
Case Number	22/00455/FUL (Formerly PP-11002590)
Application Type	Full Planning Application
Proposal	Demolition of existing dwellinghouse and erection of 4x dwellinghouses with garages and associated landscaping works
Location	Southernwood 62 Dore Road Sheffield S17 3NE
Date Received	01/02/2022
Team	South
Applicant/Agent	Blenheim Architecture
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:

SWD - BAR - PL - 001 Location Plan Published Date 04 Feb 2022

SWD - BAR - PL - 006 Rev A Proposed Site Plan Published Date 10 Jun 2022

SWD - BAR - PL - 007 Proposed Floor Plans (LG and GF) Published Date 04 Feb 2022

SWD - BAR - PL - 008 Rev A Proposed Floor Plans (FF and SF) Published Date 10 Jun 2022

SWD - BAR - PL - 009 Rev A Proposed Elevations Published Date 10 Jun 2022

SWD - BAR - PL - 011 Rev A Proposed Long Section Published Date 10 Jun 2022

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 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.

4. No development shall commence until full details of the proposed surface water drainage design, including calculations and appropriate model results, have been submitted to and approved by the Local Planning Authority. This shall include the arrangements and details for surface water infrastructure management for the life time of the development. The scheme shall detail phasing of the development and phasing of drainage provision, where appropriate. The scheme should be achieved by sustainable drainage methods whereby the management of water quantity and quality are provided. Should the design not include sustainable methods evidence must be provided to show why these methods are not feasible for this site. The surface water drainage scheme and its management shall be implemented in accordance with the approved details. No part of a phase shall be brought into use until the drainage works approved for that part have been completed.

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.

5. 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 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.

6. No phase of the development (including works of demolition, construction, or other enabling, engineering or preparatory works), shall take place until a Highway Management Plan (HMP) relevant to that particular phase has been submitted to and approved by the Local Planning Authority.

The HMP shall assist in ensuring that all Contractor highway / vehicle activities are planned and managed so as to prevent nuisance to occupiers and/or users of the surrounding highway environment. The HMP shall include, as a minimum:

- a. Details of the means of ingress and egress for vehicles engaged in the relevant phase of the development. Such details shall include the arrangements for restricting the vehicles to the approved ingress and egress points. Ingress and egress for such vehicles shall be obtained only at the approved points.
- b. Details of the equipment to be provided for the effective cleaning of wheels and bodies of vehicles leaving the site so as to prevent the depositing of mud and waste on the highway; and
- c. Details of the site accommodation, including compound, contractor car parking, storage, welfare facilities, delivery/service vehicle loading/unloading areas, and material storage areas.

The development shall thereafter be carried out in accordance with the approved details.

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.

7. No development shall commence (excluding the demolition of existing structures and site clearance) until:

- a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and
- b) any remediation works and/or mitigation measures to address land

instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

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.

8. No development shall commence until a report has been submitted to and approved in writing by the Local Planning Authority, identifying how a minimum of 10% of the predicted energy needs of the completed development will be obtained from decentralised and renewable or low carbon energy, or an alternative fabric first approach to offset an equivalent amount of energy. Any agreed renewable or low carbon energy equipment, connection to decentralised or low carbon energy sources, or agreed measures to achieve the alternative fabric first approach, shall have been installed/incorporated before any part of the development is occupied, and a report shall have been submitted to and approved in writing by the Local Planning Authority to demonstrate that the agreed measures have been installed/incorporated prior to occupation. Thereafter the agreed equipment, connection or measures shall be retained in use and maintained for the lifetime of the development.

Reason: In order to ensure that new development makes energy savings in the interests of mitigating the effects of climate change and given that such works could be 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.

9. No development shall commence including site clearance or demolition until a Landscape and Ecological Management Plan, including short, medium and long term aims and objectives, management responsibilities and maintenance schedules for all distinct areas, has been submitted to and approved in writing by the Local Planning Authority. The Landscape and Ecological Management Plan shall thereafter be implemented as approved.

Reason: In the interests of protecting the biodiversity of the site. It is essential that this condition is complied with before any other works on site commence given that damage to existing habitats is irreversible.

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

10. 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.

11. Details of all boundary treatments/hedgerows 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/hedgerows 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.

12. The dwellings shall not be occupied until the privacy screens as shown on the approved plans serving the roof terraces have been installed. These screens shall be to a minimum privacy standard of Level 4 Obscurity and shall thereafter be retained.

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

13. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

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.

14. The dwellings shall not be used unless the car parking accommodation, turning facility and widening of the driveway as shown on the approved plans has been provided in accordance with those plans and thereafter such car parking accommodation, turning facility and widened driveway shall be retained for the sole purpose intended.

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

15. The dwellings shall not be occupied unless a management plan has been submitted to and approved in writing by the Local Planning Authority, to show how the bins are to be emptied from Dore Road, and how other forms of deliveries can be made to the site. Thereafter, the management plan shall be put into place and adhered to for future use.

Reason: In the interests of highway safety

16. Where any development including demolition commences more than two years from the date of the original protected species surveys, or, having commenced is suspended for more than 12 months, development shall cease, until additional/updated protected species surveys have been submitted to and approved in writing by the Local Planning Authority. Thereafter the proposed development shall be carried out in accordance with the approved details, including any revised or additional mitigation measures identified.

Reason: To ensure the ecological interests of the site are maintained in accordance with Policy GE11 of the Unitary Development Plan and that no offence is committed in respect of protected species legislation.

17. Prior to the occupation of any of the dwellings hereby approved, full details of the bio-diversity net gain, including bat and bird boxes, hedgehog friendly fencing and native species planting, to be installed on the buildings / within the development site shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented prior to the occupation of the development and permanently retained thereafter.

Reason: In the interests of bio-diversity.

18. 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.

19. 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.

20. The proposed green/biodiverse roof (vegetated roof surface) shall be installed on the roof(s) in the locations shown on the approved plans. Details of the specification and maintenance regime shall be submitted to and approved in writing by the Local Planning Authority prior to foundation works commencing on site. The green/biodiverse roof(s) shall be installed prior to the use of the building commencing and thereafter retained. The plant sward shall be maintained for a period of 5 years from the date of implementation and any failures within that period shall be replaced.

Reason: In the interests of biodiversity.

21. Before and above ground level works are carried out, an internal and external lighting design strategy for biodiversity shall have be submitted to and approved by the Local Planning Authority. The strategy shall be based on current best practice and guidance from The Bat Conservation Trust and the Institute of Lighting Professionals. The strategy shall be carried out in accordance with the approved details before dwelling is brought into use and retained thereafter.

Reason: In order to positively enhance the nature conservation and biodiversity provision within the development in accordance with NPPF Paragraphs 174 and 180, Core Strategy Policy CS 74 and UDP Policy GE11.

Other Compliance Conditions

22. The glazing in the windows on the south elevation of each unit at first floor level shall be fully glazed with obscure glass to a minimum privacy standard of Level 4 Obscurity and shall not at any time be glazed with clear glass.

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

23. 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: To ensure that there is no visual intrusion which would be detrimental to the character and amenities of the locality.

24. Notwithstanding the approved drawings, all roof lights on the roof slopes facing north and south shall be set such that their cill height is no lower than 1.8 metres above the finished floor level of the room which they serve before the building is occupied. The roof light positions shall be retained as such thereafter.

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

25. The dwellings shall not be occupied unless the car parking areas of the site have been constructed of a permeable/porous material (including sub base). Thereafter the approved permeable/porous surfacing material shall be retained.

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

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

Reason: To ensure satisfactory drainage arrangements.

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.

3. The applicant should install any external lighting to the site to meet the guidance provided by the Institution of Lighting Professionals in their document GN01: 2011 "Guidance Notes for the Reduction of Obtrusive Light". This is to prevent lighting causing disamenity to neighbours. The Guidance Notes are available for free download from the 'resource' pages of the Institute of Lighting Professionals' website.
4. 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.

