

SHEFFIELD CITY COUNCIL

Report Of The Head Of Planning  
To The NORTH & WEST Planning And Highways Committee  
Date Of Meeting: 02/01/2013

LIST OF PLANNING APPLICATIONS FOR DECISION OR INFORMATION

\*NOTE\* Under the heading "Representations" a Brief Summary of Representations received up to a week before the Committee date is given (later representations will be reported verbally). The main points only are given for ease of reference. The full letters are on the application file, which is available to members and the public and will be at the meeting.

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Case Number	12/03562/FUL
Application Type	Full Planning Application
Proposal	Erection of porch with associated accessible steps to front of dwellinghouse
Location	284 Stannington Road Sheffield S6 5FR
Date Received	13/11/2012
Team	NORTH & WEST
Applicant/Agent	Mr R Bishop
Recommendation	Grant Conditionally

Subject to:

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

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

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

Drawings numbers 1, 2 and 3

unless otherwise authorised in writing by the Local Planning Authority.

In order to define the permission.

- 3 The proposed facing materials shall match the facing materials to the existing building.

In the interests of the visual amenities of the locality.

- 4 The proposed roofing materials shall match the roofing materials to the existing building.

In the interests of the visual amenities of the locality.

Attention is drawn to the following justifications:

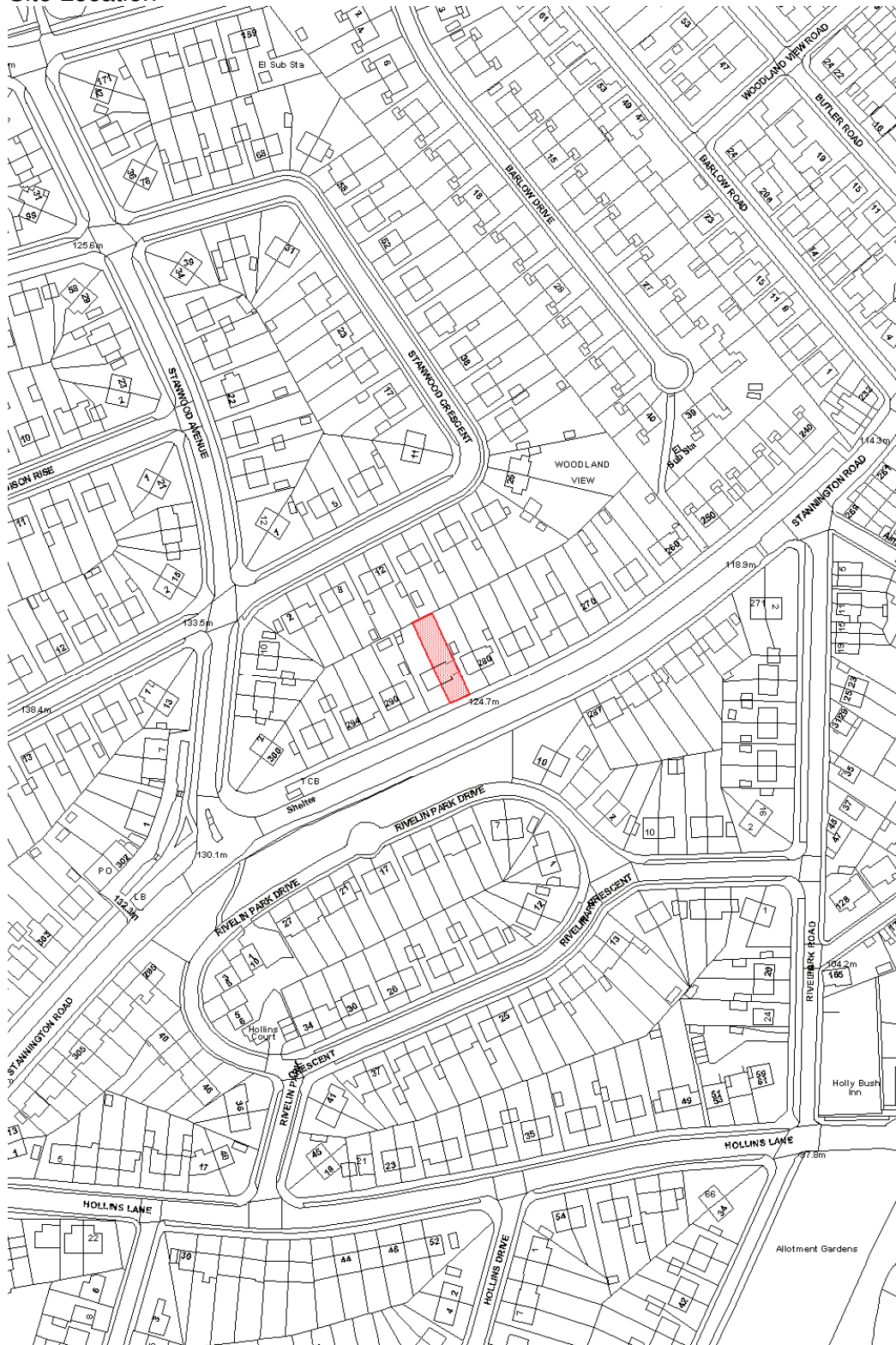
1. The decision to grant permission and impose any conditions has been taken having regard to the relevant policies and proposals from the Sheffield Development Framework and the Unitary Development Plan set out below. The Local Planning Authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application:

H14 - Conditions on Development in Housing Areas and SPG - Designing House Extensions

The proposal is deemed to be acceptable in terms of scale, siting, design and materials and complies with Policy H14 of the Unitary Development Plan and Supplementary Planning Guidance on Designing House Extensions

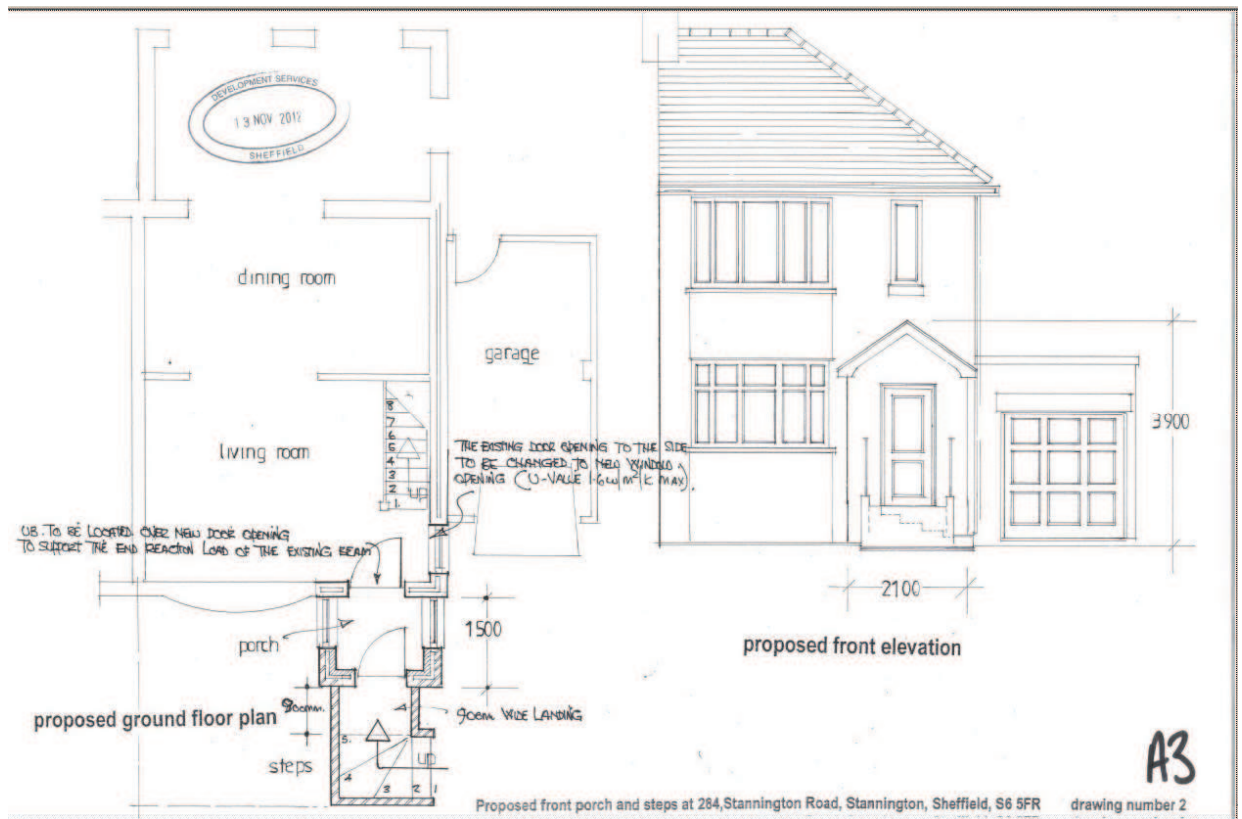
This explanation is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report at [www.sheffield.gov.uk/planningonline](http://www.sheffield.gov.uk/planningonline) or by calling the planning officer, contact details are at the top of this notice.

# Site Location



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## LOCATION AND PROPOSAL

The application relates to a two-storey semi-detached dwellinghouse characterised by bay windows and a hipped roof. The immediate street scene is predominantly residential and contains semi-detached dwellings similar in style and age to the application property.

Planning permission is sought for the construction of a porch to the front of the dwellinghouse.

## RELEVANT PLANNING HISTORY

78/01081/FUL – extension to form kitchen – granted

## SUMMARY OF REPRESENTATIONS

No letters of representation have been received

## PLANNING ASSESSMENT

### Policy

The application will be assessed having regard to Unitary Development Plan Policy H14 “Conditions on Development in Housing Areas” and Policy BE5 “Building



Design and Siting". Supplementary Planning Guidance on Designing House Extensions is also relevant and expands upon the principles of Policy H14.

## Design

Policies H14 (a) and BE5 (c) require extensions to be well designed and respect the scale, form and detail of the original building and surrounding area.

The proposed porch is sited to the front of the house and has been sensitively designed to reflect the character of the original house through the use of matching facing and roofing materials and the construction of a pitched roof. The development is of modest proportions and as such will not form an overly prominent feature. As internal floor levels are higher than external ground levels steps are proposed up to the front door, again these are well designed and will not detract from the appearance of the original house.

There are other examples of porches in the locality including one on the adjoining property No. 286 and therefore such a feature will not be out of keeping in the street scene.

The existing door in the side elevation of the dwellinghouse will be replaced with a window.

## Amenity

Policy H14 (c) requires that the proposal does not have an adverse impact upon the amenities of neighbouring residents.

The modest scale of the porch will ensure that it is not overbearing or overshadowing to neighbouring properties. Windows are proposed for both side elevations, however owing to adequate separation to boundaries and the typically transient nature of usage of a porch it is considered that there will not be a loss of privacy.

## Highways

Part (d) of Policy H14 seeks to ensure that safe access to the highway network and off-street parking is provided.

No alterations are proposed to the existing access arrangements and sufficient off-street parking provision will be retained.

