
Case Number	19/02150/FUL (Formerly PP-07889864)
Application Type	Full Planning Application
Proposal	Erection of a two-storey dwellinghouse with integral garage
Location	Land To The Rear Of 15 And 17 Birch House Avenue Sheffield S35 0FH
Date Received	12/06/2019
Team	West and North
Applicant/Agent	JUMP Architects
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:

Drawing No. J19-009-A-100 - location plan published 12th June 2019
Drawing No. J19-009-A-102 - proposed plans and views published 12th June 2019
Drawing No. J19-009-A-201 - proposed elevations and published 12th June 2019
Drawing No. J19-009-A-101 - proposed site plan published 12th June 2019
Drawing No. J19-009-A-150 - alternative parking for existing property published 30th October 2019

Reason: In order to define the permission.

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

3. 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.

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

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.

5. No development shall commence until the actual or potential land contamination and ground gas contamination at the site shall have been investigated and a Phase 1 Preliminary Risk Assessment Report shall have been submitted to and approved in writing by the Local Planning Authority. The Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004).

Reason: In order to ensure that any contamination of the land is properly dealt with and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced.

6. Any intrusive investigation recommended in the Phase I Preliminary Risk Assessment Report shall be carried out and be the subject of a Phase II Intrusive Site Investigation Report which shall have been submitted to and approved in writing by the Local Planning Authority prior to the development being commenced. The Report shall be prepared in accordance with Contaminated Land Report CLR 11 (Environment Agency 2004).

Reason: In order to ensure that any contamination of the land is properly dealt with and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced.

7. Any remediation works recommended in the Phase II Intrusive Site Investigation Report shall be the subject of a Remediation Strategy Report which shall have been submitted to and approved in writing by the Local Planning Authority prior to the development being commenced. The Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004) and Local Planning Authority policies relating to validation of capping measures and validation of gas protection measures.

Reason: In order to ensure that any contamination of the land is properly dealt with and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced.

8. No development shall commence unless the intrusive site investigation works in the coal mining risk assessment has been carried out as recommended and a report of the findings arising from the intrusive site investigations is submitted to and approved by the Local Planning Authority. Where the investigations indicate that remedial

works are required, a scheme of remedial works shall be submitted to and approved by the Local Planning Authority before the development commences and thereafter the remedial works shall be carried out in accordance with the approved details.

Reason: To ensure the site is safe for the development to proceed and the safety and stability of the proposed development, it is essential that this condition is complied with before the development is commenced.

9. No development shall commence until further intrusive site investigations have been undertaken to establish the exact coal mining legacy issues on the site and a report explaining the findings has been submitted to and approved in writing by the Local Planning Authority. In the event that site investigations confirm the need for remedial works to treat areas of shallow mine workings details of the remedial works shall also be submitted to and approved in writing by the Local Planning Authority and the works shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the site is safe for the development to proceed and the safety and stability of the proposed development, it is essential that this condition is complied with before the development is commenced.

10. No development shall commence until such time as scheme to dispose of foul and surface water drainage, including balancing works to achieve a 30% reduction in surface water run-off and any off-site works, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason: In order to ensure satisfactory drainage arrangements.

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

11. Upon completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. The development shall not be brought into use until the Validation Report has been approved in writing by the Local Planning Authority. The Validation Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004) and Sheffield City Council policies relating to validation of capping measures and validation of gas protection measures.

Reason: In order to ensure that any contamination of the land is properly dealt with and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced.

12. 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 dwelling 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.

13. 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.

14. 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.

15. 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.

Other Compliance Conditions

16. 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 (variable) 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.

17. All development and associated remediation shall proceed in accordance with the recommendations of the approved Remediation Strategy. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy, or unexpected contamination is encountered at any stage of the development process, works should cease and the Local Planning Authority and Environmental Protection Service (tel: 0114 273 4651) should be contacted immediately. Revisions to the Remediation Strategy shall be submitted to and approved in writing by the Local Planning Authority. Works shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason: In order to ensure that any contamination of the land is properly dealt with and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced.