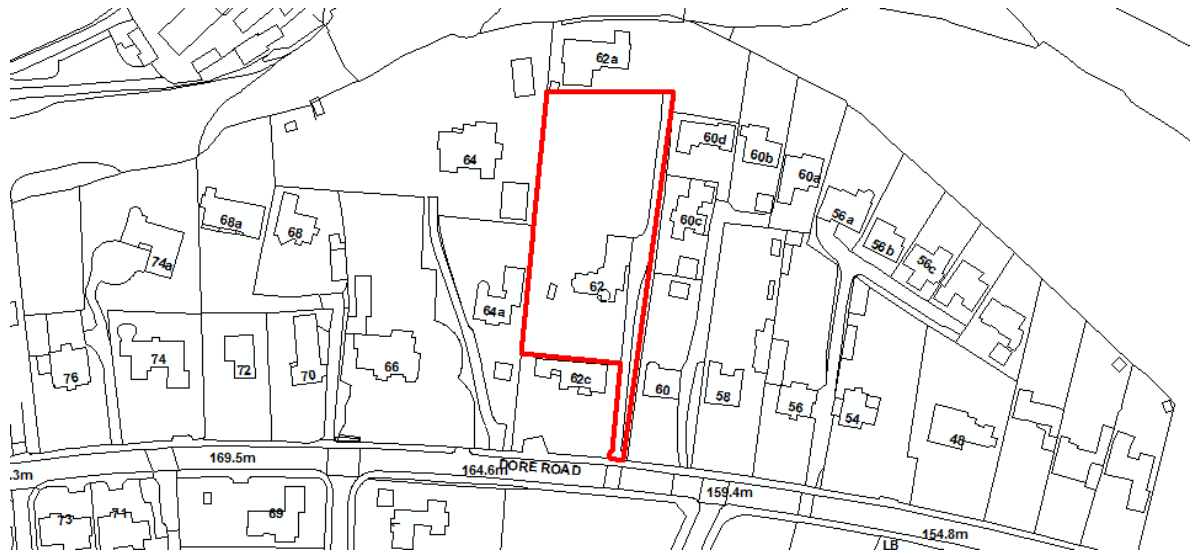
5. Section 80 (2) of the Building Act 1984 requires that any person carrying out demolition work shall notify the local authority of their intention to do so. This applies if any building or structure is to be demolished in part or whole. (There are some exceptions to this including an internal part of an occupied building, a building with a cubic content of not more than 1750 cubic feet or where a greenhouse, conservatory, shed or pre-fabricated garage forms part of a larger building). Where demolition is proposed in City Centre and /or sensitive areas close to busy pedestrian routes, particular attention is drawn to the need to consult with Environmental Protection Services to agree suitable noise (including appropriate working hours) and dust suppression measures.

Form Dem 1 (Notice of Intention to Demolish) is available from Building Control, Howden House, 1 Union Street, Sheffield S1 2SH. Tel (0114) 2734170

Environmental Protection Services can be contacted at Development Services, Howden House, 1 Union Street, Sheffield, S1 2SH. Tel (0114) 2734651

6. Green/biodiverse roof specifications must include substrate growing medium type and depths (minimum 80mm) and plant schedules. It should be designed to detain at least 60% of the annual average rainfall. A minimum of 2 maintenance visits per year will be required to remove unwanted species (as is the case with normal roofs). Assistance in green roof specification can be gained from The Green Roof Organisation (www.grouk.org) or contact Officers in Environmental Planning email: EnvironmentalPlanning@sheffield.gov.uk. Alternatively see the Local Planning Authorities Green Roof Planning Guidance on the Council web site.

Site Location



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LOCATION AND PROPOSAL

This application relates to No.62 Dore Road, a large, detached dwelling house set in substantial grounds. The property is not readily visible from the highway with No. 62c Dore Road located to the front which faces onto Dore Road.

Vehicular access is provided from Dore Road between No. 62c and 60 Dore Road, which serves the host dwelling and No. 62a Dore Road which is located to the rear of the application site. Boundaries to the site consist mainly of hedging with some stone walls.

The site falls within an allocated Housing Area as defined in the adopted Sheffield Unitary Development Plan (UDP). The wider surrounding area is predominantly residential in character, consisting of a mixture of individually designed dwellings varying in size from very large properties in large grounds to smaller dwellings and bungalows within tighter sites which are a result of subdivision of plots.

Immediately adjacent to the site are residential properties on all boundaries. These include No. 62a located to the north of the site, No's 60d, 60c and 60 to the east, No. 60c to the south and No. 64a and 64 to the west. There is a natural fall in land levels from the east down to the west within the vicinity.

The application seeks permission to demolish the existing building on the site and to erect 4 detached dwellings. Living accommodation is to be provided over four floors: a basement level which is entirely underground, two full traditional storeys, and then a storey within the roof structure. Each of the units is indicated on the plans as having 5 large double bedrooms, with the addition of a study, a playroom and a tv room to the upper floors.

The proposed new dwellings have their main aspects towards the eastern and western boundaries of the site, with each having the same architectural approach. The existing vehicular access is to be utilised and the driveway widened, with a turning facility provided between the existing house at 62c and the proposed first new house. Gates are to be installed, set back 15 metres within the site.

RELEVANT PLANNING HISTORY

The site and adjacent sites have an extensive planning history. The most relevant are listed below:

Outline planning permission was granted in April 2003 for the erection of a dormer bungalow to the front of 62 Dore Road, with all matters reserved. Application No. 03/00755/OUT. This was then followed with a full planning application for the erection of a dwelling house which was granted in March 2008. Application No. 07/04321/FUL. This permission was built out and is now No. 62C the contemporary house to the front of the application dwelling at No. 62.

Planning permission was granted in August 2003 for the erection of a dwelling house and triple garage on the land to the rear of No. 62, close to the boundary with 62A. Application No. 03/02205/FUL. Following this, there were several

additional approvals between 2007 and 2015 on this part of the site for a large dwelling and garaging under applications 07/02406/FUL, 10/02132/FULR, 12/03937/FUL and 15/04032/FUL. These consents were not implemented.

Full planning permission was granted in June 2005 and July 2008 for two storey extensions including a double garage to No. 62 Dore Road. These approvals have not been implemented. Application No's 05/01509/FUL and 08/02451/FUL.

Planning permission was refused in December 2021 for the 'Demolition of existing dwellinghouse and erection of 2x three-storey blocks to form 20x apartments including provision of basement car parking, communal garden area and landscaping works'. This was on the following grounds:

1. The Local Planning Authority consider that the layout, excessive scale, mass and density of the proposed development fails to respond to local character, including plot ratios and densities and will result in a scheme that is totally out of character with the general layout and form of existing residential properties in the immediate area and on this section of Dore Road, and will therefore be detrimental to the visual amenity of the locality. As such, the development will be contrary to the aims of Policy BE5 of the Unitary Development Plan for Sheffield, Policies CS31 and CS74 of the Sheffield Development Framework Core Strategy, Dore Neighbourhood Plan Policy DN5 and Paragraph 130 of the National Planning Policy Framework.

2. The Local Planning Authority consider that the proposed development (due to the size, scale and siting of the blocks, in close proximity to neighbouring boundaries) will create a development that has an overbearing impact on existing neighbouring residents, causing over-shadowing, loss of privacy, a perception of being overlooked from a multiple number of windows and balconies, and noise disturbance from vehicle and refuse activities close to neighbouring dwellings. In addition a number of the occupants of the proposed ground floor units would have poor levels of privacy. As such, the proposal would be contrary to Policies H5, H14 and H15 of the Sheffield Unitary Development Plan and would also conflict with Paragraph 130 (f) of the National Planning Policy Framework (NPPF) which, seeks to promote health and well-being with a high standard of amenity for existing and future users.