## SUMMARY AND RECOMMENDATION

The proposal is deemed to be acceptable in terms of scale, siting, design and materials and complies with Policy H14 of the Unitary Development Plan and Supplementary Planning Guidance on Designing House Extensions. As such the scheme is recommended for approval.

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Case Number	12/03117/FUL
Application Type	Full Planning Application
Proposal	Erection of 4 flats in a two-storey block and provision of associated carparking accommodation and landscaping works (amendments received on 07.12.12)
Location	Rear Of 12-22 And 12A-22A Holme Lane Sheffield S6 4JQ
Date Received	03/10/2012
Team	NORTH & WEST
Applicant/Agent	Chris Gothard Associates
Recommendation	Refuse

For the following reason(s):

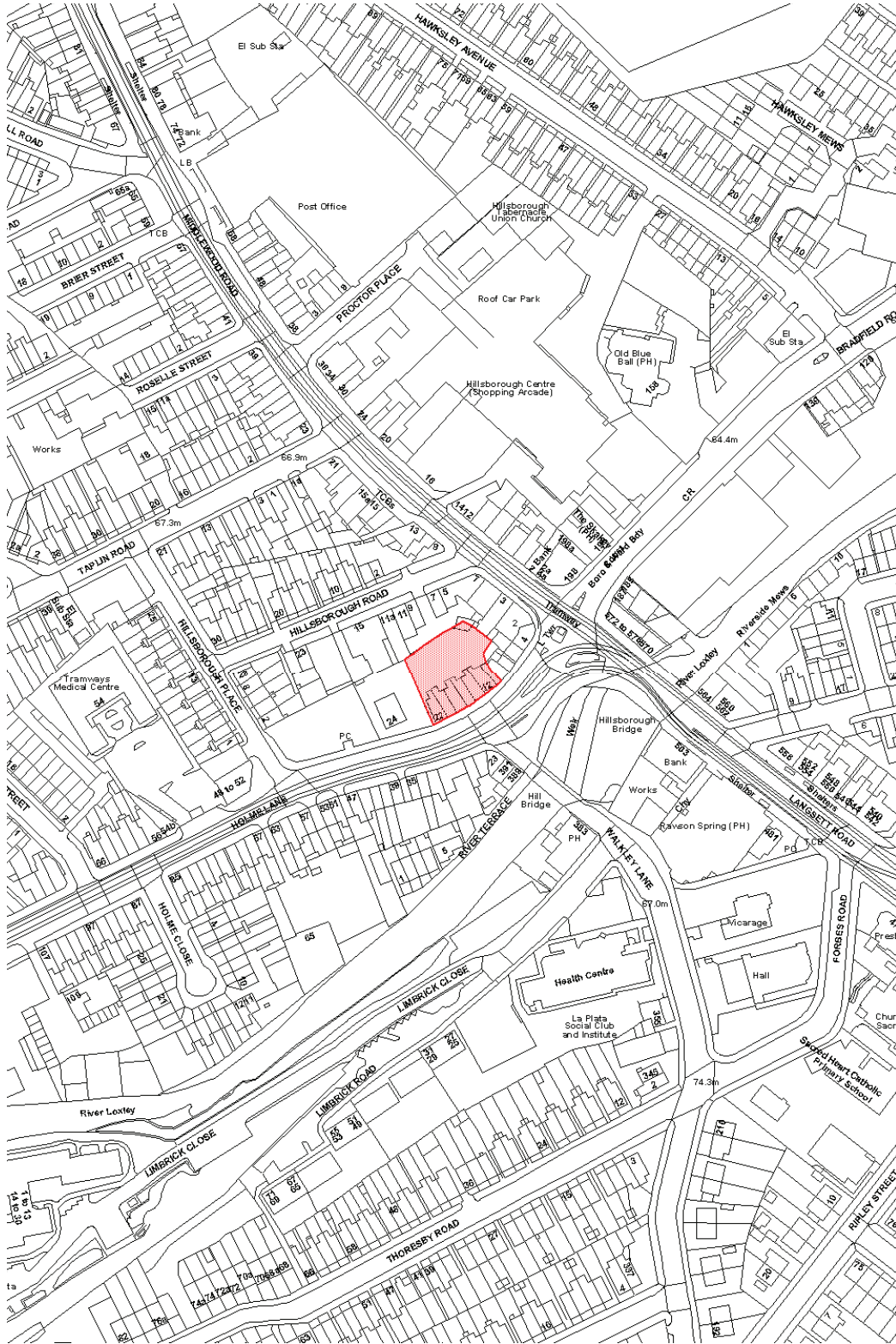
- 1 The Local Planning Authority consider that the proposed development would constitute an overdevelopment of a site of restricted dimensions which would result in an unsatisfactory environment and living conditions for future occupiers of the proposed flats and occupiers of the adjoining residential properties. This would be contrary to Policy H5 and S10 of the Adopted Unitary Development Plan and Policy CS26 of the Sheffield Development Framework Core Strategy.

The Local Planning Authority consider that proposed development will provide an insufficient amount of private amenity space for the occupants of the existing flats and the proposed flats, which is contrary to Policy S10 of the Adopted Unitary Development Plan.

Attention is drawn to the following directives:

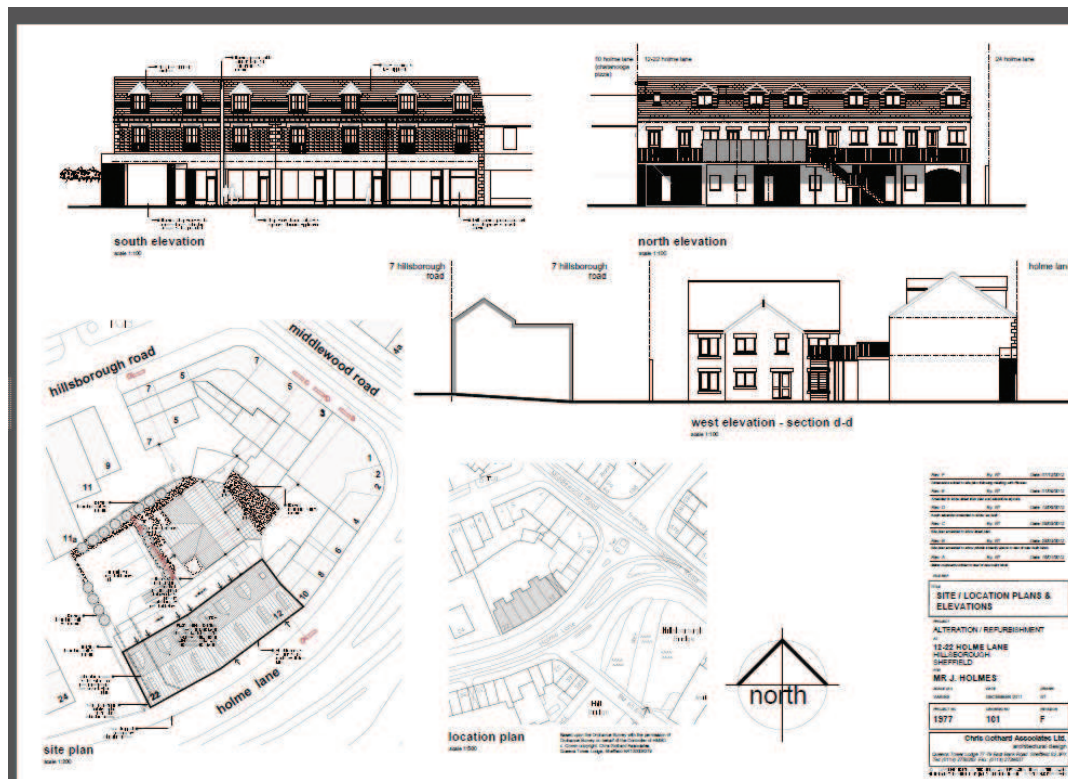
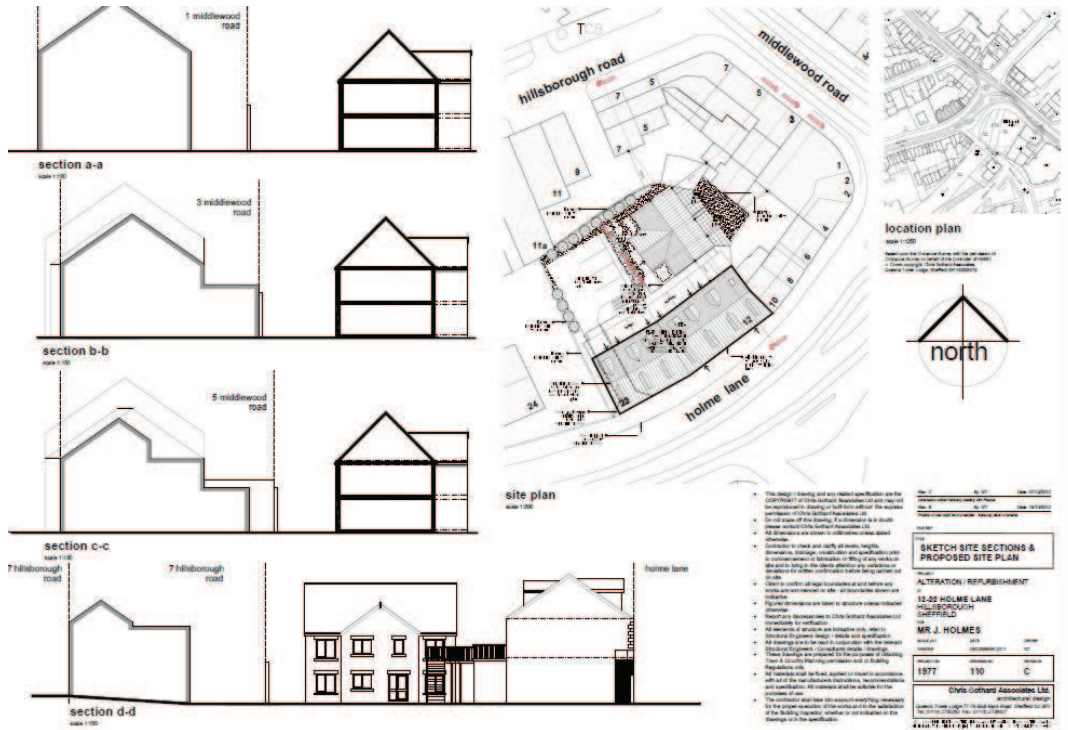
1. Despite the Local Planning Authority wishing to work with the applicant in a positive and proactive manner, based on seeking solutions to problems arising in relation to dealing with a planning application, it has not been possible to reach an agreed solution in this case.

# Site Location



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## INTRODUCTION

Councillors may recall that the current application is a further submission of two recently refused applications, indicate below-

1- ref: 11/03989/FUL - Erection of 7 x 1bedroom flats refused on 13.04.2012, the reasons for refusal are highlighted below:-

'The Local Planning Authority considers that the proposed development would constitute an overdevelopment of a site of restricted dimensions which would result in an unsatisfactory environment and living condition for future occupiers of the proposed flats and occupiers of the adjoining residential properties. This would be contrary to Policies H5 and S10 of the Unitary Development Plan and Policy CS26 of the Core Strategy.'