18. Surface water and foul drainage shall drain to separate systems.

Reason: To ensure satisfactory drainage arrangements.

Attention is Drawn to the Following Directives:

1. 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

2. 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.
3. 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, 5th Floor (North), Howden House, 1 Union Street, Sheffield, S1 2SH: Tel. (0114) 2734651, or by email at epsadmin@sheffield.gov.uk.
4. The applicant is advised to contact the Council's Development Services, Land Drainage, Howden House, 1 Union Street, Sheffield, S1 2SH(Telephone Sheffield 2735847) to seek approval for the proposed drainage arrangements, as soon as possible, prior to the commencement of development.
5. 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>

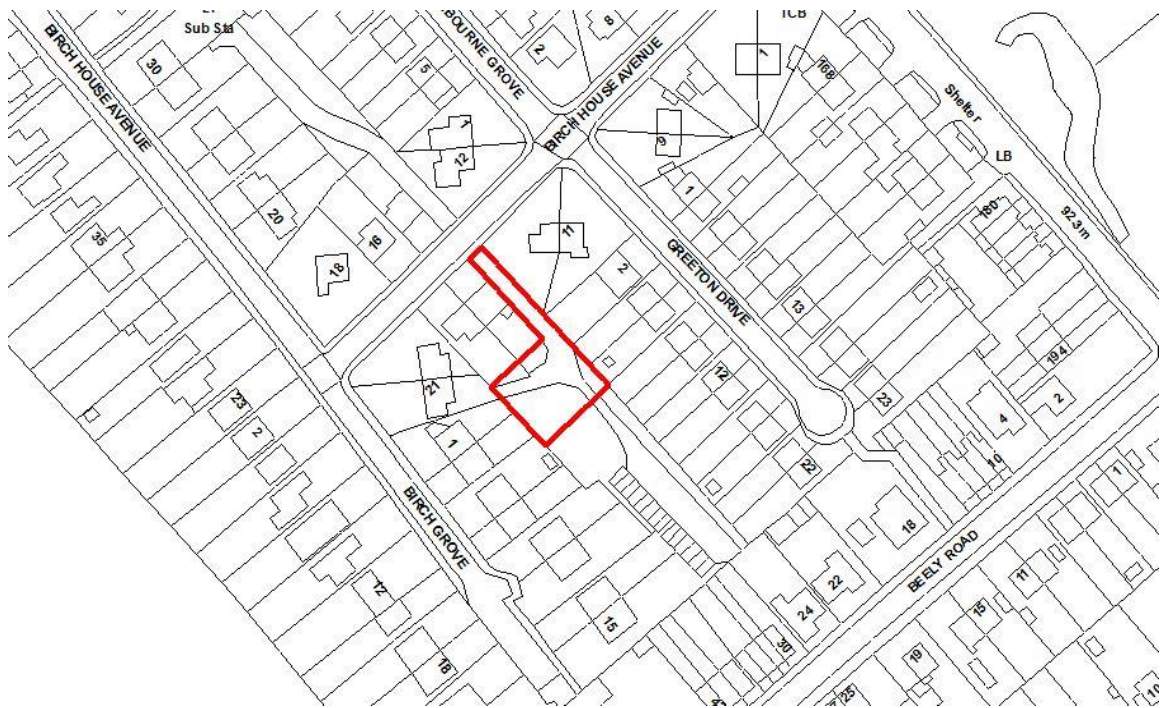
The guidance document on the website includes details of how to apply, and what information we require. For further help and advice please ring 0114 2736127 or email snn@sheffield.gov.uk

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.

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.

Please note: You must not start work until you have submitted and had acknowledged a CIL Form 6: Commencement Notice. Failure to do this will result in surcharges and penalties.

Site Location



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LOCATION AND PROPOSAL

The site is situated within the Oughtibridge district of Sheffield. The application site is located to the rear of the existing dwelling No. 21 Birch House Avenue, and is accessed from an existing vehicular access between No.15 and No.13 Birch House Avenue which serves an existing garage court.