3. The Local Planning Authority considers that in the absence of an signed and sealed Planning Obligation securing the provision of the agreed contribution of £185,000 towards the provision of Affordable Housing, the proposal fails to comply with the requirements of Policy CS40 of the Sheffield Development Framework Core Strategy, Policies GAH1 and GAH2 of the Community Infrastructure Levy and Planning Obligations Supplementary Planning Document and paragraph 65 of the National Planning Policy Framework.

Following the refusal, pre-application advice was sought for the demolition of the existing building on the site and the erection of a 4 detached dwellings. This concluded that there was no requirement for affordable housing (the third reason for refusal on the previous application), and that it would overcome some of the design and urban grain issues, and amenity issues, that a scheme for 4 large

dwellings would be viewed more favourably than the 20 apartments, but that 3 large houses would sit more comfortably within the site. Any proposal would need to feature high-quality design, incorporating good quality materials, and that the impact on the living conditions of existing and future occupiers needs to be acceptable.

REPRESENTATIONS

In total 18 representations have been received commenting on the application. 7 individual objections to the application plus Councillor Ross, Dore Village Society and a planning consultant on behalf The Southernwood Development Neighbourhood Group (10 in total), 7 in support of the application, and 1 neutral. These are summarised below:

Objection

Design

- The proposed new houses are unimaginative in layout and squashed/overdeveloped.
- The new houses are 3 storeys in height, resulting in the houses appearing high and out of keeping with the existing properties on Dore Road.
- The 4 houses are identical and are out of character and not sympathetic to the neighbouring properties. They over dominate the plot, are prominent, overbearing and intrusive.
- What is the point of the Aluminium slats for the 3rd floor gable? Other than decorative/annoying?
- The plans do not conform to the Dore Neighbourhood Plan, Policy DN5.

Living Conditions

- The previous proposal for flats had a gap of 15 metres between the blocks, now the gap is much less that therefore a significant increase in overshadowing.
- The roof of the proposed new dwelling closest to No. 62A will overshadow the habitable windows in No. 62A and reduce the output from solar panels.
- All of the houses have 2nd floor balconies overlooking 64 Dore Road.
- The new houses are much closer to the neighbours than the existing property, impacting on privacy with high and large windows to all three floors. This will overlook neighbouring properties including 60, 60B, 60C, 60D and 64 Dore Road gardens lounges and bedrooms.
- The original house at 62 was 21 metres away from 62C, however the new house is to be built only 12.7metres. The side windows are indicated for obscure glazing but not for non-opening.
- There is no mention of obscure glazing or privacy screens.
- The entrance gates for two of the houses and the turning area face directly towards No. 60, 60C, 60D and 62C and 64A with car headlamps causing an issue during darkness and noise disturbance.
- The land adjacent at to the east is at a lower level with No. 60C 1.86 metres lower, and No. 60D 1.4 metres lower than the nearest proposed houses. This will result in the ridge lines of the of the new houses being approximately 5 metres

above 60D and 6.6 metres above 60C which is far too close creating unreasonable overshadowing and over dominance. Vertical sky component (VSC) and annual probable sunlight hours (APSH) studies should be carried out.

- Sheffield's SPG sets out a minimum guideline of 21 metres between main facing windows. This application is for 3 storey buildings and the neighbouring properties are set at a storey lower. This results in overlooking to neighbouring properties especially along the eastern side and their gardens.
- Using the 45° rule, there is insufficient distance between the proposed properties when an allowance is made for the extra storey and land level difference. The proposal is therefore overbearing, dominant and out of scale and out of character in terms of its appearance compared with existing development in the vicinity.
- The rear balconies of the proposed properties face north and west and create overlooking to the properties at 62A and 64 amongst others. The trees T35 and T36 along the eastern boundary are to be removed so that overlooking into the garden at 60 will become more apparent.

Highways

- Sight lines from the entrance to Dore Road are unchanged (and unacceptable) from the previous proposal. Traffic traveling along Dore exceeds the 30mph limit.
- The entrance visibility splays raise concerns for children walking past the site with vehicles needing to pull too far out on exit.
- Are the two spaces in the garage and parking in front of sufficient size to accommodate a car and is there visitor car parking spaces and space for delivery vehicles?
- Access to No. 62A will be compromised.
- The access driveway is only 4.8 metres wide which is insufficient for vehicles to turn into the new homes. The South Yorkshire Residential Design Guide suggests a 90° sweep angle the required driveway width should be 6 metres.
- Electric gates could hinder emergency vehicle access.
- There is no mention of cleaning of Dore Road and ensuring construction vehicles ingress and egress safely during construction.
- All construction vehicles should be parked on the construction site and not along Dore Road.

Landscape/Ecology

- There are sightings of bats in the locality every night, and badgers, foxes, owls, and grass snakes regularly visit the locality.
- There is no specific tree planting plan. Any trees planted close to boundary should be sufficient distance to not overhang during and have overshadowing.

Other Matters

- The Coal Mining Assessment mentions potential for land instability and gases, which could have the potential to expose a risk of toxic methane close to neighbouring properties. Who is responsible for this?
- There is an issue with the CIL charge. The houses will not be self builds, and this is an attempt to avoid CIL levy.
- The design and access statement misleads with the use of the words "at an

affordable price”.

- There needs to be adequate controls on working hours, noise levels, emissions, and dust, including to neighbouring properties.
- There could be an issue of land instability through the basement construction and supporting walls may be required.
- How is the surface of the drive going to drain and is there going to be any lighting.
- The creation of the basements and the dwellings will alter the water flow leading to waterlogging and flooding for properties lower down the hill.
- Smaller less intrusive properties of a design more in keeping with this part of Dore Road, in a position that will not overlook, overshadow, dominate or intrude the privacy of neighbours should be considered.
- If the scheme is approved, an Article 4 Direction should be imposed to stop any further extensions and development.

Non-Material Planning Matters

- There is an existing metal fence/posts along the length of the path, which should be retained and left undisturbed.
- Tree T33 is to be removed which is a Beech Tree which straddles the boundary between 60/62. It will not be possible to remove this without entering No. 60s garden.
- The privet hedge on the northern boundary has been maintained at 2.5 metres in height and will be difficult to cut if allowed to be raised to 3.5 metres.

Councillor Colin Ross raises the following comments:

- No objections in principle to houses being established on the plot;
 - However, the proximity of the new houses will be only 14 metres from existing properties (60D Dore Road).
 - The bay window of 60 Dore Road faces the new property and the turning area, with new windows looking directly into neighbouring properties.
 - There is a change of ground level because of the slope, which will accentuate the overbearing and loss of privacy.
 - Is the turning circle adequate and is there sufficient car parking?
 - The solar panels on 62A Dore Road will be compromised.
 - There will be drainage issues owing to the fall of the land and loss of porous surface. Limiting run off should be considered.
 - The proposal contradicts Policy DN5 of the Dore Neighbourhood Plan.
- With the increase in traffic from the site, there needs to be adequate sight lines onto Dore Road.

Dore Village Society have raised the following objections:

- 4 storey houses on this site are inappropriate and being identical and positioned in a straight line they lack imagination. There are no other developments similar along Dore Road and it is out of keeping. This is contrary to Paragraph 127 of the NPPF.
- Overlooking to adjacent properties.
- The proposal does not achieve the objectives of CS31 of the Core Strategy which requires safeguarding and enhancing the character of the south west of Sheffield.

- The Dore Neighbouring Plan Policy DN5 states that new housing in Dore should be supported where it supports local character, with development having regard to local characteristics. The architecture and layout of the proposed development would appear to be contrary to this.
- The end house will impact on the solar panels on 62A Dore Road.
- During construction it will make it impossible to access 62A, and the contractor should provide off drive parking for all construction traffic.
- The Society accepts in principle that the site needs to be redeveloped and not be allowed to fall into dereliction. The issue is the nature of the development.