2 -ref: 12/01546/FUL - Erection of 6 flats in a three storey block with rooms in roofspace and associated works to form vehicular access (Re-submission of 11/03989/FUL), the reasons for refusal are highlighted below:-

'The Local Planning Authority consider that the proposed development would constitute an overdevelopment of a site of restricted dimensions which would result in an unsatisfactory environment and living conditions for future occupiers of the proposed flats and occupiers of the adjoining residential properties. This would be contrary to Policy H5 and S10 of the Adopted Unitary Development Plan and Policy CS26 of the Sheffield Development Framework Core Strategy.'

The current application indicates 4-one bedroom units over 2 storeys. The proposed housing block has been relocated further into the site. No other alterations to dimensions, floor layouts, or to the external layouts have been shown.

Both the applicant and the agent are aware of the concerns regarding any form of development within the site in question. Due to the site restrictions it would be difficult to achieve good living standards for the future occupiers of the property. Nevertheless the applicant has decided to submit the current application.

As there has been no significant change, the site or n policy terms since the previous application, the assessment below will reflect much of the previously written report.

## LOCATION AND PROPOSAL

The site is located within the Hillsborough district of Sheffield, situated to the rear of 12-22 and 12A-22A Holme Lane, which forms a small site, previously approved for car parking and amenity space for the occupiers of 12-22 and 12A-22A Holme Lane. No.12-22 and 12A-22A Holme Lane is a block of shop units at ground floor with living accommodation at first floor (planning permission granted ref: 06/02608/FUL).

The site is also located in the Hillsborough District shopping area as defined in the adopted Sheffield Unitary Development.

The application site is currently undeveloped land which forms part of the rear area to No.12-22 and 12A-22A Holme Lane and also backs onto the rear of other building/properties, situated on Langsett Road and Hillsborough Road, these are mainly commercial properties with first floor accommodation used for residential, storage or commercial purposes. No.24 Holme Lane is the only residential property which abuts the site in question and is located to the western side of the site; there is a 3m high brick wall with an additional 1.8m fence on top of the wall, which separates the site in question from No.24. The site is fairly level. Access into the site was originally gained from the north side of the site adjoining No.12 Holme Lane, however the applicant has removed a unit to the south side of the site namely No.22 Holme Lane to provide a wider access to the rear and to the site in question.

The current application proposes the construction of 4 one-bedroom residential units, in a 2-storey block. Plans submitted show a kitchen and living room with bedroom, bathroom and a storage area per unit. There is one main window serving the lounge/kitchen/dining area which will face the external communal grounds, bedroom windows/patio doors and bathroom windows to the ground, first, and second floors will face the rear. A central-external stairway is also shown to the front of the building facing south. 4 off-street parking bays are also shown; together with a new vehicular and pedestrian access from the south side abutting the boundary shared with No.24 Holme Lane (this entails removal of one of the shop units, namely No.22 Holme Lane, which has already been completed as mentioned above). It is proposed that the flats will be constructed in brick with artstone heads and cills and natural slate for the roof, with the UPVC windows and doors and tarmac for the car parking areas have also been shown. Plans show the proposed block of flats located further within the site from the eastern boundary by approx. 3m. The rear elevation of the proposed block of flats will be in line with the side elevation, which faces east, of No.12-22 Holme Lane.

#### RELEVANT PLANNING HISTORY

11/03989/FUL - Erection of 7 x 1 bedroom flats in a three-storey block with rooms in roofspace and associated works to form vehicular access. The application was refused on 13.04.12.

12/01546/FUL- Erection of 6 flats in a three storey block with rooms in roofspace and associated works to form vehicular access (re submission of 11/03989/FUL). The application was refused at area board on the 11.09.12.

#### SUMMARY OF REPRESENTATIONS

2 letters received in support of the application, which suggest that the proposed flats will benefit the area, especially in its location and provide employment opportunity.

## PLANNING ASSESSMENT

### Policy Issues

Policy S7 (Development in District and Local Shopping Areas) identifies housing as an acceptable use. However this is subject to the provisions of Policy S10 (Conditions on Development in Shopping Areas) which identifies six different criteria which development must comply with, these include not prejudice the preferred use of land within the policy area, should not cause residents of any housing to suffer from unacceptable living conditions, provide where appropriate an environmental buffer, be well designed in a scale and nature appropriate to the site and comply with the policies of the built and green environment.

Policy H5 (Flats, Bed-sitters and Shared Housing) allows the creation of flats, bedsitters and multiple sharing of houses if, amongst other things, a concentration of such uses would not cause serious nuisance to existing residents, living conditions would be satisfactory of occupants of the accommodation and their immediate neighbours and there would be appropriate off street car parking for the needs of the people living there.

Policy BE5 (Building Design and Siting) and CS74 of the Core Strategy (design and siting principles) advises that good design and the use of good quality materials will be expected in all new buildings. It also states that new developments should complement the scale, form and architectural style of surrounding buildings and should be of a human scale wherever possible.

Policy is CS26 of the Core Strategy requires a density range in such locations and in particular this location being-within a District Centre, of a range of 50 – 80 dwellings per hectare which is generally acceptable.

### Impact on future occupiers of the proposed flats

The potential overlooking from neighbours of the adjoining flats namely No.12-22 and No.12A-22A Holme Lane is of concern. The main concern lies with the proposed configuration and the impact on the living conditions of the future occupiers of the proposed units, in particular the potential loss of privacy from those using the existing adjacent rear first floor external walkway and stairs at No.12-22 and No.12A-22A Holme Lane, having full view into the proposed units and in particularly into the main living spaces-lounge/dining/kitchen.

The distance between the stairs and the proposed flats is approx. 4.2m; the proposed flats will abut the side of the existing external walkway. The agent has suggested that obscure glazing to the windows in the rear elevation of No.12-22 and No.12A-22A Holme Lane will be provided and also shown part of the walkway screened alongside the relocation of the external stairs. This is considered unacceptable for the occupiers of No.12-22 and No.12A-22A Holme Lane, as it would create an undesirable and an overbearing outlook from the rear windows of flats and shops at No.12-22 & 12A -22A Holme Lane and for the future occupiers of the flats. New obscure glazings seem impractical and not design friendly with the rear elevation of No.12-22A Holme Lane looking onto a screened walkway and a



brick side wall. The over looking when using the stairs has not been addressed, which leaves the problem of severe over looking into residential accommodation

Plans have been received, showing the correct distances from the proposed flats to No.12-22 and No.12A-22 A Holme Lane. Assessing the floor and site plans submitted, it is clear that there will be a significantly low level of light entering into the proposed flats, in particular into the lounge/dining/kitchen area of the proposed flats closest to No.12-22 and No.12A-22A Holme Lane. Furthermore there are concerns with natural light entering into the proposed lounge/kitchen windows which also has not been addressed. It is considered that one window to serve both rooms is inadequate; albeit a secondary small window in the kitchen which will face the internal walls of the proposed staircase, creating a dark and dingy outlook for the future occupiers of the proposed units. In addition, a distance of approx. 4m to No.12-22 and No.12A-22A Holme Lane from the side elevation of the proposed building and with the existing walkway which will abut the side elevation of the proposed block of flats, (both short of the standard distance requirement of 12m in accordance to SPG guideline 5) is considered unacceptable as this will cause potential loss of valuable light into 2 rooms with only one window each to 2 of the proposed flats and in particular to the lounge/dining/kitchen window, shown on plans and the raises concern with the overbearing element that the existing building namely No.12-22 and No.12A-22A Holme Lane will have on the proposed flats. Furthermore, the concern of natural light entering into the proposed lounge/kitchen windows has also not been addressed. No.12-22 and No.12A-22A Holme Lane will fall within the 45 degree angle rule and as such will cause severe loss of light and over bearing impact into the main living areas of the proposed flats. The stairs will form an obtrusive feature when viewed from the proposed flats closest to No12 and No22 Holme Lane.

The original concern regarding the outlook from the proposed rear bedroom windows/patio doors, onto a large brick wall which measures approx. 3.5m in height has not been addressed in the current application, a fundamental concern which formed the basis of the original refusal on the previous applications. Although the proposed block of flats has been moved further into the site the proposed distances nevertheless between the rear wall and the openings of the proposed flats and the proposed/existing brick wall ranges from approx. 1m to 6m (short of the standard distance requirement of 12m in accordance to SPG guideline 5), which is considered unacceptable as it will create an unattractive living environment and is undesirable living conditions for the future occupiers of the proposed flats and especially the ground flats of the proposed building.

As mentioned above there is a high brick wall that separates the proposed building with the properties located to the rear, however the distances between the properties to the rear of the proposed flats, namely No.'s 1-5 Middlewood Road, are indicated as follows;- From the proposed building to No.1 Middlewood Road there is a distance of approx. 11.4m, from the proposed building and No.3 Middlewood Road there is a distance of approx. 6m to the ground floor and 10m to the first floor and between the proposed building and No.5 Middlewood Road there is a distance of approx. 6.6m to the ground floor, and 10.m to the first floor, again short of the standard distance requirement of 21m in accordance to SPG guideline 6, which relates to distances between facing windows.



The properties located on the west side of the proposed building namely No.'s 5-7 Hillsborough Road are located approx. 8.8m from the side wall of the proposed building, again short of the standard distance requirement of 12m in accordance to SPG guideline 5.

It is worth to note that although the agent has shown a small private gardens/patio area to the ground floor flats, this does not address the original concern with the potential outlook from the bedroom windows which will look out onto the existing large brick wall and onto the rear properties, located on Middlewood Road.

Photos have been submitted previously, showing the rear of the properties facing the site in question, which illustrate some use of the first floor of buildings located on Middlewood Road, Hillsborough Road and Holme Lane, the site situation has not changed in the last few months. From these photos and a recent site visit there are still reservations regarding the close proximity to these existing buildings and in particular to No.'s 5 and 7 Hillsborough Road, No.'s 1-7 Middlewood Road and No.'s 2-10 Holme Lane. Most of the first floor rooms of these named properties do not seem to be currently residential, but seem to be either vacant or used for storage in connection to the ground floor use, however with the proposed flats, the potential conversion of these to residential would be jeopardised by the proposed flats as the distance between these are inadequate to provide sufficient outlook for the occupiers of the proposed flats.

From the submitted site plan, it measures an approx. range of 6m to 11m from the proposed development to the rear of the neighbouring properties indicated above, which again is short of the standard distance requirement of 12m in accordance to SPG guideline 5 and short of the standard distance requirement of 21m in accordance to SPG guideline 6.

As a result of the size of the building and the size and shape of the plot means that there are some real challenges in terms of making it an attractive and liveable environment. As such the revised scheme is still considered to be contrary to the objectives outlined in policy H5 and S10 of the Sheffield UDP.

