2019
Team	South
Applicant/Agent	Wireframe Studio
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 Block Plan / 1699-03-rev P2
 - Proposed Site Plan / 1699-04-rev P2
 - Existing And Proposed Site Section / 1699-05-rev P1
 - Location Plan - Scale 1:1250
 - Proposed Typical House Details Unit A / 1699-06-rev P4 (as uploaded on 24 November 2019)
 - Proposed Typical House Details Units B & D / 1699-07-rev P4 (as uploaded on 24 November 2019)
 - Proposed Typical House Details Unit C / 1699-08-rev P2
 - Proposed Typical House Details Unit E / 1699-09-rev P2
 - Existing & Proposed Street Scene Elevation / 1699-10-rev P1

Reason: In order to define the permission.

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

3. No development shall commence until detailed proposals for surface water disposal, including calculations to demonstrate a 30% reduction compared to the existing peak flow based on a 1 in 1 year rainfall event or a maximum flow of 3 Litres/second (whichever is the greater) have been submitted to and approved in writing by the Local Planning Authority. This will require the existing discharge arrangements, which are to be utilised, to be proven and alternative more favourable discharge routes, according to the hierarchy, to be discounted. Otherwise greenfield rates (QBar) will apply.

An additional allowance shall be included for climate change effects for the lifetime of the development. Storage shall be provided for the minimum 30 year return period storm with the 100 year return period storm plus climate change retained within the site boundary. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of sustainable development and given that drainage works are one of the first elements of site infrastructure that must be installed it is essential that this condition is complied with before the development commences in order to ensure that the proposed drainage system will be fit for purpose.

4. No development shall commence until full details of measures to protect the existing trees, shrubs and hedge/s 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, 2005 (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 protecting the identified trees on site. It is essential that this condition is complied with before any other works on site commence given that damage to trees is irreversible.

5. No development shall commence until details of the site accommodation including an area for delivery/service vehicles to load and unload, for the parking of associated site vehicles and for the storage of materials, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, such areas shall be provided to the satisfaction of the Local Planning Authority and retained for the period of construction or until written consent for the removal of the site compound is obtained from the Local Planning Authority.

Reason: In the interests of protecting the free and safe flow of traffic on the public highway, it is essential that this condition is complied with before any works on site commence.

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

6. 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.

7. Large scale details, including materials and finishes, at a minimum of Windows, Window reveals, Doors of the items listed below shall be approved in writing by the Local Planning Authority before that part of the development commences:

- Windows,
- Window Reveals, and
- Doors

Thereafter, the works shall be carried out in accordance with the approved details.

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

8. A sample panel of the proposed masonry shall be erected on the site and shall illustrate the colour, texture, bedding and bonding of masonry and mortar finish to be used. The sample panel shall be approved in writing by the Local Planning Authority before any masonry works commence and shall be retained for verification purposes until the completion of such works.

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

9. 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.

10. The approved landscape works shall be implemented prior to the development being brought into use or within an alternative timescale to be first approved in writing 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 it is essential for these works to have been carried out before the use commences.

11. 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.

12. A comprehensive tree and hedge management document 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. The submitted document shall commit to the retention of existing trees and hedges shown as retained on approved drawings, and give details of height ranges for the retained hedges and a pruning regime to ensure compliance with this. Thereafter, the trees and hedges shall be managed in accordance with the approved details.

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

13. Details of all boundary treatments either on the perimeter of the site, or providing subdivision of 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 and the dwellings 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.

14. Details of the location, specification and appearance of all new services to the building (including meter boxes, outlets and inlets for gas, electricity, telephones, security systems, cabling, trunking, soil and vent stacks, fresh and foul water supply and runs, heating, air conditioning, ventilation, extract and odour control equipment, pipe runs and internal and external ducting) shall be approved in writing by the Local Planning Authority before installation.

Reason: In order to protect the character of the original building.

15. 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.

Reason: In the interests of protecting the free and safe flow of traffic on the public highway, it is essential that this condition is complied with before any works on site commence.