Crowley Associates have written in on behalf The Southernwood Development Neighbourhood Group objecting to the proposal:

- Residents note the regeneration benefits of the wider site, investment into the local economy, and contribution to housing supply, however they considered that the adverse impact of granting permission would significantly and demonstrably outweigh these benefits.
- The level of detail submitted falls short of what is expected. There are no existing sections, and this is required to judge the relationship with the neighbouring properties, with only one proposed site section being submitted. Proposed site sections relating to all neighbouring properties should be included.
- A garden room is proposed on the plans on the site plan, but no floor plans and elevations are submitted. Therefore, no comparison/assessment can take place relating to the impact on the closest neighbouring properties.
- An accurate overshadowing study should be produced showing the effects on both existing and future occupiers.
- The application should be accompanied by a planting plan/ landscape masterplan/ planting information.
- The Ecology Survey does not contain sufficient information to enable a thorough assessment of any impacts of the proposals on ecology and biodiversity.

Support

- The application proposes excellent house design, making use of vacant land for luxury houses which will enhance the city's housing stock, bring investment and new jobs to the city when there is a need for new housing.
- The new homes include a good amenity space and are adequate distance from neighbouring properties.
- The proposal is in line with the character of the homes in this part of Sheffield.
- The new houses do not encroach on the Green Belt.
- There is a need for quality family homes in this area with many houses along Dore Road occupied by older retired residents.

Neutral

- The plans show electric gates 15 metres into the site. This raises concerns about delivery vehicles reversing out onto Dore Road.
- Construction hours should be limited with no weekend and early morning hours.
- The developer needs to provide on-site parking facilities for contractors, with a Banksman to marshal traffic.

- No indication of size of the garden structure is shown on the plans.

PLANNING ASSESSMENT

Policy Context

The Council's development plan comprises the Core Strategy (CS) which was adopted in 2009 and the saved policies of the Unitary Development Plan (UDP) which was adopted in 1998. The National Planning Policy Framework revised in 2021 (NPPF) is a material consideration.

Dore Neighbourhood Plan was adopted on the 6th October 2021 and as such the policies within the plan carry full weight when assessing planning application. The relevant policies to this application are discussed under the sub-headings below.

The key principle of the NPPF is the pursuit of sustainable development, which involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life.

The Council has released its revised 5-Year Housing Land Supply Monitoring Report. This new figure includes the updated Government's standard methodology which includes a 35% uplift to be applied to the 20 largest cities and urban centres, including Sheffield.

The monitoring report released in August 2021 sets out the position as of 1st April 2021 – 31st March 2026 and concludes that there is evidence of a 4-year supply of deliverable housing land. Therefore, the Council is currently unable to demonstrate a 5-year supply of deliverable housing sites.

Consequently, the most important Local Plan policies for the determination of schemes which include housing should be considered as out-of-date according to paragraph 11(d) of the NPPF. The so called 'tilted balance' is therefore triggered, and as such, planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

In this instance, the site does not lie within or affect a designated heritage asset identified by footnote 7 to paragraph 11 (such as a Conservation Area or a Listed Building or its setting) so this potential implication for application of the tilted balance does not apply

In this context the following assessment will:

- Consider the degree of consistency that policies have with the NPPF and attribute appropriate weight accordingly, while accounting for the most important policies automatically being considered as out of date.
- Apply 'the tilted balance' test as appropriate, including considering if the adverse impacts of granting planning permission would significantly and demonstrably

outweigh the benefits.

Key Issues

The main issues to be considered in this application are:

- The acceptability of the development in land use policy terms
- The design of the proposal and its impact on the surrounding street scene and wider area
- The effect on future and existing occupiers living conditions
- Whether suitable highways access and off-street parking is provided
- Impact on Landscaping and Ecology

Land Use Principle

The application site falls within a Housing Area as identified in Sheffield's Unitary Development Plan (UDP). Redeveloping the site for housing (Use Class C3) is in line with the preferred use identified within UDP policy H10 'Development in Housing Areas'. It is therefore acceptable in principle.

However, it should be noted that whilst the principle is acceptable in terms of policy H10, the policy also states that any proposal would also be subject to the provisions of Policy H14 'Conditions on Development in Housing Areas' and BE5 'Building Design and Siting' being met. Furthermore, the principle of housing on this parcel of land is also subject to the more recent Core Strategy policy CS74.

Policy CS23 of the Core Strategy 'Locations for New Housing' states that new housing development will be concentrated where it would support urban regeneration and make efficient use of land and infrastructure. Policy CS24 'Maximising the Use of Previously Developed Land for New Housing' prioritises the development of previously developed (brownfield) sites. Housing on greenfield sites should not exceed more than 12% completions and be on small sites within the existing urban areas, where it can be justified on sustainability grounds.

The weight to be given to policies CS23 and CS24 is open to question as they are restrictive policies, however the broad principle is reflected in paragraph 119 of the Framework, which promotes the effective use of land and the need to make use of previously developed or 'brownfield land'.

In this instance, in accordance with the NPPF definition, the area of the existing built form on the site (the footprint of the house) constitutes brownfield land, with the residential garden in this built-up area being greenfield land. Therefore, a proportion of plots 3 and 4 are located on brownfield land, with the rest of the development on greenfield land. The completions on greenfield sites are well below the 12% figure set out in policy CS24, and the NPPF does not require a brownfield first basis. Therefore, the proposal is acceptable in principle.

It is considered that the proposal is consistent with the aims of policies H10, CS23 and CS24.

Efficient Use of Land

Policy CS26 'Efficient Use of Housing Land and Accessibility' of the Core Strategy encourages making efficient use of land to deliver new homes at a density appropriate to location depending on relative accessibility. The density requirements are a gradation flowing from highest density in the most accessible locations down to lower densities in suburban locations with less accessibility. This is reflected in paragraph 125 of the NPPF and therefore Policy CS26 is considered to carry substantial weight in determination of this application.

Paragraph 124 of the NPPF promotes making efficient use of land taking account of a number of factors including identified housing needs; market conditions and viability; the availability of infrastructure; the desirability of maintaining the prevailing character of the area, or of promoting regeneration; and the importance of securing well designed places.

For a site such as this, CS26 part (d) is relevant and states that a range of 30-50 dwellings per hectare is appropriate where a development is within the remaining urban area.

The application site is approximately 0.41 hectares, and the 4 proposed units would give a density of approximately 10 dwellings per hectare. This figure is significantly below the suggested range in CS26, however any development also needs to reflect the character and urban grain of an area, along with providing acceptable living standards to future and existing occupiers which is assessed further in the report below. In this instance, it should be noted that the prevailing character of the surrounding area is large properties set within large grounds which fall well below the suggested range at part (d). The existing dwelling at No. 62 is at a density of approximately 2 units per hectare. Where infill plots have occurred in the locality, these are at a higher density. For example, immediately adjacent are 4 infill houses as 60a, 60b, 60c and 60d. Together, these sit within an area of approximately 0.32 hectares which would give a density of 12.5 dwellings per hectare, which is slightly higher than proposed in this application.

The previous refusal for the apartment scheme included in the first reason for refusal 'the density of the proposed development fails to respond to local character, including plot ratios and densities'. This new scheme for 4 dwellings is now considered to be at a density and plot ratio which is reflective of the existing local character of the area.

As such the proposal complies with the spirit of policies CS26 of the Core Strategy and paragraph 124 and 125 of the NPPF in relation to densities and efficient use of land.