#### Overdevelopment of the site

Although the agent has reduced the number of units to 4 from 6, it is still considered that it does not overcome the initial concern of overdevelopment of the site.

In general and in accordance with Policy CS26 of the Core Strategy which requires a density range in such locations and in particular this location being within a District Centre, a range of 50 – 80 dwellings per hectare is generally acceptable. The red line boundary shown on the submitted plans indicates the existing density of the 6 flats; No.12-22 & 12A-22 A Holme Lane to fall under 75 dwellings per hectare. Adding 4 flats to the site would result in 111 dwellings per hectare.

However small sites such as this will often throw up high densities and the policy states that densities outside the range will be allowed where they achieve good design, reflect the character of an area or protect a sensitive area. However, in this case the overall development and the impact on the living conditions of the existing occupiers of neighbouring properties and futures occupiers of the flats would outweigh the above.

Although the site is considered a Brownfield site and where residential development would be acceptable in principle, in this particular case, it is considered that the site constraints are such as to restrict the scope of a residential development. As such the proposed development is considered to be an overdevelopment of the site. Therefore the revised scheme is still considered to be contrary to the objectives outlined in policy S10 of the Sheffield UDP and Policy CS26 of the Core Strategy.

#### Views from surrounding area

Although the height of the proposed flats is below the height of .12-22 & 12A-22 A Holme Lane, it is still considered that as a general principle the 'backland' development should be subservient to the main block, especially on such a tight site as this, as such in this instance, it is still considered that the proposed development, when viewed from the surrounding areas creates an oppressive view of an overdeveloped land, which should entail open green space used as private amenity for the residents of No.12-22 Holme Lane and No.12-22 A Holme Lane which is the preferred use of the land.

The proposal is considered unacceptable as the proposed development will not be subservient to the main block and as such, is considered contrary to Policy S10 of the Sheffield UDP.

#### Amenity space

Provision of amenity space has been shown in front of the proposed block of flats; this is presumed to be a shared communal area for the occupants of the proposed flats and the occupants of the existing flats at No.12-22 Holme Lane and No.12-22 A Holme. This is considered to be of an insufficient size and unusable amenity space for residential blocks, the existing 6 flats and the proposed 4 flats. The site was originally approved for a communal amenity space for the residents of 12-22 Holme Lane and 12-22 A Holme Lane, which is the preferred use of the land.

#### Highways issues

The building has an established vehicle access off Holme Lane at the northern end of the site. However a new access to the southern side adjoining neighbouring property No.24 Holme Lane and by removal of a shop unit, No.22 Holme Lane, has been shown. 4 off-street parking has been shown. The parking indicated is considered acceptable, however the removal of the shop unit raises concerns, as it will detract from the original established row of shops along the frontage.

## Open Space

Policy H16 requires developers to make contribution to provision or improvement of recreation space in the catchment area. As the proposal indicates less than 6 separate residential units 4 in total, the developer will not need to enter into an agreement for a financial contribution.

## SUMMARY AND RECOMMENDATION

This application proposes the construction of 4 one-bedroom residential units, in a 2-storey block, and is shown to be located to the rear of No.12-22 and No.12A-22A Holme Lane, 4 off-street parking and a communal amenity space is shown.

The site lies within an area designated for Shopping within the Unitary Development Plan and as such the principle of a residential development is in accordance with current local planning policy.

The site in question benefits from planning consent for the provision of amenity space, alongside 2 off-street parking bays and 3 off-street motor cycle bays for the residents of No.12-22 Holme Lane and No.12-22 A Holme Lane, as part of the 06/02608/FUL application. By developing this land with further residential units, it will compromise the original open space area that was granted permission.

The agent/applicant have not addressed the original reasons for refusal on the previous/recent planning application refs; 11/03989/FUL and 12/01546/FUL, both refused on the grounds of;

11/03989/FUL - 'The Local Planning Authority considers that the proposed development would constitute an overdevelopment of a site of restricted dimensions which would result in an unsatisfactory environment and living condition for future occupiers of the proposed flats and occupiers of the adjoining residential properties. This would be contrary to Policies H5 and S10 of the Unitary Development Plan and Policy CS26 of the Core Strategy.'

12/01546/FUL - 'The Local Planning Authority consider that the proposed development would constitute an overdevelopment of a site of restricted dimensions which would result in an unsatisfactory environment and living conditions for future occupiers of the proposed flats and occupiers of the adjoining residential properties. This would be contrary to Policy H5 and S10 of the Adopted Unitary Development Plan and Policy CS26 of the Sheffield Development Framework Core Strategy.'

The main concern lay with the outlook from the bedroom windows onto a large 3.5m high flank boundary wall with only approx.1m to 6m distance between the proposed openings and the large flank wall, short of the standard distance requirement of 21m in accordance to SPG guideline 6, this has not been addressed in the current application and the situation remains the same. Also the

distances from the proposed openings in the rear elevation and the rear elevations of adjoining neighbouring properties raise concerns, as these ranges from approx. 6m to 11m, short of the standard distance requirement of 21m in accordance to SPG guideline 6, and also to the properties located to the side of the proposed building on Hillsborough Road, which are also approx. 8m from the building, and to No.12-22 and No.12A-22A Holme Lane which are approx. 4m away, again short of the 12m requirement as stipulated within the SPG guideline 5, again this has not been addressed in the current application. Furthermore the concern of natural light entering into the proposed lounge/kitchen windows has also not been addressed. It is considered that one window to serve both rooms is inadequate; albeit a secondary small window in the kitchen which will face the internal walls of the proposed staircase, creating a dark and dingy outlook for the future occupiers of the proposed units.

The site is considered to entail many difficult constraints which restrict a practical and good quality scheme; many possibilities have been exhausted previously, in trying to achieve a scheme that will overcome the issues raised above in the assessment part of the report. It is considered that the site should be developed in accordance to the original approval ref; 06/02608/FUL –(Conversion, alterations and extensions of 5 A1/A3 units to form 1 A3 unit with new shop front, alterations to form 6 flats and 1 office above and 6 front dormer windows, alterations to existing external extraction flue, erection of rear pedestrian access and patio area and associated parking), which illustrated the provision of amenity space, alongside 2 off-street parking bays and 3 off-street motor cycle bays for the residents of No.12-22 Holme Lane and No.12-22 A Holme Lane, within the site in question. This will not only improve the existing derelict site, but also provide adequate outlook and amenity space for the occupiers of No.12-22 Holme Lane and No.12-22 A Holme Lane and the outlook for the occupiers of the surrounding neighbouring properties, alongside grant the wishes of the local residents of improving the area within the Hillsborough district, which seems to be the main concern for those who have made representations above.

The proposal is therefore considered overdevelopment of the site and is contrary to Policy CS26 of the Core Strategy. The development will also create unacceptable living condition for the future occupiers of the flats and also to the existing occupiers of neighbouring flats and dwellings, as such the development is considered contrary to the objective outlined in H5 and S10 of the UDP.

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Case Number	12/01465/FUL (Formerly PP-01980737)
Application Type	Full Planning Application
Proposal	Two-storey side extension including garage, erection of front porch, single-storey rear extension, and alterations to roof to create additional living accommodation with side/rear dormer window (Amended plans received 19/12/2012)
Location	64 Cinder Hill Lane Sheffield S35 8NG
Date Received	18/05/2012
Team	NORTH & WEST
Applicant/Agent	Lion Design
Recommendation	Grant Conditionally

Subject to:

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

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

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

Drawing No. 01 D (Existing and Proposed Plans and Elevations)

received on the 19 December 2012 from Lion Design

unless otherwise authorised in writing by the Local Planning Authority.

In order to define the permission.

- 3 The materials to be used externally shall match those of the existing building in colour, shape, size and texture.

In order to ensure an appropriate quality of development.



- 4 The hardstanding laid out to the front of the property shall be used solely for the parking of vehicles in connection with the dwellinghouse and thereafter retained/maintained for the sole purpose intended unless first receiving the written express consent from the Local Planning Authority.

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

- 5 The cheeks and face of the dormer window shall be constructed with hanging roof tiles only and shall be of similar profile, texture, colour of those used on the existing house.

In order to ensure an appropriate quality of development.

Attention is drawn to the following justifications:

1. The decision to grant permission and impose any conditions has been taken having regard to the relevant policies and proposals from the Sheffield Development Framework and the Unitary Development Plan set out below. The Local Planning Authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application:

H10 - Development in Housing Areas

H14 - Conditions on Development in Housing Areas

BE5 - Building Design and Siting

It is considered that the proposed extensions are acceptable from design perspective and would not harm the character or appearance of the house or streetscene. While it is accepted that the two storey side extension would alter the current uniformity of the row of semi-detached houses along the street, it is not considered that it would appear incongruous or appear discordant when viewed in context with its neighbouring properties.

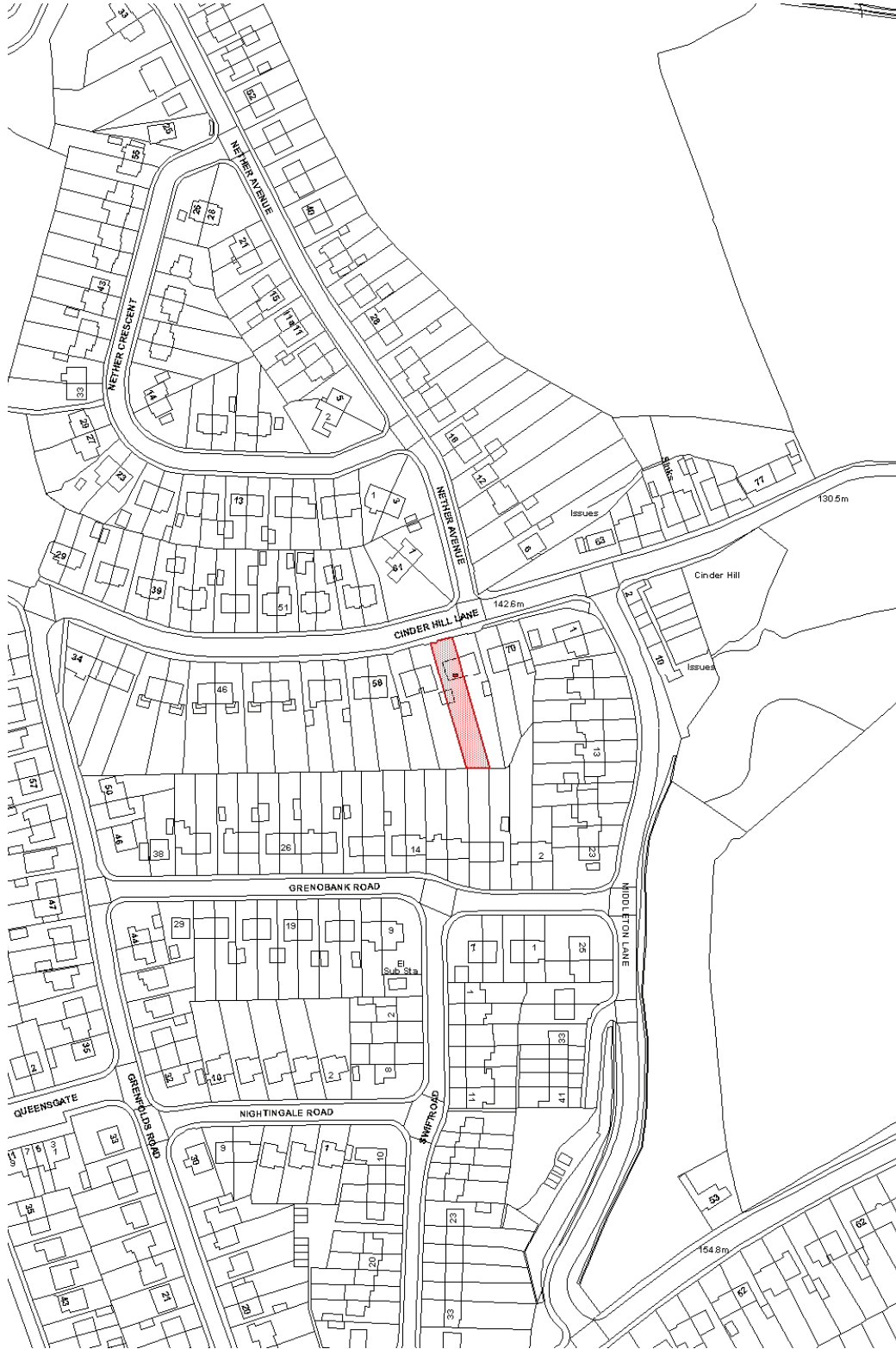
It is also considered that the residential amenity of neighbouring properties would not be unduly harmed by the development that would warrant a refusal on amenity grounds. While it is accepted that the two storey extension would be sited close to the ground floor kitchen window of No. 62 Cinder Hill Lane, this window is not a main window of the house. The level of protection that this side window should therefore be afforded is less than if it formed the primary source of light into the main living area of the property.