16. No above ground works shall commence until details have been submitted to and approved in writing by the Local Planning Authority of arrangements which have been entered into which will secure the reconstruction of the footways adjoining the site before the development is brought into use. The detailed materials specification shall have first been approved in writing by the Local Planning Authority.

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

17. The dwellinghouses shall not be used unless the car parking accommodation and turning areas as shown on the approved plans have been provided in accordance with those plans and thereafter such car parking accommodation and turning areas shall be retained/maintained for the sole purpose intended.

Reason: To ensure satisfactory parking provision in the interests of traffic safety and the amenities of the locality it is essential for these works to have been carried out before the use commences.

Other Compliance Conditions

18. The site shall be developed with separate systems of drainage for foul and surface water on and off site.

Reason: In the interests of satisfactory and sustainable drainage.

19. 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.

20. 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, bearing in mind the restricted size of the curtilage.

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (and any order revoking and re-

enacting the order) no windows or other openings, in addition to those included within the approved drawings) shall be formed in any elevation of the dwellinghouses hereby permitted without the prior written approval of the Local Planning Authority.

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

22. The kitchen windows on the rear elevation of the dwellings at Plots A, B and D shall be fully glazed with obscure glass to a minimum privacy standard of Level 4 Obscurity and no part of the windows shall at any time be glazed with clear glass.

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

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

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.

Site Location



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LOCATION AND PROPOSAL

The application site is located to the north of Rosamond Drive. It previously included a detached bungalow set approximately midway into the site, however, this was demolished some months ago and no other buildings remain.

There is a gentle downward slope from the site frontage to the rear. The area is wholly residential; predominantly including semi-detached housing, as well as town houses, some detached properties and purpose built flats over three storeys.

The application seeks full planning permission to demolish the bungalow (retrospective) and build 5 no x detached dwellinghouses within the site. Two would address the street frontage, and the remaining three would address a private driveway which would run from the pre-existing access point to the middle/rear portion of the site.

The houses would each feature three bedrooms and be 1.5 storeys in height with front and rear dormers providing the first floor level accommodation.

Each proposed property would include two off-street parking spaces.

The external materials would include render and natural ashlar stone walling with natural slate roofing.

RELEVANT PLANNING HISTORY

A pre-application enquiry was submitted regarding redevelopment of the site for a number of options, including apartments and detached and semi-detached housing. This was mainly set over 2.5 to 3 storeys. Officers raised concerns that these options included excessive levels of development, that it would conflict with the surrounding character and have unacceptable impacts upon neighbouring occupiers.

The current submission is considered to have addressed these concerns by providing a lesser amount of development, which is of reduced scale and form.

SUMMARY OF REPRESENTATIONS

Following neighbour notification, 8 representations have been received from 6 addresses, including one from Bradway Action Group. These are summarised as follows:

Design

- Scheme is over-development and represents cramming. Area is low density, with properties built on quite substantial plots.

Living Conditions

- Scheme will undermine privacy.

- Plot A should include obscure glazing in its rooflights (to protect privacy).
- Plot C would be too close to boundary and across full width of rear boundary of No 5 Rosamond Avenue, leading to loss of light and sunlight to garden. From this property's rear windows, the apex of Plot C will be visible.
- Privacy of properties on opposite side of Rosamond Drive would be lost.
- Height/s and separation distances to boundary queried.

Landscaping

- Existing trees are shown to be retained, however, the canopy of tree at the entrance is larger than represented on drawing.
- 3 large mature trees (on adjacent site at 3 Rosamond Drive) would be threatened.
- The old, established beech hedge at the site's front and eastern side boundaries (planted in at least the mid-1940s) provides privacy and should be retained. Inadequate information provided, so application shouldn't be considered.
- Retained hedges should be kept to current height/s.
- Side hedge will be undermined by Plot A's driveway.
- Removal of frontage hedge would eliminate its ecological and air quality benefits, conflicting with relevant policy. It also forms part of the boundary of No 11, so won't be removable.
- The grass verge at site frontage has been maintained by Council, so they're possibly its common law owners (meaning it shouldn't be included in application site).