Design

The Core Strategy policy CS74 'Design Principles' requires development to enhance distinctive features of the area, which is also reflected in UDP policies H14 'Conditions on Development in Housing Areas' and BE5 'Building and Design

Siting' which expect good quality design in keeping with the scale and character of the surrounding area.

Core Strategy Policy CS31 'Housing in the South-West Area' requires that in this part of Sheffield, priority will be given to safeguarding and enhancing its area of character. The scale of new development will be largely defined by what can be accommodated at an appropriate density through infilling, and windfall sites.

Chapter 12 of the NPPF requires good design, whereby paragraph 126 states that good design is a key aspect of sustainable development and should contribute positively towards making places better for people. Paragraph 134 requires that development which is not well designed should be refused. It goes on to say that significant weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally, taking into account any local design guidance and supplementary planning documents.

DN Policy 5 of the Dore Neighbourhood Plan 'New Infill Housing Development in the Dore Housing Area' expects all development in Dore Neighbourhood Area to be of a high quality and make a positive contribution to place making. New residential development in the Dore Housing Area will be supported where it respects local character, residential amenity and highway safety. Development should have regard to local characteristics, including building lines, plot ratios, materials and boundary features; and should protect mature trees and hedges.

DN Policy 6: The Provision of Smaller Homes in the Dore Housing Area, the development of smaller homes, with no more than two bedrooms, will be supported. In this application, the proposal fails to meet the suggestions in this policy with each of the proposed 4 units containing 5+ bedrooms. However, this policy is an aspiration that would support smaller units rather than providing resistance to larger homes.

These Neighbourhood Plan policies broadly align with NPPF paragraph 130 (part c and part f) in respect of seeking to ensure that new developments are sympathetic to local character and, seek to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

It is considered that the design and conservation policies within the UDP, Core Strategy, and Dore neighbourhood plan reflect and align with the guidance in the NPPF, and therefore are considered consistent with the NPPF and so can be afforded significant weight.

This application proposes the demolition of the existing building on the site. The existing building is not a building of townscape merit and nor does it have any special architectural merit. Therefore, its removal is considered acceptable in principle.

The supporting information for CS31 states that high density developments, including apartments have been a tendency in recent years in the southwest of

Sheffield, however a new development should respect the character of the area and the density.

The application site is located within a suburban neighbourhood, whereby this property and many nearby properties are individually designed large dwellings within substantial grounds. Within a large number of these originally built large properties are more recent developments which are a result of subdivision of plots. This is apparent with the existing house on the site which has an additional dwelling to the front at No. 62c and to the rear at No 62a. To the east, No. 60 Dore Road has 4 additional dwellings to the rear at No. 60a, 60b, 60c and 60d, and beyond this there is 56, 56a, 56b, 56c, 56d and 56e within a small cul-de-sac. To the west, No. 64 has No. 64a to the front.

In this instance, and for this section of Dore Road, the urban grain, density and layout of development has a character which contains many infill 'backland' plots and windfall sites and this forms part of the distinctive character of this particular portion of Dore Road. The previous refusal proposed two large blocks of development containing 20 apartments which was at odds with the surrounding area. This new proposal for 4 detached units is not dissimilar to that which is already evident in the area and therefore the principle of 4 houses on the site is acceptable and respects the urban grain and this aspect meets the requirements of CS31 and DN5.

Each of the dwellings have a basement level which is fully underground, and then a ground floor which extends nearly the width of each of the plots. This has a flat roof above which is to contain a green/vegetated flat roof. The upper floors are then pulled in away from the northern boundary of each plot, with the eaves at approximately 7.75 metres from the finished ground level and a hipped roof leading to a ridge at approximately 10.4 metres in height. The presence of the hipped roofs and the gap to the boundary of the upper floors help to reduce the mass of the each of the units, along with creating views between each of the units.

There is a mixture of house styles, designs and sizes in the immediate area, varying from large traditional villas which have accommodation over three floors, contemporary dwellings, and smaller bungalows.

It is acknowledged that the 4 proposed dwellings are all the same in design, appearance and layout, whereby immediate neighbouring properties have individual architectural approaches. In this instance, the site is not obvious within the street scene, sat behind No. 62c, with the nearest proposed dwelling at a distance of 45m from the highway and as such the four proposed houses will not be read within the main context of Dore Road being inconspicuous in the street scene.

The proposed palette of materials shows coursed stone or brick with smooth stone elements. Aluminium windows and doors are proposed with a metal cladding to the entrance door and metal louvres to the top floor. These are acceptable and details and samples can be controlled through relevant conditions on any approval.

Hedges and trees are to be planted along the boundaries of the new plots,

including to the front boundary of each of the plots facing onto the shared driveway. Full details of the hard and soft landscaping can again be controlled through a relevant condition on any approval.

Overall therefore, the design and layout of the proposal complies with the above mentioned UDP, Core Strategy policies and DN5 of the Dore Neighbourhood Plan, along with the NPPF.

Living Conditions

Policy H14 'Conditions on Development in Housing Areas' part (c) requires that new development in housing areas should not cause harm to the amenities of existing residents. This is further supported by 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.

The NPPF at paragraph 130 Part (f) requires a high standard of amenity for existing and future users.

The UDP policy is therefore considered to align with the requirement of paragraph 130 so should be given significant weight.

Impact on existing occupiers

The closest neighbouring properties to the application site are No. 62a to the north, No's 60d, 60c and 60 to the east, No. 62c to the south and No's 64a and 64 to the west.

The guidelines found in the adopted Supplementary Planning Guidance on Designing House Extensions are not strictly applicable in this instance owing to them relating to house extensions. However, they do suggest a number of detailed guidelines relating to overbearing and overshadowing, privacy and overlooking, and appropriate garden sizes. These guidelines include a requirement for two storey dwellings which face directly towards each other to have a minimum separation of 21 metres. Two storey buildings should not be placed closer than 12 metres from a ground floor main habitable window, and a two-storey extension built along site another dwelling should make an angle of no more than 45° with the nearest point of a neighbour's window to prevent adverse overshadowing and overbearing. These guidelines are reflected in the South Yorkshire Residential Design Guide (SYRDG), which Sheffield considers Best Practice Guidance, but which is not adopted as Supplementary Planning Guidance.

The previous scheme for 20 apartments was refused at reason 2 on the grounds that due to the size, scale and siting of the apartment blocks, in close proximity to neighbouring boundaries, they would create a development that has an overbearing impact on existing neighbouring residents, causing over-shadowing, loss of privacy, and a perception of being overlooked from a multiple number of windows and balconies.

For information, the refused apartment scheme proposed two blocks which measured approximately 22.5 metres x 30.5 metres each, with a height to the top parapet of approximately 11.5 metres. These blocks were positioned approximately 3 metres away from the western boundary of the site, 7.75 metres from the eastern boundary, 11 metres from the northern boundary, and 20 metres from the southern boundary. Terraces and full height windows were present at first and second floor level visible on all elevations.

This application proposes 4 units. These are positioned in a linear form which runs north to south within the site so that the front elevations face towards the east, and the rear elevations face the west. For the purpose of this report, plots are referred to as Plots 1, 2, 3 and 4 with Plot 1 being the northernmost closest to 62a, followed by plots 2 and 3 in the middle and then plot 4 the southernmost closest to 62C.

Overlooking

The SPG recommends a distance of 10 metres between the rear elevation of a property and its rear boundary, so that if two houses are positioned back to back, they achieve a distance of 20/21 metres between facing windows. This also means that with a distance of 10 metres to the boundary, no adverse overlooking is experienced to the neighbours garden closest to the boundary.

Plot 1 is positioned with its rear elevation approximately 15.4 metres from the rear boundary which is shared with No. 64 Dore Road. There is then a distance of approximately 31.7 metres between the side of 64 Dore Road and the rear of Plot 1.