The development is also considered to be acceptable from a highway perspective with the property being provided with two off-street parking spaces within the front curtilage of the site.

This explanation is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the

application report at [www.sheffield.gov.uk/planningonline](http://www.sheffield.gov.uk/planningonline) or by calling the planning officer, contact details are at the top of this notice.

Site Location



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## LOCATION AND PROPOSAL

The application relates to a two storey semi-detached house that is situated on the southern side of Cinder Hill Lane in Grenoside. The house is one of a series of similar semi-detached houses that stand along this side of the street, characterised by their full height bay windows (front elevation) and hipped roof construction. The properties on this side of Cinder Hill Lane follow the gradient of the road and step down the road uniformly from west to east. A result of the difference in ground levels means the application property is approximately 1.5m lower in height than its unattached neighbour (62 Cinder Hill Lane).

A driveway rises up along the western side of the property and leads towards a detached garage that stands behind the house. The front curtilage is hardstanding that allows for the parking for two vehicles. An approximate 1.25m high retaining wall with metal railings above forms part of the common and shared boundary with No. 62.

The application seeks full planning permission to erect a two storey side extension, single storey rear extension, front porch and alterations to roof with side and rear dormer window to provide additional living accommodation within the roofspace. The proposal would provide a garage/store, and a fourth bedroom.

Amended drawings were received on the 19 December 2012.

## RELEVANT PLANNING HISTORY

10/01323/FUL – Two storey side extension and single storey front and rear extensions – Withdrawn.

## SUMMARY OF REPRESENTATIONS

Eight objection letters from the residents of 5 properties have been received in response to neighbour notification. Letters have also been received from Ecclesfield Parish Council and Grenoside Conservation Society. Their comments have been summarised below:

- The development would in effect create a three storey dwellinghouse and would not be in keeping with the character of the existing houses along Cinder Hill Lane;
- No objection to the single storey rear extension;
- The development is too large and out of proportion to similar houses in the street; the development would be unsympathetic to the character and appearance of the street.
- Concerns with the delay of determining the application;
- Query the arguments forwarded by the applicant regarding precedents of similar extensions. The two similar extensions are on different roads and involve housing of a totally different character;
- Concerns about the time the development will take to complete and likely noise disturbance
- The applicant has turned his front garden into a car park;

- The extension would be too high and close to the side of 62 Cinder Hill Lane, appearing oppressive, overbearing and overshadow the side kitchen window of the property.
- Loss of a view;
- Concerns about excavations given the gradients of the site and being built on a slope. The high boundary wall, which separates the application property and No. 62 supports the driveway. The development would also impact on drains given that the extension would be built over the drains that serve this property;
- The garage would not be wide enough to park a vehicle

Ecclesfield Parish Council raises objection for the following reasons:-

- The development would dramatically alter the appearance of the streetscene, changing its character;
- The proposed extension is overbearing, out of proportion and unsympathetic to existing properties;
- Withdrawal of the first application has caused confusion to residents – the second application differs minutely from the first plan;
- Lack of access to a shared boundary wall;
- Lack of light to neighbouring property;
- Out of character with neighbouring properties; and
- The proposed extension would cover a drain inspection hatch

Grenoside Conservation Society raises objection for the following reasons:-

- The erection of the two storey side extension will dramatically alter the appearance of the street scene, changing its character. The amendment to the roof design is a slight improvement but this will still be imposing and adversely affect the skyline.
- The extension is out of proportion and unsympathetic to the existing properties and will be visible over a large area.

Councillor Adam Hurst has written in on behalf of the occupants of 62 Cinder Hill Lane. He comments that the occupants of this property are concerned with the potential lack of access to the drain they share with the applicant, the lack of access to the shared boundary wall that will cause problems for future maintenance of the drive, lack of light, changes to the character of the area and covenant issues of the gardens.

## PLANNING ASSESSMENT

It is considered that the main issues relevant to this application include the following:-

- i) Highway Issues
- ii) Design Issues and affect on the character and appearance of the street
- iii) Affect on the residential amenity of neighbouring properties
- iv) Other Issues



### i) Highway Issues

It is not considered that the development gives rise to any significant highway implications that would justify a refusal. The applicant has submitted revised drawings that show provision within the site's curtilage to allow for two vehicles to be parked off-street. Although the garage is sub-standard and unlikely to be used for the parking of vehicles in connection with the house, the on-site car parking provision should meet the expected parking requirements of a 4-bedroom dwellinghouse. It is important that the hardstanding remains solely for the parking of vehicles in connection with the house. A condition would secure this.

### ii) Design Issues

Policy BE5 (c) states that good design and use of good quality materials and craft skills will be expected in all new and refurbished buildings and extensions. It goes on to state that all extensions should respect the scale, form, detail and materials of the original building.

Policy H14 relates to conditions on development in Housing Areas. Of these conditions, at part (a) it states that new development will be permitted provided that the extensions are well designed and would be in scale and character with neighbouring buildings.

The proposal is in effect in three parts, a two storey side extension with side and rear dormer window, single storey rear extension and single storey front extension (front porch). Each will be taken in turn.

Two storey side extension with side and rear dormer window.

The submitted drawings show that the two storey side extension would extend along the full length of the property's side elevation and extend up to the boundary with its unattached neighbour (No. 62). It would be designed with a hipped roof and incorporate a side and rear dormer window. This side dormer window is being sought to allow the applicant to install a staircase to allow access into the upper floor (attic). The dormer would be set in from the front roof slope of the property, and to the rear would wrap around the roof slope of the existing house. The dormer would be designed with a hip (front section) and be faced in hanging tiles to all elevations to match existing.

The application has been amended on the advice of officers following concerns with the design of the two storey extension and the use of a half hip. Given the character of the street is one of hipped roofs, it was important in officers' opinion to ensure that the configuration and profile of the extension's roof incorporated a full hip. Although the extension would include a dormer window within its side roof slope, this dormer window would sit below the ridge and recessed from the front edge of the roof slope.

It is noted that no other properties along this side of the street have been extended to the side at two storey level and thus any alterations or extensions to the side of

the property would undoubtedly alter the uniformity of the street. However, it is not considered that the extension would appear incongruous to the detriment of the character and appearance of the house or streetscene. The extension has been designed with a hip roof to reflect the other properties along the street while the side dormer window has been purposefully set back from the front edge of the roof plane in order to create a more subservient addition to the roof. Moreover, as the neighbouring property is some 1.5m higher, it is not considered that the side extension would appear discordant when viewed in context with this neighbouring house with a clear gap being maintained between the two properties. The use of hanging tiles to all its faces of the dormer window to match the materials of the existing house would further help to assimilate the side dormer into the house.

#### Single storey rear extension

The plans show a single storey rear flat roofed extension would be built across the full width of the house's rear elevation (8.1m) and project out into the rear garden area by 3m. It would be designed with a parapet wall to provide some definition and include a large concertina doors within its rear elevation. It would be faced in red brick (lower section) and be rendered above. It is considered that the design of the extension is acceptable, raises no objection in terms of its materials and although constructed with a flat roof, this can be justified given that it would not be visible from the highway and incorporate detailing and interest within its elevation treatment to avoid it appearing discordant.

#### Single storey front extension - porch

The proposed single storey extension would project forward of the existing house by 1.5m and extend across the property's existing front door and proposed two storey side extension to provide a porch and covered canopy in front of garage. It would be designed with a lean-to that would extend up to below the cills of the property's first floor windows.

The extension is considered to be of acceptable design quality and would not harm the character and appearance of the dwellinghouse. It would be reflective of a number of front extensions approved on similar house types and given its distance from the back edge of the highway would not harm the street's established building line.

#### iii) Residential Amenity

Policy H14 relates to conditions on development in Housing Areas. Of these conditions, at part (a) it states that new development will be permitted provided that the extensions are well designed and would be in scale and character with neighbouring buildings.

Supplementary Planning Guidance on Designing House Extensions gives further guidance regarding the design and materials of house extensions and recommended separation distances that should be maintained between buildings to avoid unreasonable overshadowing and overdominance of neighbouring dwellings. To avoid unreasonable overshadowing and overdominance of

neighbouring dwellings, at Guideline 5, it details that single storey extensions that are built adjacent to another dwelling may not extend more than 3m beyond that other dwelling and at Guideline 6 that a two storey extension should not be placed nearer than 12 metres in front of ground floor main windows of a neighbouring property.

It is considered that the properties most affected by the development are its two immediate neighbours, namely Nos. 62 and 66 Cinder Hill Lane.

In terms of No. 62 Cinder Hill Lane, this property has a ground floor side kitchen window within its elevation facing the application property. Although a secondary means of light is obtained from the rear of the property, this window forms the primary source of lighting the kitchen. As the proposed extension would come within 2.5m of this window, the development would undeniably impact on the outlook and light currently afforded from this kitchen window. The degree of protection that this window however should be afforded is dependent upon whether it would be viewed to be a main window of the house. Within the Glossary of Terms - Appendix 2 in SPG – Designing House Extensions, main windows are defined as being the primary source of light into the main living rooms of a dwelling. These rooms include larger bedrooms, dining and living rooms and other places people could be expected to spend lengthy amounts of time in.