Highways

- Area is already over-parked and two further drives and traffic from 5 houses would exacerbate this and increase current car manoeuvring difficulties.
- Additional traffic will compromise road safety.
- Harmful impacts on air quality (conflict with CS66).
- Turning circle/driveways would cause noise to neighbouring properties.
- Construction vehicle access and loading/unloading etc. should be subject to control if scheme approved.

Drainage

- Concerns regarding management of additional surface water.
- Additional effluent to sewage systems. System currently overflows, with increasing frequency. (Existing manhole cover on the Bradway to Totley Rise shops stands proud of path level).

Others

- Land should be returned to a natural state.
- Inadequate notification time period, given summer holiday absences.
- Hedgehogs were affected / killed when bungalow was removed.
- Application proposes bungalow's demolition, but this which was carried out some months ago.

- Any permission should include controls on hours of construction activity.

PLANNING ASSESSMENT

The main issues to be considered in the application assessment are:

- The acceptability in land use policy terms.
- The design of the proposal and its effects on the street scene / character of area.
- The living conditions of existing neighbours and future occupiers of the development.
- Highways impacts and whether adequate off-street parking is provided
- Impact on existing landscaping.
- Drainage implications.

Land Use Policy

The site is within a Housing Area under the Adopted Unitary Development Plan (UDP), where redevelopment for housing would be the preferred use as set out under policy H10 'Development in Housing Areas'. As a result, the proposal is acceptable in principle.

Paragraph 11 of the National Planning Policy Framework (NPPF) 2019 states that a presumption in favour of sustainable development should be applied and for the purposes of decision making, where there are no relevant development plan policies, or where the policies which are most important for determining the application are out of date, planning permission should be granted unless:-

- The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the proposed development, or
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- The Framework further explains that 'out of date' includes for applications for housing development, situations where the authority cannot demonstrate a five –year supply of deliverable housing sites.

The Local Planning Authority is in the process of updating its five year housing land supply position but given the changed assessment regime identified in the NPPF and associated Practice Guidance, further detailed work is required. The Local Planning Authority are therefore undertaking additional work to reflect the requirements of national policy and guidance, before publishing conclusions in a monitoring report (expected early next year). At the current time, the Council cannot 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 supply of sites, and this includes the appropriate buffer. Consequently, any policies that are important to the determination of this application are considered to be out of date.

Policy CS23 of the Core Strategy 'Locations for New Housing' states new housing development will be concentrated where it would support urban regeneration and make efficient use of land and infrastructure. As the site is in Sheffield's main urban area, the proposal meets with CS23's requirements.

Policy CS24 'Maximising Use of Previously Developed Land' seeks to ensure priority is given to the development on previously developed sites. So whilst the site is largely greenfield due to it having been garden space, the policy states no more than 12% of dwelling completions should be on greenfield sites. Just 5% of dwelling completions have used greenfield land, which is well within the 12% ceiling.

Therefore, a development of this small site in the existing urban area, would meet the requirements of CS24. However, this policy reflects the aims of the development plan to locate housing on previously developed sites, on the basis that the city has enough capacity to accommodate the majority of its housing requirements upon such land. Given the current situation with housing land supply, and the requirements of NPPF paragraph 11, this policy must now therefore be considered out of date.

Housing Density

Policy CS26 'Efficient Use of Housing Land and Accessibility' within the Core Strategy requires appropriate housing densities to ensure the efficient use of land. For the application site, which is within an urban area but over 400metres from either a district shopping centre or a high-frequency bus route, a range of 30-50 dwellings per hectare is appropriate.

The site is approximately 0.19hectare in area, so the 5 proposed units give a density of 25.9 dwellings per hectare approximately. This is marginally below the suggested range, but a good proportion of the site is occupied by the access drive. It is considered that the proposed density wouldn't constitute over-development and would comply with the character of the area. As a result, the proposal is acceptable within the provisions of CS26.

Design Issues

Core Strategy policy CS74 'Design Principles' requires development to enhance distinctive features of the area. This is echoed in UDP policies H14 'Conditions on Development in Housing Areas' and BE5 'Building Design and Siting' which require good design in keeping with the scale and character of the surrounding area.