The site in question forms part of an area that was previously used as a communal area for the neighbouring residents, with access to the garages to the south-east of the site, which serve some of the neighbouring properties. The application form suggests that the site in question has been purchased to extend the curtilage of No. 21 Birch House Avenue.

The site is currently scrubland which is, in part, used to provide vehicular access to the rear of No. 21 Birch House Avenue, where two parking spaces to this property are accommodated within its rear garden. The site almost forms an 'L' shape with the access road from Birch House Avenue forming the long leg. This access also provides vehicular access to a number of existing garages to the south east of the site.

The site is surrounded on all sides by the rear gardens to properties on Birch Grove to the south-east, Birch House Avenue to the north-east and Greeton Drive to the north-west. The topography of the area slopes downwards from south west to north east and there is a change in the level of approximately 2m across the site.

The site is located within a residential area, and the area is characterised by two storey semi-detached and detached houses with spacious gardens.

Planning permission is sought for the redevelopment of this land to the rear of No.21 Birch House Avenue and directly behind No.'s 1, 3 and 5 Birch Grove, to erect a detached 4 bedroom dwelling with an integral garage and car parking, utilising the existing access, in between No.15 and No.13 Birch House Avenue. The site area is approximately 520m² (0.128Acre) with the main body of the site being approximately 20m x 23m. Plans have been amended to show 2 replacement off-street parking bays to the front of No.21 Birch House Avenue.

PLANNING HISTORY

Certificate of ownership - certificate A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14 has been completed, which states that the applicant certifies that on the day 21 days before the date of the application nobody except the applicant was the owner of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding. The agent has also submitted land registry plans to confirm land ownership.

02/00835/FUL- Erection of 4 garages (Re-application within 12 months of application no.00/03055/FUL) - Refused 10.05.02 (The proposed development would result in an over-intensification of the use of an existing sub-standard means of vehicular access which the Local Planning Authority consider would be detrimental to the free

and safe flow of traffic and pedestrian safety on Birch House Avenue, particularly as a result of the potential to increase the number of reversing manoeuvres onto Birch House Avenue, due to the inability of vehicles to pass on the narrow access track.)

00/03055/FUL- Erection of 7 Garages – Refused 10.04.01 (The proposed development would result in an over-intensification of the use of an existing sub-standard means of vehicular access which the Local Planning Authority consider would be detrimental to the free and safe flow of traffic and pedestrian safety on Birch House Avenue, particularly as a result of the potential to increase the number of reversing manoeuvres onto Birch House Avenue, due to the inability of vehicles to pass on the narrow access track.)

89/01261/FUL - REAR OF 15-17 BIRCH HOUSE AVENUE, OUGHTIBRIDGE - Erection of a Bungalow - Refused 09.05.89

SUMMARY OF REPRESENTATIONS

Bradfield Parish Council has raised objections to the application and recommend refusal for the following reasons:

- Overshadowing/overbearing presence near a common boundary that is to the detriment of neighbours.
- Overlooking and loss of privacy for neighbours.
- concerns in respect of highway issues specifically in regard to access and egress.
- Out of character for the area and over development of the site.

One letter in support has been received from a local resident. They consider the plot will benefit from having a home on as it is not in use.

18 letters of objection have been received (2 authors have written in twice). Objections raised are summarised below:

- Over development of the site.
- Out of character with the area in terms of its scale and massing
- Overlooking from the proposed dwelling into the sites of neighbouring dwellings..
- Overshadowing from the proposed dwelling onto neighbouring plots.
- Overbearing impact from the proposed dwelling onto neighbouring dwellings.
- Highway safety concerns with the entrance/exit being single width and Birch House Avenue is a busy through road with cars parked close to the entrance/exit.
- Access road not big enough to take extra flow of traffic and it will create more noise.
- traffic along the access would further cause subsidence to neighbouring properties due to it being an unmade road with poor foundations.
- Access to existing garages would be compromised.
- Access for emergency services may be compromised.
- Disruption during construction.
- Incorrect boundary (red) line shown, currently in dispute.