With regard to this kitchen, internal inspection of the room found that it is a non habitable room of the property and is more akin to a galley kitchen where the occupants of the house would not be expected to spend lengthy amounts of time in. On the basis of the definition as set out in the SPG, it is considered that the level of protection this window should be afforded should not be the same if it were a habitable and a main window of the house. As such, while it is acknowledged that the extension would diminish the outlook from this window and result in some loss of light, it is considered unreasonable to refuse the application on these grounds in order to protect a non habitable room of the house.

In terms of No. 66 Cinder Hill Lane, the main affect on this property's amenity would be the single storey rear extension. The proposed extension would be constructed along the common boundary with this neighbouring property and project out by 3m. The proposed single storey extension would therefore accord with the guidance set out in SPG –Designing House Extensions regarding single storey extensions that are built adjacent to another dwellinghouse. Any affect of the extension on this neighbouring property's residential amenity in terms of loss of outlook or overshadowing would therefore be minimal.

No other properties are likely to be affected by the proposed extensions given the location and distance of these properties to the site.

#### iv) Other Issues

The issues raised with regard the access to the communal drain, excavation works and future maintenance of the driveway and shared common boundary are not planning related and can not be given any weight in the assessment of this application.

## SUMMARY AND RECOMMENDATION

Full planning permission is being sought to extend a semi-detached house in Grenoside. The proposal includes the erection of a two storey side extension, single storey rear extension, side and rear dormer windows and front porch.

It is considered that the proposed extensions are acceptable from design perspective and would not significantly harm the character or appearance of the house or streetscene. While it is accepted that the two storey side extension would alter the current uniformity of the row of semi-detached houses along the street, it is not considered that it would appear incongruous or appear discordant when viewed in context with its neighbouring properties.

It is also considered that the residential amenity of neighbouring properties would not be unduly harmed by the development that would warrant a refusal on amenity grounds. While it is accepted that the two storey extension would be sited close to the ground floor kitchen window of No. 62 Cinder Hill Lane, this window is not a main window of the house. The level of protection that this side window should therefore be afforded is less than if it formed the primary source of light into the main living area of the property.

The development is also considered to be acceptable from a highway perspective with the property being provided with two off-street parking spaces within the front curtilage the site.

Policies BE5 and H14 of the UDP and guidance given in the Council's Supplementary Planning Guidance on house extensions are therefore considered met.

For these reasons, it is recommended that planning permission be **GRANTED** subject to the conditions outlined.

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Case Number 12/01238/FUL (Formerly PP-01943434)  
Application Type Full Planning Application  
Proposal Erection of 6 dwellinghouses in one block  
Location 393 Club Games Court  
Hammerton Road  
Sheffield  
  
Date Received 01/05/2012  
Team NORTH & WEST  
Applicant/Agent DK Designs C/o Mr D Keeton  
Recommendation Grant Conditionally Legal Agreement

Subject to:

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

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

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

2012-11-01-A  
2012-11-02-C  
2012-11-05-B  
2012-11-04-B  
2012-11-03-B

unless otherwise authorised in writing by the Local Planning Authority.

In order to define the permission.

- 3 Development shall not commence until details of a scheme of sound attenuation works have been submitted to and approved by the local planning authority. The residential accommodation hereby permitted shall not be occupied unless the approved scheme of sound attenuation works has been installed in full. Such scheme of works shall:

- a) Be based on the findings of an approved noise survey of the application site, including an approved method statement for the noise survey.
- b) Be capable of achieving the following noise levels;  
Bedrooms: LAeq (15 min) 30 dB; LAm<sub>ax</sub> 45dB - (23:00 to 07:00),  
Living Rooms: LAeq (15 min) 40 dB - (07:00 to 23:00),
- c) If the above levels cannot be achieved with windows partially open, include a system of alternative acoustically treated ventilation to all habitable rooms.

Once installed, the approved scheme of sound attenuation works shall thereafter be retained and maintained in accordance with the approved details.

**Advice:**

The applicant's representatives should be advised that the assessment should address the potential for night time noise from the police station's activities.

In the interests of the amenities of the future occupiers of the building.

- 4 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).

In order to ensure that any contamination of the land is properly dealt with.

- 5 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).

In order to ensure that any contamination of the land is properly dealt with.

- 6 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.

In order to ensure that any contamination of the land is properly dealt with.

- 7 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.

In order to ensure that any contamination of the land is properly dealt with.

- 8 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 or any part thereof shall not be brought in to 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 Local Planning Authority policies relating to validation of capping measures and validation of gas protection measures.

In order to ensure that any contamination of the land is properly dealt with.

- 9 No doors/windows/gates shall, when open, project over the adjoining footway.

In the interests of pedestrian safety.

- 10 Before the development hereby permitted is occupied arrangements shall be agreed with the Local Planning Authority and be put in place to ensure that, with the exception of disabled persons, no resident of the development shall obtain a resident's parking permit within any controlled parking zone which may be in force in the city at any time.

In order to define the permission.

- 11 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.

In the interests of the safety of road users.

- 12 The development shall not be begun until details have been submitted to and approved in writing by the Local Planning Authority of arrangements which have been entered into which will secure the reconstruction of the footways adjoining the site before the development is brought into use. The detailed materials specification shall have first been approved in writing by the Local Planning Authority.

In order to ensure an appropriate quality of development.

- 13 No development shall commence until a report has been submitted to and approved in writing by the Local Planning Authority identifying how the following will be provided:
- a) a minimum of 10% of the predicted energy needs of the of the completed development being obtained from decentralised and renewable or low carbon energy; and
  - b) The generation of further renewable or low carbon energy or incorporation of design measures sufficient to reduce the development's overall predicted carbon dioxide emissions by 20%. This would include the decentralised and renewable or low carbon energy to satisfy (a)

Any agreed renewable or low carbon energy equipment, connection to decentralised or low carbon energy sources or additional energy efficiency measures shall have been installed before any part of the development is occupied and a post-installation report shall have been submitted to an approved in writing by the Local Planning Authority to demonstrate that the agreed measures have been installed. Thereafter the agreed equipment, connection or measures shall be retained in use and maintained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

In order to ensure that new development makes energy savings in the interests of mitigating the effects of climate change, in accordance with Sheffield Development Framework Core Strategy Policy CS65.

- 14 The dwellings hereby approved shall be constructed to achieve a minimum standard of Code Level for Sustainable Homes Level 3 and before any dwelling is occupied (or within an alternative timescale to be agreed) the relevant certification, demonstrating that Code Level 3 has been achieved, shall be submitted to and approved in writing by the Local Planning Authority.

In the interests of mitigating the effects of climate change, in accordance with Sheffield Development Framework Core Strategy Policy CS64.

- 15 Before construction works commence full details of the proposed dwellinghouses materials shall have been submitted to and approved in writing by the Local Planning Authority.

In the interests of the visual amenities of the locality.

- 16 Large scale details, including materials and finishes, at a minimum of 1:50 of the items listed below shall be approved in writing by the Local Planning Authority before that part of the development commences:

Windows  
Window reveals  
Doors  
Eaves and verges  
External wall construction  
Brickwork detailing  
Entrance canopies  
Roof  
Ridge & valleys  
Rainwater goods

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

In order to ensure an appropriate quality of development.

- 17 The windows in the south elevation of No. 393 The Club Langsett Road which face the rear elevation of the proposed dwellings facing shall be fully glazed with obscure glass to a minimum privacy standard of Level 4 Obscurity and no part of it shall at any time be glazed with clear glass without the prior approval of the Local Planning Authority.

In the interests of the amenities of the future occupiers of the building.

- 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 the development is commenced, or within an alternative timeframe to be agreed in writing by the Local Planning Authority.

In the interests of the visual amenities of the locality.

- 19 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, 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.

In the interests of the amenities of occupiers of adjoining property, bearing in mind the restricted size of the curtilage.

- 20 Details of a suitable means of site boundary treatment shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced, or an alternative timeframe to be agreed in writing by the Local Planning Authority and the dwellinghouses 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.

In the interests of the visual amenities of the locality.

- 21 Before the development is commenced, or within an alternative timeframe to be agreed in writing by the Local Planning Authority, full details of suitable inclusive access and facilities for disabled people to enter the building(s) and within the curtilage of the site, shall have been submitted to and approved in writing by the Local Planning Authority and the dwellinghouses shall not be used unless such inclusive access and facilities have been provided in accordance with the approved plans. Thereafter such inclusive access and facilities shall be retained. (Reference should also be made to the Code of Practice BS8300).

To ensure ease of access and facilities for disabled persons at all times.

Attention is drawn to the following justifications:

1. The decision to grant permission and impose any conditions has been taken having regard to the relevant policies and proposals from the Sheffield Development Framework and the Unitary Development Plan set out below:

H7 - Mobility Housing  
H10 - Development in Housing Areas  
H14 - Conditions on Development in Housing Areas  
H15 - Design of New Housing Developments  
H16 - Open Space in New Housing Developments  
BE5 - Building Design and Siting

Overall it is considered that the development complies with the relevant policies and proposals in the development plan, and would not give rise to any unacceptable consequences to the environment, community or other public interests of acknowledged importance.

This explanation is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report at [www.sheffield.gov.uk/planningonline](http://www.sheffield.gov.uk/planningonline) or by calling the planning officer, contact details are at the top of this notice.

Attention is drawn to the following directives:

1. You are required, as part of this development, to carry out works within the public highway. You must not start any of this work until you have received a signed consent under the Highways Act 1980. An administration/inspection fee will be payable and a Bond required as part of the consent.