Chapter 12 of the NPPF requires good design, with paragraph 124 stating good design is a key aspect of sustainable development and should contribute positively to making places better for people. Paragraph 130 requires that planning permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area.

Whilst the application seeks approval for demolition of the bungalow within the site, this was undertaken some months ago. However, the bungalow was considered to

be of neutral impact upon the area's character and there are no concerns regarding its removal.

The proposal uses the existing vehicular access and provides two dwellings across the remainder of the site frontage. Three further dwellings are set within the rear portion of the site. The development of the rear part of the site would constitute 'backland development'. There are no other examples of similar development within the locality, perhaps because of the restrictive garden sizes. The two dwellings across the site's frontage and the side/rear boundary hedges would limit the public positions from where development in the site's rear portion was apparent.

Some views of Plots D and E would be achievable via the access driveway, however, this represents a narrow width of street frontage. Given the restricted visibility of dwellings within the rear portion of the site, it is not considered that this aspect of the proposal would have a significantly detrimental impact upon the site's contribution to the character of the locality.

The beech hedge at the site frontage is of substantial height and makes a contribution to the green character of the area. However, it is important to note that the hedge is not subject to any protection and there is no planning power for it to be subject to protection. As such, it could quite legitimately be removed without permission. As a result, there would not be considered to be any power to resist the application because of the proposed removal of the hedge.

The form of development is 1.5 storeys in height, with dormers helping to provide the 1st floor accommodation. Whilst the surroundings do not include housing of this type, it achieves accommodation which is not excessive in terms of its scale and is not overly dominant in form. The surroundings are also considered to include sufficient variation to enable the proposal to not be considered out of character.

The two dwellings which address the street are positioned to adequately respect the building line set by No 11 Rosamond Drive. Therefore, the proposal is considered to adequately respect the locality's character in this regard.

The proposed dwellings would include a mix of render and natural ashlar stone, with natural slate roofing. The properties in the immediate surroundings mainly include buff coloured brickwork with some rendered elements and pantiled roofing.

Whilst, the proposed materials would differ from those in the surroundings they would be considered to be of acceptable impact upon the character of the area, being of appropriate high quality and to be acceptable.

Overall, the proposal would be considered to have an acceptable impact upon the character of the area in design terms. It would therefore comply with UDP policies BE5 and H14, Core Strategy policy CS74 and paragraphs 124 and 130 of the NPPF.

Living Conditions

UDP policy H14 'Conditions on Development in Housing Areas' requires that c) the site should not be over-developed or deprive residents of light, privacy or security, or cause serious loss of existing garden space which would harm the character of the neighbourhood.

The guidelines found in the adopted Supplementary Planning Guidance on Designing House Extensions are not strictly applicable since they relate to house extensions. However, they give parameters relating to overbearing and overshadowing, privacy and overlooking, and appropriate garden sizes. The guidelines state that two storey dwellings which face directly towards each other should be a minimum of 21metres apart. Also, blank elevations to two storey buildings should not be placed closer than 12 metres from a ground floor main habitable window. These guidelines are reflected in the South Yorkshire Residential Design Guide, which is taken as representing best practice in Sheffield.

The dwellings to the rear of the site are located on Rosamond Close and are two storeys at their rear. The downward slope from the front to rear of the site continues through the Rosamond Close properties, which are on land set below the site's level. The existing rear boundary hedge is approximately 4 metres in height.

The single storey rearward projection element at Plot D would be separated from No17's rear windows by approximately 20m (Plot D's 1st floor windows would be setback by an additional 3 metres).

Therefore, the separation to the single storey projection in Plot D would fall below the separation guideline by 1 metre. However, the substantial hedge would be retained and would screen views from the proposed ground floor windows towards Rosamond Close properties as would any future replacement form of boundary treatment, should that occur. The proposed 1st floor windows would be adequately separated, as well as also being screened by the hedge. On this basis, it is not considered that the proposal would impact upon privacy of residents at Rosamond Close.

Additionally, the separation distance would mean that the proposal would avoid overbearing impacts upon the occupiers of Rosamond Close properties.