To the north of Plot 1 is No. 62a Dore Road which contains 2 dormer windows facing east. There are no windows proposed in the side of Plot 1 except for roof lights in the roof space and a condition on any approval can ensure these are positioned at high level. A privacy screen is proposed on the first-floor terrace to prevent overlooking to the north. To the front (east) of Plot 1 is No. 60d, this property stands slightly lower than the application site and contains three windows at first floor in the side which are approximately 3.5 metres from the boundary. Two of these appear to be to bathrooms, with the northern most window serving a bedroom. This bedroom is one of four within the house and does take part of its aspect and light over third-party land within this application site and towards a tree along the boundary. There is not the recommended 21 metres between facing windows to this bedroom window, however there is approximately 15 metres, from a first floor study room window, and louvred second floor bedroom window. There is 11 metres to the boundary from the front of Plot 1. This shortfall in the guidance is considered acceptable in this instance as it affects only one of four bedrooms, and this window is unreasonably reliant on neighbouring land for its light and outlook. Therefore, it is considered that no adverse overlooking will be created from the erection of Plot 1.

Plot 2 has approximately 15.4 metres to the rear boundary with faces towards the outbuilding serving No. 64 and then No. 64 beyond which again is approximately 31.7 metres away. To the front of Plot 2 is No. 60c. This is a bungalow which is set

at a lower level. There is a lounge window in the rear which is approximately 22 metres away from the front elevation of Plot 2 with a stone wall and hedge between the properties. No adverse overlooking will therefore be created from occupiers of the proposed Plot 2.

Plot 3 faces towards the rear garden of No. 64a and part of the outbuilding at 64 with the rear elevation approximately 14 metres away from the boundary. To the front is a distance of approximately 12 metres to the boundary with the garden area and garage serving No. 60C beyond. No adverse overlooking will be created from the erection of Plot 3.

Plot 4 has a distance of approximately 13 metres to the boundary at the rear and looks towards the side elevation of No. 64a. No. 64a has a rear extension running close to the boundary with what appears to be two small windows facing towards Plot 4. These windows are secondary windows and do rely on third part land for some of the aspect, being positioned close to the boundary. No. 62c was designed to have its main aspect to the south looking towards Dore Road and is located to the side of Plot 4 which is approximately 11.5 metres away. There are high level windows in the rear of No. 62c with larger windows within the sides of the bay protections, but these are designed to not have an outlook over the application site. Within the side elevation of Plot 4 at first floor level are obscure glazed windows and the roof lights within the roof space are to be high level. To the front is the rear garden area of No. 60, with the house at No. 60 being at right angles to Plot 4. There is a distance of 11.8 metres to the boundary and then the two houses at a splayed angle are approximately 18 metres away. 11.8m exceeds the 10m minimum separation distance to a boundary advised by Supplementary Planning Guidance, so this arrangement is considered acceptable. It is therefore considered that no adverse overlooking will be created from occupiers of the proposed Plot 4.

Amended plans have been submitted which show a slight reduction in the width of the glazing to the second floor within the roof space to the front elevation of all plots, and the cill height increased which will help reduce the amount of glazing.

In addition, details have been submitted showing a louvre cladding system to the second floor windows, which will limit outward views to neighbouring property. The analysis above concludes that there is sufficient space between the proposed plots and the neighbouring occupiers. However, these louvre panels will break up the light and outlook from these windows.

It is considered in this instance that there is no significant overlooking created from these family homes to occupiers of neighbouring properties, subject to conditions on any approval requiring privacy screens, obscure glazing, and high level windows in the roof space where applicable.

Overbearing and overshadowing

The previous application for flats was refused on the impacts on the living conditions of neighbouring occupiers. The design of the buildings shows a hipped roof feature to each side (when viewed from the front) and a single storey flat roofed section to the north of each unit. This allows for gaps to be read between

each of the properties which breaks down the over mass of the proposals.

Each of the plots have been pulled away from western boundary compared to the previous apartment scheme which was only 3 metres away from this boundary in places. There is between 15.4 metres and 13 metres to the western boundary, and therefore this application is not considered to have an overbearing or overshadowing impact on occupiers of No. 64 or 64a, which lie to the west.

There is a distance of approximately 14 metres between the ground floor windows in No. 62a, which lies to the north of the site, and the ground floor element of Plot 1, and then approximately 17.8 metres to the first and second floor elements of Plot 1 which are set in from this boundary. There will inevitably be some element of shadowing to occupiers of 62a owing to the orientation of Plot 1 being to the south, but the distances are considered to be sufficient to prevent any adverse overshadowing or overbearing.

No. 62c is designed to take its main outlook to the front over Dore Road to the south. There are some high level windows facing Plot 4 and windows in the sides of the projecting bays, but with the development to the north, and set away from the boundary, no adverse overbearing or overshadowing is created.

There is a distance of approximately 22 metres to the lounge window serving No. 60c, and 15.5 metres to the bedroom window in the side of No. 60d. No. 60 is set at 90 degrees to Plot 3 and 4, which at their closest is approximately 18 metres away.

Whilst the new properties have three storeys (plus a basement level), and are on land which is elevated above those to the east, it is not considered that there will be an adverse level of overbearing or overshadowing from the proposed development.

Other matters

The previous scheme for the apartments referred to the noise and disturbance from vehicles entering and leaving the basement car parking area which served all 20 apartments, along with the noise associated with such as emptying the bins.

The noise associated with the vehicle movements entering/exiting and manoeuvring within the site for the proposed 4 houses in this application will not be at the same level as the previous application for apartments, and there is no longer a sole entrance to a basement car park. The majority of the boundary hedging is to be retained and the car headlights and noise associated with entering and exiting each individual plot or the turning facility is now considered to not give rise to any adverse impacts.

A condition on any approval can control external lighting on the buildings and along the access drive.

Amenity for Future Occupiers

The South Yorkshire Residential Design Guidance (SYRDG) and the National Space Standards suggests a number of guidelines for room sizes and floor areas of new dwellings depending on the number of bedrooms and how many floors of accommodation are provided. In this instance, occupiers of each of the proposed units have access to a good sized private garden. There is a suggested requirement of 50 square metres within the SPG and 60 square metres within the SYRDG. Plot 3 has the smallest garden area which measures approximately 265 square metres, with Plot 4 having the largest garden at 500 square metres.

The South Yorkshire Residential Design Guidance (SYRDG) suggests 93 square metres floor area as a minimum for a 4 bedroom plus unit, with the National Space Standards recommending between 116-134 square metres for the 5-bedroom house over three floors. In this application, there is a good outlook from each of the main habitable rooms for future occupiers with all room sizes and floors areas of each unit far exceeding the minimum guidelines. Furthermore, privacy screens have been incorporated into the plans along the northern section of each of the first floor terraces (with the main building projecting along the southern section) to ensure privacy between the 4 new dwellings.

Therefore it is considered that the proposed dwellings provide a good outlook from main habitable rooms, providing good quality living accommodation for future occupants with sufficient amenity space.

Living Conditions Conclusion

It is inevitable that there will be a change to the outlook from those properties closest to the application site, which are located on all sides of the site, especially whereby properties have an aspect over the site, relying in part on third party land, and at a lower level.

The proposed development is considered to be sensitive to these adjacent properties and is not considered to create an adverse level of overlooking, overbearing, or overshadowing which would be to a significant level to warrant refusal of the application.

Therefore the application complies with policies H14 of the UDP and paragraph 130 of the NPPF.

Highways

Policy CS51 'Transport Priorities' identifies strategic transport priorities for the city, which include containing congestion levels and improving air quality.

UDP Policy H14 'Conditions on Developments in Housing Areas' part (d) requires that permission will be granted where there would be appropriate off-street car parking for the needs of the people living there.

The NPPF seeks to focus development in sustainable locations and make the fullest possible use of public transport, walking and cycling. Paragraph 111 of the NPPF states that 'development should only be prevented or 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.'