You should apply for a consent to: -

Highways Adoption Group  
Development Services

Sheffield City Council  
Howden House, 1 Union Street  
Sheffield  
S1 2SH

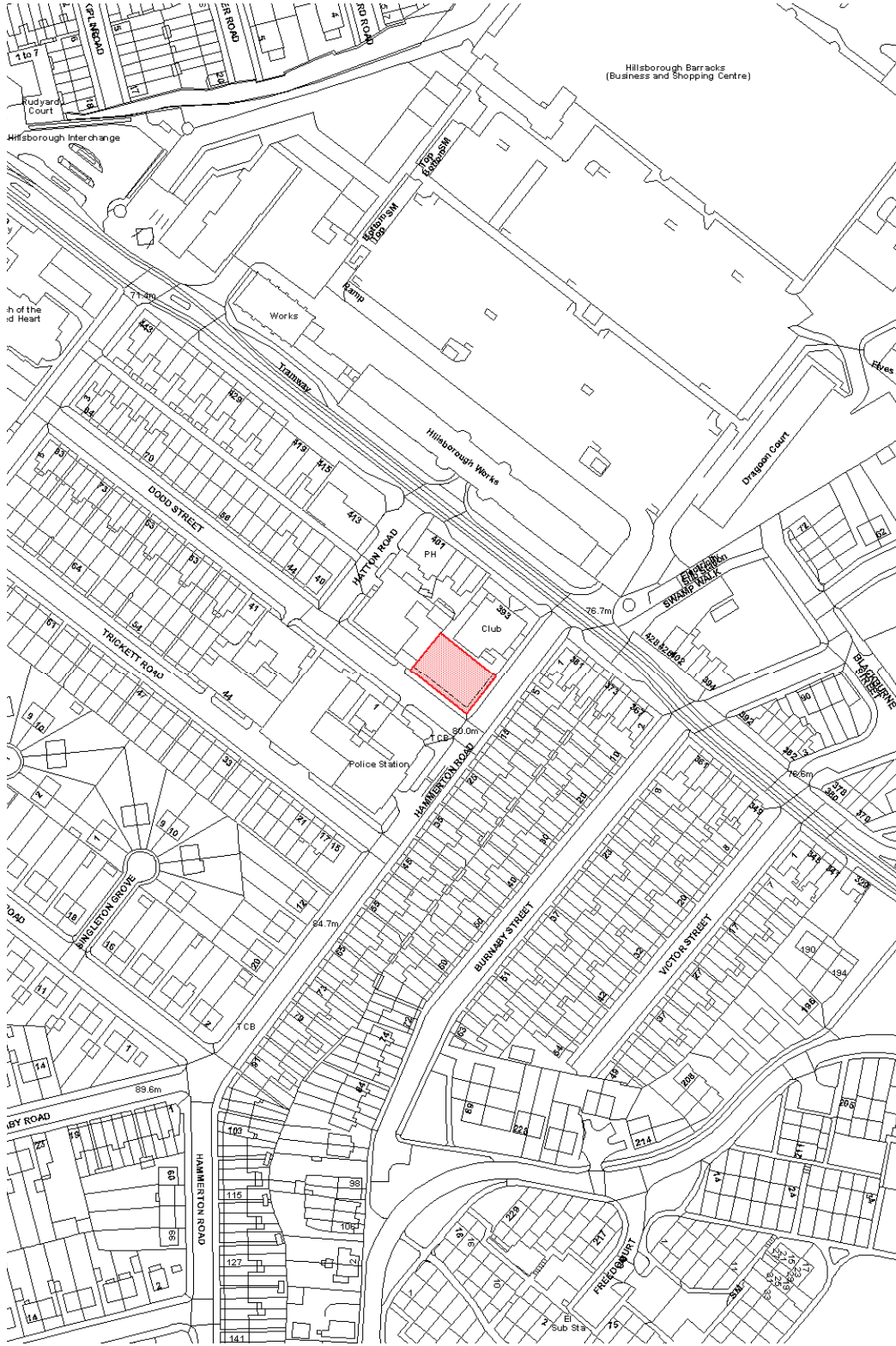
For the attention of Mr S Turner  
Tel: (0114) 27 34383

2. As the proposed development abuts the public highway you are advised to contact the Highways Co-ordination Group on Sheffield 2736677, prior to commencing works. The Co-ordinator will be able to advise you of any pre-commencement condition surveys, permits, permissions or licences you may require in order to carry out your works.
3. From the 6th April 2008, the Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 2008 require that all requests for confirmation of compliance with planning conditions require a fee payable to the Local Planning Authority. An application to the Local Planning Authority will be required using the new national standard application forms. Printable forms can be found at [www.sheffield.gov.uk/planning](http://www.sheffield.gov.uk/planning) or apply online at [www.planningportal.gov.uk](http://www.planningportal.gov.uk). The charge for this type of application is £97 or £28 if it relates to a condition on a householder application for development.

For Listed Building Consent and Conservation Area Consent applications an application for confirmation of compliance with planning conditions is still required but there is no fee.

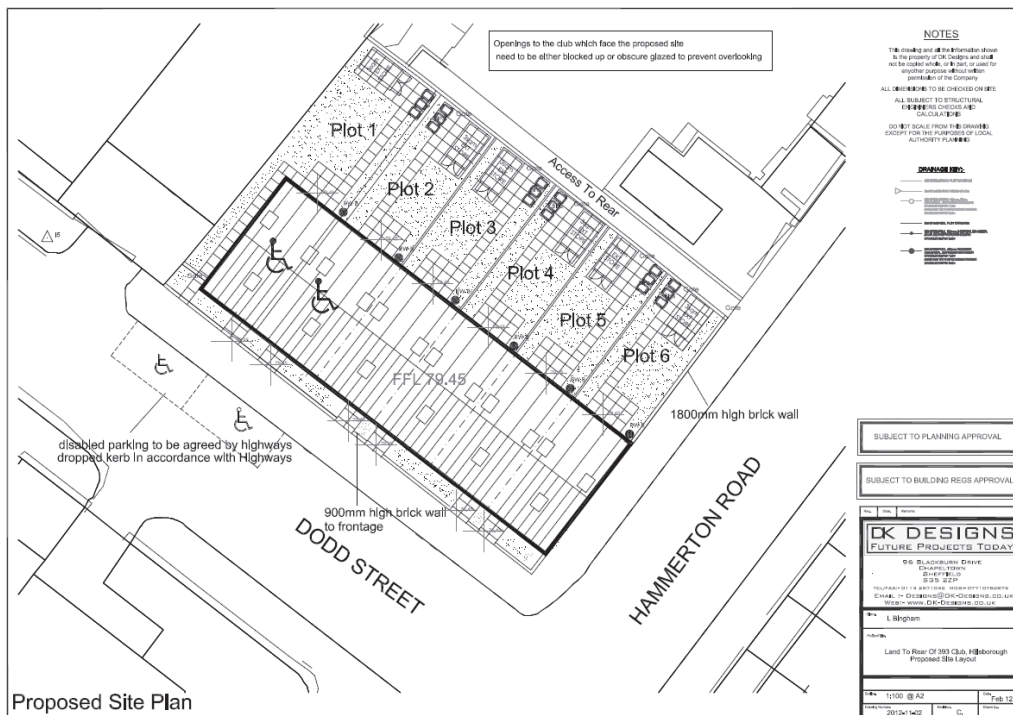
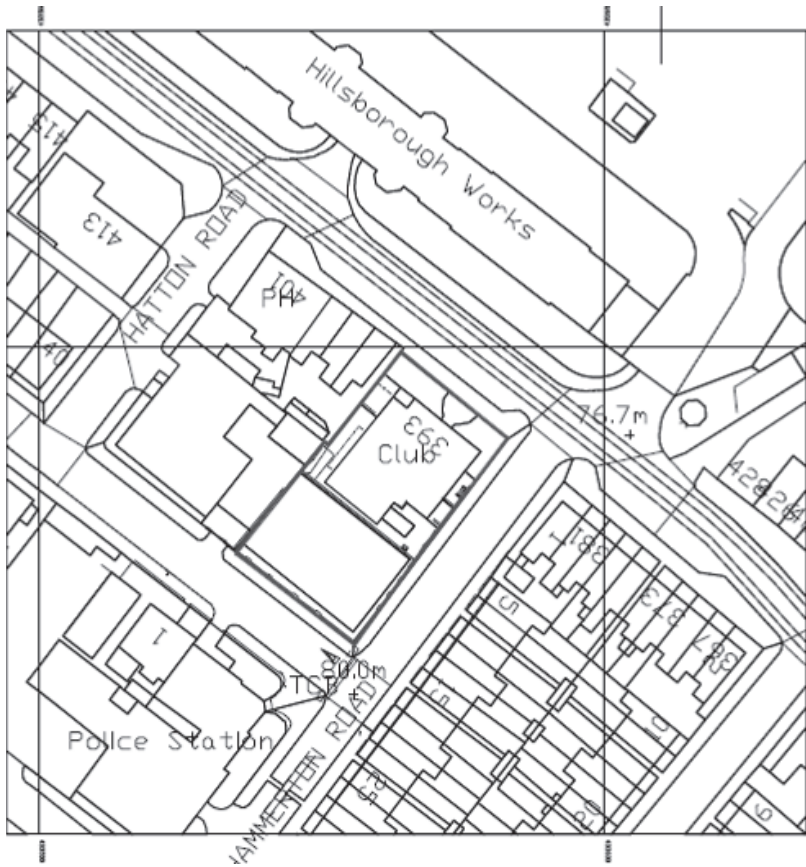
4. The applicant should be aware that a legal agreement has been completed in respect of this proposal.

# Site Location



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**NOTES**

The drawings and all the information shown in the property of the Designer and shall not be copied, whole or in part, or used for any other purpose without the written permission of the Designer.

ALL DIMENSIONS TO BE CHECKED ON SITE

ALL SUBJECT TO STRUCTURAL CALCULATION

DO NOT SCALE FROM THIS DRAWING EXCEPT FOR THE PURPOSES OF LOCAL AUTHORITY PLANNING

**CONVENTIONS**

- Proposed Boundary
- Proposed Footpath
- Proposed Driveway
- Proposed Wall
- Proposed Fencing
- Proposed Gate
- Proposed Access
- Proposed Path
- Proposed Cycleway
- Proposed Cycleway
- Proposed Cycleway

SUBJECT TO PLANNING APPROVAL

SUBJECT TO BUILDING REGS APPROVAL

**DK DESIGNS**  
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 Tel: 01257 351111  
 Email: info@dkdesigns.co.uk  
 www.dkdesigns.co.uk

DK DESIGNS  
 L. Bligham

Land To Rear Of 393 Club Hillsborough  
 Proposed Site Layout

Scale: 1:100 @ A2  
 Date: 20/04/2022  
 Title: C.  
 Sheet: 1 of 1

## LOCATION AND PROPOSAL

The site is located within the Hillsborough district of Sheffield. The site sits on the corner junction of Hammerton Road and Dodd Street and forms part of the social and youth club No.393 Langsett Road, it is a fairly level site. This building is constructed in two parts; a two-storey pitched roofed part which faces and sits close to Hammerton Road and a two-storey flat roofed part, which sits close to the rear and the courtyard area, which is the site in question. The courtyard area was formally used as an outdoor basketball area in connection to the club, but has been disused for some time. It is enclosed by a high brick wall, with vehicular access off Hammerton Road. The existing flat roofed two-storey part of No.393 sits closer to the proposed development, the roofed part of the building sits slightly behind.

To the south side and opposite the site on Dodd Street, there is a Police Station, which is a part single storey and part two-storey building; this building is located approx. 18.5m. On the east side of the site, on Hammerton Road are a row of residential terraces, these are located approx. 15m from the site boundary. To the west side of the site is a former Old Post Office (Sorting Office) and is now used as an embroidery firm. This neighbouring property sits along the western boundary, incorporating a carport area at ground level abutting the site, with flat roofed offices over and above; this part of the building is an extension to the Post Office which is a traditional red brick building. The extension part of the building has windows in the front elevation facing Dodd Street but no openings to the side elevation facing the site in question.