- Plans not showing neighbouring extensions.
- High Risk Coal Mining area would lead to serious consequences/damage neighbouring property.
- Impact on the wildlife in the area.
- Previous refusal on the site for similar developments.
- Other non-planning issues (devaluation)

PLANNING ASSESSMENT

Policy Context

It should be noted that since the determination of the previous planning applications, planning policy and legislation have changed and as such the current application will be assessed against the new requirements.

In all cases the assessment of a development proposal needs to be considered in light of Paragraph 11 of the NPPF, which provides that when making decisions, a presumption in favour of sustainable development should be applied, and that where there are no relevant development plan policies, or where the policies which are most important for determining the application are out of date (e.g. because they are inconsistent with the NPPF), this means that planning permission should be granted unless:

- the application of policies in the NPPF which relate to protection of certain areas or assets of particular importance which are identified in the NPPF as such (for example SSSIs, Green Belt, certain heritage assets and areas at risk of flooding) provide a clear reason for refusal; or
- any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

This is referred to as the "tilted balance".

The NPPF (2019) now requires that where a Local Plan is more than 5 years old, the calculation of the 5-year housing requirement should be based on local housing need calculated using the Government's standard method.

The Local Planning Authority is in the process of updating its five year housing land supply position, however given the changed assessment regime identified in the revised NPPF (2019) and associated Practice Guidance, further detailed work is ongoing. The Council's most recent assessment of supply, contained in the Strategic Housing Land Availability Assessment (SHLAA) Interim Position Paper (2017), showed a 4.5 year supply of sites. At the current time, the Council cannot therefore demonstrate a five year supply. This means that the most important policies for determining this application are out of date and the weight attributed to them must be judged by their conformity with the NPPF.

Land Use

The National Planning Policy Framework (NPPF) sets out the Government's overarching framework from which to assess planning applications. The Sheffield Unitary Development Plan (UDP) and the Sheffield Core Strategy together make up the local development plan.

Paragraph 117 of the NPPF states that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

The site falls within a Housing Area as allocated in the Sheffield Unitary Development Plan (UDP). Policy H10 of the UDP lists Housing as the preferred use of land in Housing Areas. The principle of the proposed development is therefore acceptable, particularly in the context of a lack of a 5 year supply of housing.

Housing Supply and Location

The proposal would contribute towards housing supply as set out in Core Strategy Policy CS22 (Scale of the Requirement for New Housing). 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 is considered nonetheless to represent a positive contribution in this regard.

The site is suitable for residential development and is sustainably located within the main urban area. The proposal therefore complies with Core Strategy Policy CS23 (Locations for New Housing).

Core Strategy Policy CS24 gives priority to locating new housing development on previously developed (brownfield) sites. There is no record or evidence submitted showing any previous buildings on this site in question and as such this site is classed as Greenfield land. This Policy also 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% threshold. 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 these reasons, the development is considered to be acceptable in relation to Policy CS24.

Design Issues

Core Strategy Policy CS74 (Design Principles) requires development to enhance distinctive features of the area. UDP Policy H14 (Conditions on Development in Housing Areas) expects new buildings and extensions to be well designed and in

scale and character with neighbouring buildings, while policy BE5 (Building and Design Siting) expect good quality design, and for developments to be in keeping with the scale and character of the surrounding area.

This is consistent with Chapter 12 of the NPPF which requires good design and Paragraph 124 states that good design is a key aspect of sustainable development and should contribute positively for making places better for people.

The proposed two-storey dwellinghouse is of a contemporary design, utilising materials and finishes in a clear and simple visual language. The house would be constructed from grey/blue brick and render with a tiled roof. The windows and external furniture (soffits, fascias, rainwater gutters and downpipes) are to be powder coated aluminium in an anthracite grey colour. The main front entrance door and rear garden door will be in a natural timber finish. The site will be enclosed by a 2 metre high boundary fence, similar in style to neighbouring boundary treatments. The character of the immediate area comprises of two storey, semi-detached and detached houses, which are constructed in predominantly brick and tile materials so it is considered that the proposal would integrate well with this housing type.