Those local policies broadly align with the aims of Chapter 9 of the NPPF (Promoting Sustainable Transport) although it should be noted that in respect of parking provision, the NPPF at paragraphs 107 and 108 requires consideration to be given to accessibility of the development, the development type, availability of public transport, local car ownership levels and states that maximum standards for residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or optimising density in locations well served by public transport.

The site at present is accessed via a shared driveway which runs between No. 62c and No. 60 Dore Road and serves 2 dwellings in the form of the existing host dwelling and No. 62A Dore Road located to the north of the site.

For this section of Dore Road within the vicinity of the site, it is a single carriageway in both directions with good visibility, and the road is subject to a 30mph speed limit. There are no parking restrictions or traffic regulation orders in operation along this section. Representations refer to traffic speed exceeding the speed limit, however this is a police matter and for the purposes of assessment it must be assumed the speed limit is adhered to.

It is proposed to widen the existing driveway to 4.8 metres along its length which will allow for 2 cars to pass one another along the driveway. A set of electric gates are proposed which are located 15 metres into the site. This allows for 2/3 cars, or a refuse vehicle/delivery van to pull off Dore Road and into the site.

For this non-adopted highway, which is gated, a width of 4.8 metres is considered acceptable for cars, pedestrians and cyclists to use the driveway.

The Council's revised parking guidelines set out maximum standards in accordance with Core Strategy Policy CS53, and for a 4–5-bedroom unit 2-3 spaces are required as a maximum and 1 space per 4 units for visitors. To the front of each of the units is driveway of 6.5 metres x 6.5 metres which would allow for two large cars to park, (a standard parking space is 5 metres x 2.5 metres), with a garage for 2 further cars measuring 6 metres x 6 metres excluding the storage within the garage as shown on the plans. 4 car parking spaces is considered acceptable in this instance to serve these large family homes, which also can include visitor parking.

Several of the objections stated that the previous scheme for apartments was refused on highways grounds. The previous application for 20 apartments which was to be served by 45 car parking spaces was assessed for its impact on highway safety, and it was concluded that subject to the refuse vehicle size, officers were satisfied that the proposal would unlikely lead to any significant highway safety issues, and this was not therefore listed as a reason for refusal. It was the nuisance to neighbouring properties from vehicle movements that was mentioned in the refusal.

Equally therefore, in this instance, it is considered that the proposal for 4 family houses, with parking within the garages and to the drives in front, including the provision of a turning area would not result in a severe impact on the surrounding highway network, or highway safety, complying with UDP, Core Strategy and NPPF policies as listed above.

Landscaping

UDP Policy GE15 'Trees and Woodlands' within the UDP states that trees and woodlands will be encouraged and protected. Policy BE6 (Landscape Design) expects good quality design in new developments to provide interesting and attractive environments, integrate existing landscape features, and enhance nature conservation.

CS74 'Design Principles' part (a). requires high-quality development that will respect, take advantage of, and enhance natural features of the City's neighbourhoods.

These policies are considered to align with the NPPF and therefore be relevant to this assessment on the basis that paragraph 130 expects appropriate and effective landscaping, along with sympathetic developments including landscape setting.

The site is not within a conservation area and does not contain any trees with Tree Preservation Orders (TPO's) on them. Several trees have been removed already through some site clearance having taken place.

A tree survey has been carried out which identifies that most of the trees and groups of trees are Category C (low category) with some Category B (medium category) trees. It is proposed to remove all trees and vegetation within the centre of the site to facilitate the proposed 4 new houses. The privet hedge along the north boundary closest to No. 62a is to be retained, as is the majority of the hedging and trees along the eastern boundary. This includes the beech hedging, and 3 category B trees, (2x horse chestnuts and a lime). Three of the trees are to be retained along the southern boundary with No. 62c (cherry laurel, lilac and a wild cherry) and T44 (blue spruce) and laurel hedging to western boundary.

The driveway is to be widened along the eastern boundary of the site. If uncontrolled, it would likely result in harm to some of the adjacent landscaping and trees. However, with appropriate controls the key landscape features can be protected and retained through a relevant condition.

The proposed site plan shows an indicative landscaping proposal which includes hedging and new trees within the site. Full details of the hard and soft landscaping proposal can be controlled through a relevant condition on any approval, including mitigation for the loss of trees.

In conclusion, the site is not within a conservation area nor has any TPO trees, so the trees are not currently protected. The existing trees, hedges and vegetation within the site is not of high quality either individually or cumulatively. The proposal seeks to retain a large number of trees along the boundaries of the site, and

supplement this with a replanting scheme. Consequently, the proposal complies with paragraph 130 of the NPPF and UDP policy.

Ecology and Biodiversity

UDP Policy GE11 'Nature Conservation and Development' states that the natural environment should be protected and enhanced and that the design, siting and landscaping of development needs to respect and promote nature conservation and include measures to reduce any potentially harmful effects of development on natural features of value.

NPPF paragraph 174 a) and d) identifies that planning decisions should contribute to and enhance the natural and local environment, minimise impacts on and provide net gains in biodiversity. Furthermore, paragraph 180 a) identifies that if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused. Part d) of paragraph 180 goes on to state that opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

Local policy aligns with the NPPF and is therefore relevant to this assessment.

An ecological survey was submitted accompanying the application which was particularly brief. This has since be supplemented with a further walkover ecology report of the site.

The existing building on the site has potential to support roosting bats, albeit there was no evidence of bats recorded within the loft areas, and there were no apparent gaps or holes noted under the lining of the roof tiles. However, the roof features loose and slipped tiles that could potentially host roosting bats. Subsequently, a bat survey was been carried out in June 2022. The summary of this is that there were no bats emerging from the building, but bats were noted around the site close to the western boundary forging/commuting through the site.

No evidence of badgers was found on the site, however fox tracks were noted, and the site has reptile potential. It is likely that mammals do forage and commute through the site, and therefore a precautionary approach is suggested during site clearance and during construction works, such as ensuring trenches are not left open. These details can be controlled through a landscape/ecological management plan, and will be expected to allow for programming further surveys into the construction timetable.

The NPPF seeks to incorporate bio-diversity improvements in new developments. In this instance a range of potential enhancement measures are suggested which include:

- Native hedges behind the front walls of the new houses
- Native trees to be added to supplement the trees retained
- Hedgehog fencing to be included along boundaries between the new houses to

allow for foraging

- Bird nesting boxes as recommended in the Ecology Report
- Bat roosting boxes as recommended in the Ecology Report
- The sedum roofs over part of the garages are living green roofs consisting of low growing succulents from the sedum, stonecrop family. The main species of insects that survive well on sedum are bees, ladybirds and butterflies. This in turn attracts birds and other wildlife
- Any external lighting will be low level lighting

Therefore, the proposed development is in line with paragraph 174 of the NPPF and UDP policy, having given consideration to bio-diversity net gain, protecting existing and promoting bio-diversity. The details of the above can be controlled and secured through a relevant condition.

Sustainability

Policy CS63 'Responses to Climate Change' of the Core Strategy sets out the overarching approach to reducing the city's impact on climate change. These actions include:

- Giving priority to development in the city centre and other areas that are well served by sustainable forms of transport.
- Giving preference to development on previously developed land where this is sustainably located.
- Adopting sustainable drainage systems.

At the heart of the NPPF, there is a presumption in favour of sustainable development (paragraph 11), with paragraph 152 stating that the planning system should support the transition to a low carbon future in a changing climate.

Policy CS64 'Climate Change, Resources and Sustainable Design of Development' sets out a suite of requirements in order for all new development to be designed to reduce emissions. In the past residential developments had to achieve Code for Sustainable Homes Level Three to comply with Policy CS64. This has however been superseded by the introduction of the Technical Housing Standards (2015), which effectively removes the requirement to achieve this standard for new housing developments.