The current application proposes the construction of 6 three-bedroom residential dwellings. Plans show the houses extend to a height of 11.9meters to ridge level and as such will be 2-storeys high with rooms in the roof space. Each dwelling will include a kitchen and living room and wc at ground floor, 2 bedrooms and bathroom at first floor and a third bedroom and en-suite within the roof space (second floor) plans indicate rooflights to the second floor. A small front garden area which consists of on average approx. 2msq and a larger rear garden area which consists on average approx. 37msq is shown per dwelling. Bin storage and external store area is also shown to the rear of the properties within the garden area. No parking has been indicated for the dwellings, although 2 disabled parking on the main highway is shown. It is proposed that the dwellings will be constructed in brickwork, with concrete interlocking tiles, black UPVC rainwater goods; the proposed materials for the openings have not been specified.

## SUMMARY OF REPRESENTATIONS

6 representations have been made from neighbouring properties, objections are summarised below;-

- current problems with on street parking will exacerbate
- no additional off-street parking has been shown for the 393 Club
- recommend that highways make Hammerton Road a one way street cost borne by the applicant of the current application

- no consultation to sport England regarding the loss of the sporting facility, whilst the games court is relatively small, there are very few sporting facilities in the immediate area, its loss should be considered as a material issue
- the site would be better utilise as a car park
- money generated from 106 should go towards the upgrade of 393 club
- loss of light to offices at Eurobroid adjacent to the site
- overbearing on outlook onto a solid brick wall form the office next door
- concern with future occupiers possible suffering form noise disturbance form deliveries etc form the firm next door
- sufficient housing stock available within immediate vicinity
- concern with light and shadow created by the dwellings on the local environment
- unattractive view from the rear of the proposed dwellings onto the 393 club
- noise form the eurobroid firm and the pub may leave the dwellings vacant
- loss of mature trees 2 years ago which were chopped down to facilitate the current application.
- devaluation of existing properties
- loss of view

Consultation

Yorkshire Water- no objections

## PLANNING ASSESSMENT

This application proposes the redevelopment of part the 393 Club Games Courtyard area to provide 6 x 3 bedroom dwellinghouses in form of terrace. The principle issues to consider in the determination of this application include the following:

1. Principle of development: Policy and Land Use;
2. Design considerations;
3. Impact on amenity of adjoining residents;
4. Noise and contamination considerations;
5. Highways impact.

The Council is also required to consider representations received as a result of public consultation.

Principle of development: Policy and Land Use

Within the Sheffield Adopted Unitary Development Plan the application site is designated within a Housing Area. Policy H10 of the UDP determines that within such areas, housing (Use Class C3) is the preferred use subject to compliance (as relevant to this application) with Policies H14 - H16 (Conditions on development in Housing Areas) of the UDP, which are considered in the report below. As such, the principle of housing development on this site fully accords with current planning policy within the Unitary Development Plan subject to the detailed assessment set out in this report.

It is also considered that the proposal would help contribute to Core Strategy objective S4.3 of providing community, education, training, leisure and other services and facilities at the neighbourhood level, and this would outweigh any potential harm caused by the removal of a facility that was once used for outdoor recreation.

### Design Considerations

Policy BE5 of the Adopted Unitary Development Plan advises that good design and the use of good quality materials will be expected in all new buildings. It also states that new developments should complement the scale, form and architectural style of surrounding buildings and should be of a human scale wherever possible. In addition, Policy H14 (a) determines that new developments will be permitted in Housing Areas provided that new buildings and extensions are well designed and would be in scale and character with neighbouring buildings.

With specific regard to the design of new housing development as relevant to this site, Policy H15 then advises that new housing developments will be expected to provide easy access to homes and circulation around the site; provide adequate private gardens or communal open space to ensure that basic standards of daylight, privacy, security and outlook are met for all residents; and provide uniform walls or fences around rear gardens next to roads, footpaths or other open areas.

It is acknowledged that the scale, form and architectural style of surrounding buildings comprises a range of housing types including terraces and semi-detached dwellings to a maximum of two-storeys in height, with some dwellings incorporating rooms in the roof space. As such, the principle of 2 storey buildings with additional accommodation within the roof space accords with the character and scale of neighbouring buildings. Furthermore, the agent has sought to integrate the dwellings into the surrounding area by using brickwork to the elevations with roof tiles, which relates appropriately to the character of existing dwellings on Hammerton Road.

With regard to the provision of adequate private gardens and ensuring that basic standards of daylight, privacy, security and outlook are met for all residents, it is noted that garden depths across application site vary from a minimum of 8.9 metres to a maximum of 9.1 metres. The Council has no specific guidelines in relation to the construction of new dwellings. However, the privacy standards set out in Supplementary Planning Guidance: Designing House Extensions are considered relevant. To prevent over-development of a house plot, Guideline 4 of the SPG determines that in most circumstances the Council considers a garden size of 50 square metres to be the minimum for a two or more bedroomed house. A minimum distance to the back boundary from the rear elevation of 10 metres is also normally required for reasons of neighbour's privacy as well as amenity. In this application, the smallest garden equates to approx.36.4 square metres and a depth of 8.9 metres; this is marginally below the recommendations of Guideline 4 but is not considered sufficiently below to warrant recommending refusal of the application, especially given that the area consists of similar size garden areas and is typical of terraces to accommodate smaller rear private garden areas in such a location. It is also noted that the application proposes the introduction of uniform

fences around rear gardens comprising 1.8 metre high timber panel fences, with gated access.

The application is therefore considered to accord with Policy BE5, H14 (a) and H15 of the Unitary Development Plan.

#### Impact on amenity of adjoining residents

Policy H14 (b) of the Unitary Development Plan advises that that new developments will be permitted in Housing Areas provided that the site would not be over-developed or deprive residents of light, privacy or security, or cause serious loss of existing garden space, which would harm the character of the neighbourhood. It is also relevant to note Guideline 6 of the Designing Housing Extensions SPD, which determines that to protect and maintain minimum levels of privacy, a minimum distance of 21 metres should be maintained between main facing windows.

The application includes a typical cross-section through the site, which indicates the relationship between the proposed dwellings and the neighbouring properties. The residential properties located to the east side on Hammerton Road are approx. 14m from the nearest proposed dwelling which meets the standard criteria of a 12m distance between a front elevation and a side elevation of two-storey buildings SPG 5. The Police Station opposite the site in question on Dodd Street is approx. 18m from the proposed front elevation of the dwellings, although this is below the standard guideline of 21m SPG6, it is considered that in this instance as the building opposite is not residential and is mainly single storey offices that difference of the 3m shortage is not significant enough to warrant a refusal on this basis alone. To the rear is the 393 Club, which is located approx. 10m from the proposed rear elevation of the dwellings. There are windows to the side elevation of this building which faces the site in question; as such the agent has submitted drawings showing obscure glazing to the windows to prevent any potential overlooking from the proposed windows of the dwellings. To the west side is the embroidery firm as mentioned above, there is no openings to the building facing the site in question. The proposed dwellings sit slightly in front of the existing extension to the embroidery firm, by approx. 3.3m. As the extension sits over a carport area, the windows serve offices and not habitable rooms, although there will be some degree of loss of light to the window it is considered that as these are at first floor levels there will be no significant amount of loss of light to warrant a refusal on this basis.

On this basis, it is concluded that the proposed dwellings will not deprive existing residents of light, privacy or be overbearing and is considered acceptable.

It is therefore concluded that the proposed development is in accordance with Policy H14 (b) of the Unitary Development Plan.

#### Landscape

The application site presently comprises a hard-surfaced court yard area as such the site is not identified to be of any value with regard to flora and fauna. It is



proposed as a condition of this application that a detailed landscape plan be submitted in relation to the front of the site and the garden areas to the rear. It is anticipated that the introduction of domestic gardens will provide greater opportunity for wildlife than the present use.

#### Noise and contamination

Policy H14 of the UDP advises that new developments will be permitted in Housing Areas provided:

(e) It would not suffer from unacceptable air pollution, noise or other nuisance or risk to health or safety.

There is concern with the proposed development being affected by the noise from the police station opposite and also by the coming and goings from the embroidery business next door. As such it is considered that a condition is imposed to ensure that disamenity due to external noise sources is mitigated, and a good internal noise environment is provided for future occupiers of the proposed dwellings. The proposed residential use with private gardens is vulnerable to the presence of land contamination. There is also the potential for made ground to affect land quality on site and as such conditions will be imposed to provide further information regarding this prior to development commencing.

#### Highways and accessibility

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

This application proposes no off street parking. Highways Development Control has raised no objection to the proposed development and have suggested that it would be difficult to substantiate a recommendation to refuse planning permission for a development proposal of this type, in this location, even without any dedicated parking.

Opposite the site is the Police Station with its own off-street parking accommodation, and also Barkers Furniture Store. On the same side of the road as the development site, just to the north, is Crown Labels, which again also has its own off-street car parking accommodation. The existing terraced housing (and greater demand to park on-street) does not come into effect until after Hatton Road is reached. With multiple transport options and shops/amenities in close proximity, both national & local planning policy can be used to support a car free approach in this instance.

The site is also within the periphery of the Hillsborough Permit Parking Scheme. The purpose of the scheme is to ensure that each existing household can apply for up to two parking permits (and visitor next-day scratch off tickets) ensuring on-street parking availability within the vicinity of their property. Before the scheme was implemented, the competing demands were shoppers parking and match day parking.



For new residential development situated in extremely sustainable locations such as the site in question (not needing to be car dependent) that are also located within existing permit parking schemes, the Council has a policy of not issuing parking permits to the new inhabitants, which is covered by applying a planning condition.

The only other issue with regards to highway concern is the reconstructing of the footway abutting the development site. This is justified owing to the damage that will be caused during demolition of the brick boundary wall, and excavations for connections to statutory undertakers services.

The main access to the proposed dwellings will be off Dodd Street, with a rear access also shown to the rear of the dwellings, accessed off Hammerton Road. As such, the proposed access is considered acceptable in principle.

Policy H7 of the Unitary Development Plan encourages all new housing to provide at least 25% of the accommodation to mobility housing standards. Two of the 6 dwellings have been specifically designed with mobility provisions. The information provided is sufficient and accords with Policy H7 of the UDP.

#### Open Space

Policy H16 of the Unitary Development Plan requires that the developer make a financial contribution towards the provision or enhancement of public open space within the vicinity of the application site. The requirement is based on any development of more than 5 dwellings. The applicant has been requested to enter into a unilateral planning obligation to pay the Council the sum of £9,857.10 upon the commencement of development.

#### SUMMARY AND RECOMMENDATION

The application proposes the construction of 6 three-bedroom terrace properties at Hillsborough on Hammerton Road and Dodd Street. The site lies within an area designated for housing within the Adopted Unitary Development Plan and thus the principle of development is in accordance with current local planning policy.

The distance between existing dwellings and other buildings and those proposed is significantly in excess of guidelines established within the Designing House Extensions SPG such that there is not considered to be a significant impact on the amenity and privacy of existing residents or neighbouring business to warrant a refusal of this application.

It is also the case that the 6 houses proposed within this application are predominantly consistent in height, siting and design to neighbouring dwellings.

The application is therefore recommended for conditional approval subject to a Planning Obligation under Section 106 with the following Heads of Terms:

- (i) The Owner shall pay to the Council on or before the first occupation of the development the sum of £9,857.10 to be used for the provision of open space in the locality of the site.

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