As the scale of the house is similar to that of its neighbours, it would result in an eaves and ridge height that would reflect the local topography and the sequence of adjacent properties which step down the street.

In terms of the ratio of built footprint to plot size, the proposed dwellinghouse has a generous footprint which includes an integral garage. However, it is not dissimilar to the prevailing grain of development in the area, retains a good sized garden and, given its location, has little impact on the visual amenities of the area. The proposal is therefore considered to be of a size and scale which are appropriate for the plot.

It is concluded that the proposed dwelling is well designed and would be in scale and character with neighbouring buildings. As such it meets the requirements of Policies BE5, H14, and CS74 as well as the design guidance in the NPPF.

Amenity Issues

UDP policy H14 parts (c) and (d) requires new development in housing areas to not cause harm to the amenities of existing residents. This is reiterated in the Council's Supplementary Planning Guidance 'Designing House Extensions' (SPG) which, whilst strictly relevant to house extensions, does lay out good practice guidelines and principles for new build structures and their relationship to existing houses. For example, Guideline 5 states that unreasonable overshadowing and over-dominance of neighbouring dwellings should be avoided, as should serious reductions in lighting and outlook of the dwelling to be extended. Guideline 6 seeks to protect and maintain minimum levels of privacy.

Policy H14 is considered to be consistent with the aims of Paragraph 127 of the NPPF which seeks to secure a good standard of amenity for all existing and future occupants of land and buildings. H14 can therefore be afforded due weight.

Impact on Neighbouring Occupiers

All the neighbouring properties which are in close proximity to the application site have their rear aspect and gardens facing the site. Numbers 15, 17 and 19 Birch House Avenue, situated to the north-west of the site, are located approximately 18.5m to 21m from the side elevation of the proposed dwellinghouse and will face onto a blank gable wall, set well back from the common boundary. The occupiers of numbers 15, 17 and 19 Birch House Avenue will therefore not suffer from any unreasonable overshadowing, loss of light or loss of privacy.

Neighbouring properties located to the rear of the application site, namely numbers 1, 3 and 5 Birch Grove, will have a little over 21m between their rear elevations and the rear elevation of the proposed dwellinghouse. SPG guideline 6 suggests a minimum of 21m between facing main windows of a neighbour and new extensions to two-storey dwellings. It is also worth noting that these neighbouring dwellings are elevated above the ground level of the application site by approximately 4.5m with good boundary treatments consisting of brick wall and timber fencing and, currently, vegetation that measures approximately 2.5 in height. Due to the boundary treatment and the change in ground levels it is considered that there is little potential for overlooking either into gardens or between the windows of these neighbouring dwellings. It is considered, therefore, that there is sufficient distance between the proposed dwelling and existing properties on Birch Grove to not cause any detrimental harm in terms of unreasonable overshadowing, loss of light or loss of privacy.

Neighbouring properties opposite the proposed dwellinghouse, namely numbers 2 to 14 Greeton Drive, are located to the north-east of the site and there will be a separation distance of approximately 24m between the proposed front elevation and the rear elevations of these properties. The Greeton Drive properties sit below the ground level of the proposed dwelling by approximately 3.5m and their rear gardens are bound by timber fencing and, in some cases, vegetation or outbuildings. As described above, SPG guideline 6 suggests a minimum of 21m is required between facing main windows, but where there is sloping land or the subject site is higher than the surrounding properties, the distance will need to be greater. In this instance the separation distance is approximately 24m, which will reduce the potential for overlooking, particularly in the part of the garden closest to the rear elevation of the properties on Greeton Drive. Moreover at this distance, and with even higher ground to the south, it is considered that the proposals will not result in any unreasonable overshadowing or loss of light.

It is concluded that the proposed development will not cause significant harm to the amenities of the occupiers of neighbouring properties and that the proposals meet the requirements of policy H14, Guidelines of the SPG (5 and 6) and the NPPF Chapter 127.