Policy CS65 'Renewable Energy and Carbon Reduction' of the Core Strategy sets out objectives to support renewable and low carbon energy generation and further reduce carbon emissions. This is supported by Paragraph 157 of the NPPF and therefore can therefore be given substantial weight.

New developments of 5 or more houses are expected to achieve the provision of a minimum of 10% of their predicted energy needs from decentralised and renewable, low carbon energy, or a 'fabric first' approach where this is deemed to be feasible and viable.

Whilst this site is for 4 houses, the agent has confirmed a fabric first approach is to be implemented in this instance, which seeks to minimise heat loss, with future occupants having the ability to choose between de-carbonised air-source (or

ground sourced) heat pumps, or more conventional systems. Green/vegetated roofs are proposed to each of the units and hardstanding's can be constructed from porous materials.

Overall, it is considered that the proposal meets the local sustainability policy requirements, CS63, CS64 and CS65 and the NPPF.

Flood Risk/Drainage

Policy CS67 'Flood Risk Management' of the Core Strategy states that the extent and impact of flooding should be reduced. It seeks to ensure that more vulnerable uses (including housing) are discouraged from areas with a high probability of flooding. It also seeks to reduce the extent and impact of flooding through a series of measures including limiting surface water runoff, through the use of Sustainable drainage systems (SUDS), de-culverting watercourses wherever possible, within a general theme of guiding development to areas at the lowest flood risk.

Policy CS67 is considered to align with Section 14 of the NPPF. For example, paragraph 159 states that inappropriate development in areas at risk of flooding should be avoided and development should be directed away from areas at the highest risk. Paragraph 167 states that when determining applications, Local Planning Authority's should ensure that flood risk is not increased elsewhere with relevant applications being supported by a Flood Risk Assessment. Paragraph 169 expects major developments to incorporate sustainable drainage systems unless there is clear evidence to demonstrate otherwise.

The site does not fall within a high or medium risk flood zone that would affect the principle of the development.

Records show that the water table in this location is deep into the ground. There is likely to be some run off at present from the existing site and the access track serving No. 62a. The nearest water course is in the valley to the north and it is not possible to connect to this with third party land in between this site and the water course. Infiltration is unlikely to be acceptable into soakaways owing to the sloping nature of the site. However permeable paving (type C - which is a lined system) can hold water within the site, along with the green roofs and attenuation tanks if required which can store the water and have a flow control to slow discharge into the main sewer along Dore Road.

To mitigate for surface water runoff, a condition on any approval can ensure that calculations are submitted demonstrating a reduction in surface water run-off and allowing for the 1 in 100-year event plus +30% for climate change.

Therefore, the proposal complies with CS67 and paragraph 169 of the NPPF.

Coal Authority

The Coal Authority has confirmed that the application site falls within the defined Development High Risk Area; therefore within the application site and surrounding

area there are coal mining features and hazards which would need to be considered in relation to the determination of this planning application. The Coal Authority's information indicates a coal seam outcrops across the site, which may have been worked in the past.

The application is accompanied by a Coal Mining Risk Assessment report (October 2020, prepared by Earth Environmental & Geotechnical Ltd), which was previously submitted in support of the previous apartment scheme.

Based on a review of relevant sources of coal mining and geological information, the submitted report concludes that possible unrecorded mine workings associated with the outcropping coal seam and two underlying shallow coal seams pose a potential risk to the proposed development. Accordingly, the report goes on to make appropriate recommendations for the carrying out of intrusive ground investigations in the form of boreholes, in order to establish the presence or otherwise of unrecorded mine workings beneath the site.

The Coal Authority concurs with the recommendations of the Coal Mining Risk Assessment report; that coal mining legacy potentially poses a risk to the proposed development and that investigations are required, along with possible remedial measures, to ensure the safety and stability of the proposed development which can be controlled through relevant conditions on any approval.

Community Infrastructure Levy

Community Infrastructure Levy (CIL) applies to all new floor space and places a levy on all new development. The money raised will be put towards essential infrastructure needed across the city as a result of new development which could provide transport movements, school places, open space etc. 'In this instance the proposal falls within CIL Charging Zone 5. Within this zone there is a CIL charge of £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'.

Neighbours have commented about the CIL process and lack of a contribution. The applicant has stated that the 4 properties are to be individually self-built, and has claimed self build exemption on this basis. It is possible to do this for a scheme of multiple houses, with each liable party having to submit the relevant liability declarations before any work, including demolition commences on site. Once the development has commenced, the self-build exemption cannot be transferred, as it can't be applied for retrospectively. The liable parties do then have to evidence that they are self-builders within 6 months of completion.

Affordable Housing.

Core Strategy Policy CS40 'Affordable Housing' requires that all new housing developments over and including 15 units to contribute towards the provision of affordable housing where this is practicable and financially viable.

The Council's Community Infrastructure Levy and Planning Obligations Supplementary Planning Document (December 2015) includes guidance on affordable housing and is based on gross internal floor space. The proposed development lies within an area where there is a required level of contribution of 10% identified in Guidelines GAH1 and GAH2 of the Planning Obligations document.

The previous application on the site for the 20 apartments was refused for a lack of affordable housing contribution. This new scheme proposed 4 new houses which sits well below the threshold of 15 or more units and therefore no affordable housing contribution is required for this application.

RESPONSE TO REPRESENTATIONS

The majority of comments raised in the representations have been covered in the main body of the report. The outstanding comments are referenced below:

- Reference has been made to properties outside of the planning application boundary and unauthorised works/enforcement. This does not relate to this application and is not considered in this assessment.
- Noise and disturbance are an unavoidable consequence of development. A directive can be put on any approval to remind the developer that works need to be carried out at reasonable times as legislated for by the Environmental Protection Act, and there is no requirement for the developer to have a timetable for the period of construction.
- The metal poles/fencing retention requested by the neighbour relates to a small section of metal post and rail fencing. This itself is not worthy of retention in Planning terms.
- Reference has been made to insufficient information and plans. There is no requirement for a development of this nature to submit a vertical sky component (VSC) or an annual probable sunlight hours (APSH) assessment, with the guidelines in the adopted SPG setting out appropriate principles and guidelines for a development of this scale.

SUMMARY AND RECOMMENDATION

This application seeks planning permission for the demolition of an existing dwelling and the erection of 4 new dwellings on the site.

Sheffield has updated its 5 year housing land supply position to reflect the deliverability of sites as at 1 April 2021 and in relation to the local housing need figure at that date taking account of the 35% urban centres uplift. Using up to date evidence, Sheffield can demonstrate a 4 year deliverable supply of housing land, with details set out in the 5 Year Housing Land Supply Monitoring Report.

Therefore, because the Council is currently unable to demonstrate a five-year supply of deliverable housing sites, the relevant policies for determining applications that include housing should be considered as automatically out-of-date according to paragraph 11(d) of the Framework. The so called 'tilted balance' is triggered, and planning permission for housing should be granted unless 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. In this instance the site is not within a protected area of a designated assets and therefore footnote 7 is not applicable.

The proposal would deliver a number of benefits, with the NPPF emphasising the importance of delivery of housing. The provision of 3 additional homes will make a small contribution to meeting the current shortfall. There would be economic benefits though expenditure in construction, in the supply chain, and in local spending from residents.

The proposal is not considered to create any significant or severe highway safety issues. The scheme proposes a development at an appropriate scale and mass which sits comfortably within its setting and is a good quality scheme. There are no significant adverse impacts on occupiers of neighbouring properties.

Therefore, there are no adverse impacts that would significantly and demonstrably outweigh the benefits of the development. Taking into account the tilted balance set out in paragraph 11(d) of the Framework, the application is recommended for approval subject to conditions.