To the east of the site are a number of semi-detached dwellings onto Rosamond Avenue, as well as No 11 Rosamond Drive. The rear corner of the proposed dwelling within Plot A is separated by 9.5m (approx.) from the nearest part of No11 Rosamond Drive's rear elevation. Plot A would be 4.0m in height at this nearest point, with the side gable rising up to the ridge-line at 6.5m in height. The shortfall below the suggested 12m separation is acceptable, because Plot A is significantly lower in height than a full two storey building, which the guidance refers to. As such, Plot A would be considered to avoid harmful overbearing impacts upon No 11 Rosamond Drive.

Plot A's windows would not allow any overlooking toward the widows or garden space of No11 Rosamond Drive, thereby harmful impacts upon privacy would be avoided.

No 5 Rosamond Avenue would be separated from the side of Plot C by 12.1m (approx.). The substantial boundary hedge would be retained, meaning only a narrow portion of the gable would be visible from this neighbouring property. Since the proposal is a 1.5 storey dwelling rather than two storeys, it would be of less impact than the guideline requirement given in the House Extensions Guidance. As a result, the proposal would be considered to avoid harmful impacts upon this neighbouring dwelling.

Dwellings on the opposite side of Rosamond Drive would be separated from the nearest dwellings in the scheme by a minimum of 27 metres. They are on equivalent levels, with an intervening highway. Overall, the impacts upon privacy of occupiers on the opposite side of Rosamond Drive would be considered to be acceptable.

The neighbour at No 3 Rosamond Drive includes a blank side elevation facing the application site. Boundary planting would be retained screening the proposed dwellings. The dwellings would be positioned to avoid any potential impacts upon this neighbouring dwelling. Overall, the impacts upon this neighbour would be considered to be acceptable and to safeguard living conditions of this property.

Each of the new dwellings would have good outlook from its habitable room windows. In order to address concerns about separations between Plots C/D and A/B, the rear facing kitchen windows to A/B have been amended to be opaquely glazed. This is considered acceptable as these kitchens have their primary windows facing sideways, which would retain clear glazing and therefore a reasonable outlook. This modification is considered to result in acceptable privacy circumstances between the proposed dwellings.

All 5 houses have private, defensible garden spaces. These are adequately sized achieving adequate private amenity space for each property.

It is therefore considered that the proposed development will not impact on living conditions of neighbouring properties and will give also acceptable amenities for future occupiers of the units and will meet the requirements of UDP policy H14.

Highways

Policy H14 'Conditions of Development in Housing Areas' in d) requires development to provide safe access to the highway network and provide appropriate off-street parking and not endanger pedestrians. Core Strategy CS53 h) requires maximum parking standards to be applied to new development.

Paragraph 109 of the NPPF identifies that development should only be refused on highway grounds if there would be unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The Council's revised parking guidelines set out maximum standards in accordance with Core Strategy policy CS53, and for a 2-3 bedroom dwelling out of the city centre 2 spaces are required as a maximum, with 1 space per 4 units for visitors.

The proposed dwellings each include 3 bedrooms and are provided with 2 off-street parking spaces. There would be scope for limited visitor parking within the site and on the site frontage to satisfy the modest requirement. This level of car parking is considered to be acceptable.

The formation of two new vehicular openings on the site frontage is not considered to undermine highway safety, as good visibility would be provided to each new access.

On this basis, the proposal would be considered to meet the requirement of Policy H14d) and CS53, and does not have the level of impact which would justify refusal of permission on highway safety grounds as required by the NPPF.

Landscaping

Policy GE15 'Trees and Woodlands' within the UDP states that trees and woodlands will be protected. This is supported through Policy BE6 'Landscape Design' which seeks in c) to integrate existing landscape features in the development including mature trees and hedges.

The scheme doesn't propose the removal of any trees from the site. The hedges at the side and rear boundaries are to be retained. The beech hedge along the site's frontage would be removed.

The retention of the side and rear boundary hedges is considered to be important in relation to these policies and also in regards to neighbour and future occupier privacy.