Amenity for Future Occupiers

Given the separation distances and land levels described above, it is considered that the proposed dwelling will provide a good outlook from main habitable rooms and an acceptable quality of living accommodation for future occupants. The rear garden

area provides approximately 170 square metres of private useable amenity space, considerably more than the minimum 50 sq.m recommended in the supplementary planning guidance. Accordingly, the proposal complies with UDP Policy H14 and Paragraph 17 of the NPPF.

Highways Considerations

Policy H14 (part d) requires a development to provide safe access to the highway network and provide appropriate off-street parking and not endanger pedestrians.

The NPPF also endorses this and seeks to focus development in sustainable locations and make the fullest possible use of public transport, walking and cycling, focussing significant development in locations which are or can be made sustainable (paragraph 103) and requires that safe and suitable access to a site can be achieved for all people (paragraph 108). The NPPF does outline that developments should be refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe (para.109).

The proposed access to the site would be from Birch House Avenue. Two car parking spaces are indicated on the proposed plans and sufficient space turning for vehicles to enter and leave the site onto Birch House Avenue in a forward gear is also shown.

The information submitted states that the site is currently used for parking associated with No.21. The submitted plans show the relocation of the parking for No.21 to the front of that dwelling. It is therefore considered that the proposal will not result in any significant intensification in use of the access and as such refusal of the application on these grounds could not be justified.

Further information in regards to the tracking has been submitted which demonstrates that vehicles can manoeuvre from the parking space and garage indicated.

The proposal does not result in any change to the number of vehicles movements accessing the site as the current vehicle movements will be replaced by those of the proposed new dwelling.

The proposed dwellinghouse will be approximately 40 metres from the highway on Birch House Road and within the pumping distance for a fire tender. For refuse collection, bins would need to be wheeled to the road side. As this will involve only 1 bin at a time it raises no highway safety concerns.

The proposal complies with Policy H14 (d) and the NPPF (para.103 and 108).

Landscaping/Ecology

Policies GE11 and GE15 seek to protect existing trees and woodlands and promote nature conservation. However, the site does not contain any significant features of this nature.

The proposal indicates garden and planting areas sufficient for a dwelling of this size and the final landscaping scheme would be reserved by condition.

Flood Risk and Drainage

The site does not fall within a high or medium risk flood zone that would affect the principle of the development, and as such does not require a Flood Risk Assessment to be carried out.

Policy CS67 'Flood Risk Management' of the Core Strategy states that the extent and impact of flooding should be reduced. In all cases of new development it is expected that surface water run-off is reduced by 30% compared to the existing situation. There will also need to be provision for new foul water drainage.

These details are reserved by condition and as such it is considered that the development complies with Policy CS67 which is compatible with the aims of the NPPF.

Coal Mining Issues

A search for the site on The Coal Authority interactive map has highlighted that it is in a 'Development High Risk Area'. Consequently, a Coal Mining Risk Assessment has been undertaken and was submitted in support of this planning application. The Coal Authority has raised no objection to the proposed development subject to the imposition of a condition for further site investigations and any necessary remedial works arising from those intrusive investigations.

Community Infrastructure Levy (CIL)

Sheffield is a Community Infrastructure Levy (CIL) Charging Authority. This site falls within Charging Area 3 where there is a charge of £30 per square metre (plus index linking since the CIL was introduced in 2015). The funds raised will be put towards essential infrastructure needed across the city as a result of new development (such as transport improvements, school places, open space etc).

SUMMARY AND RECOMMENDATION

The principle of the erection of a dwellinghouse on the application site is considered to be acceptable in land use policy terms. The proposal is of a contemporary design, but respects the character of the area and its neighbouring dwellings. It is considered that the development would not harm highway safety as the number of vehicle movements would remain largely the same and the proposals would not have a detrimental impact on the amenities of occupiers of neighbouring properties given that separation distances exceed the 21 metre standard.

The proposal would represent efficient use of land, in a sustainable location and would provide a small contribution to the city's housing stock.

Therefore, the proposals comply with the Development Plan and with the provisions of the National Planning Policy Framework. It is therefore recommended that planning permission is granted subject to the listed conditions.