It's therefore recommended that this retention is required by condition. The loss of the frontage hedge is required in order to secure development which addresses the street. It is also acknowledged that the hedge doesn't benefit from any protection currently and would be able to legitimately be removed. On this basis, there would be no grounds to resist the loss of the frontage hedge.

Conditions covering protection measures for the trees and retained hedges and a method statement for any construction works within root protection zones are recommended to be added to any approval. Additionally a condition requiring a hard/soft landscaping scheme should be applied to any approval.

Drainage

Core Strategy policy CS67 'Flood Risk Management' of the Core Strategy states that the extent and impact of flooding should be reduced. The site is not considered to be suitable for soakaways, due to its siting on a ridge and the potential for infiltrated water to breakout within other property.

Therefore, connection to the public sewer would be considered acceptable. In order to ensure that the scheme doesn't lead to excessive surface water discharge, it will be necessary to include a condition requiring a reduction below existing peak flows to be secured. Alternatively, if no existing connection is able to be proven, then greenfield rates will need to be achieved.

Further details regarding foul sewage would need to be covered by condition and Yorkshire Water would be consulted at that stage for comment. As such any impacts upon the public foul sewage system would be acceptable.

Overall, the proposal would be capable of avoiding detrimental impacts upon surface water management, and therefore policy CS67 would be satisfied by the proposal.

Community Infrastructure Levy (CIL)

CIL applies to new floor space, placing a levy on all new development. The money raised will be put towards essential infrastructure needed across the city. In this case the proposal falls within CIL Charge Zone £80 per square metre, plus an additional charge associated with the national All-in Tender Price Index for the calendar year in which planning permission is granted, in accordance with Schedule 1 of the Community Infrastructure Levy Regulations 2010.

RESPONSE TO REPRESENTATIONS

The majority of issues have been covered in the above assessment section.

In regards to the remaining items, it's commented that:

- The retained tree adjacent to the site access wouldn't be compromised by the proposal which uses the existing vehicular access driveway.
- Trees within the neighbouring plot at No 3 Rosamond Drive wouldn't be compromised by the proposal. Also, they are not considered to be of significant public amenity value that would warrant protection.
- The removal of the frontage hedge would not be considered to have significant impacts in ecological or air quality terms. Given that substantial lengths of hedging and existing trees are retained there would be no grounds to resist the scheme based on these concerns.
- The development would generate limited vehicle movements, which wouldn't cause significant impacts upon local air quality levels.
- There is no evidence that the Council have become common law owners of the narrow grass verge on the roadside of the site's frontage hedge and it is understood to be under the Applicant's ownership.
- Noise created by the use of turning circles and driveways wouldn't be to a high level or of sufficient frequency to cause harmful disturbance.
- A condition requiring details of construction traffic arrangements, material deliveries and wheel washing is included within the recommendation.
- There is no power to require the land to be naturalised, particularly where housing is the preferable use in the area and given the need to generate housing supply.

- Neighbour notification was carried out in accordance with statutory requirements giving the necessary time periods.
- Noise and disturbance are a potential consequence of construction activity however, separate legislation (Environmental Protection) applies to this.

SUMMARY AND RECOMMENDATION

The application seeks permission for five detached dwellings within a site that previously included a single bungalow. The proposal is considered to be acceptable in land use terms and to achieve efficient use of the land. The overall scale, massing and design is considered to be in keeping with the area's character and appearance. There will not be detrimental impacts on living conditions of neighbouring occupiers and future residents will be provided with a good level of amenities. Appropriate car parking is provided, avoiding any severe impacts on highway safety. There would be no capacity to resist the removal of the beech hedge across the site frontage and the other boundary hedges and trees would be retained. The provision of five housing units would make a small but welcome contribution to housing supply at a point where there is not a five year supply.

For the reasons described above, it is considered that it has been demonstrated that there are no significant adverse impacts as a consequence of this application being granted and there will be a small benefit to housing supply of granting permission for five dwellings on the site.

The application complies with UDP policies BE5, H10, H14 and GE15, and Core Strategy policies CS23, CS24 and CS73. Similarly, the relevant requirements of the NPPF would be met.

In conclusion, the proposal is considered to be acceptable and is recommended for conditional approval.

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