

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. **Application Number: 23/00394/FUL**

Address: Land Between 94 and 98 Wheel Lane, Grenoside, Sheffield, S35 8RN

Additional Representation:

Additional comment has been received from the occupiers of the neighbouring property. The following points are raised, with the Officer response below;

- The side windows should be designed out as they are not necessary
- Concern that if the windows open then this creates privacy implications and noise disturbance. Request that the Condition 15 (relating to obscure glazing) is amended to include the windows being non opening.

It would unreasonable to prohibit windows in the side elevation. These are all shown to be obscured. At ground floor these are high level, therefore even if opened by virtue of their design there would not be an unacceptable privacy implication. The windows at first floor can be conditioned so that they open only at high level. This would be in line with permitted development criteria. Condition 15 will be amended to achieve this.

- Concern is raised regarding the siting of the heat pump in relation to neighbouring property. Request that a condition is added to require noise reduction casing.

A standard condition will be added (previously omitted in error) which is applied to heat pumps in residential areas. This condition will ensure the equipment does not result in unacceptable disamenity. It would be unreasonable to specifically require noise reduction casing specifically, as products differ. The condition is appropriately worded to ensure adequate noise control

- Concern is raised about the uncertainty as to what is proposed in the Green Belt land, particularly in light of it being included in previous applications. Request is made that future maintenance, ownership / use is conditioned. Concern is raised that in the future this will transfer to residential use.

Any future change of use would require planning permission. The land falls beyond the application site and it would not be appropriate to require a condition relating to the management or ownership of the land.

- Confirmation is requested that it will not be possible to use the existing unlawful foundations given the ground levels. The approval should require the Finished floor levels and ridge high levels to be strictly adhered to.

Whether or not an element of the existing footings can be used is a matter to be resolved outside the planning process. It is not within the remit of the planning system to involve itself with the buildability of a project. The key issue is the finished floor levels, land levels and ridge levels. This information is all supplied within the submission, and condition 2 requires for the development to be built in complete accordance with these details.

- Concern is raised that the scheme will not be built in accordance with these plans and will result in future application for retrospective permission.

The planning system does allow mechanisms for amendments to schemes and any future submissions would require appropriate assessment. Enforcement action may also be considered for any future breaches where appropriate.

- The proposed development will have a detrimental effect on the existing frontage tree, which contradicts with the Councils own bio-diversity policies, and with the treatment of the trees to the rear of the site.

The merits of the frontage tree are discussed on page 38 within the Officer report. The tree is not subject to a TPO. The conditions attached ensure new planting within the site to enhance biodiversity.

Change to Conditions

Condition 15 (as amended):

The windows in the side elevations of the proposed dwellings shall be installed in accordance with the approved plans and shall be fully glazed with obscure glass to a minimum privacy standard of Level 4 Obscurity and any part of the window(s) that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The window(s) shall be permanently retained in that size and condition thereafter.

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

Additional Condition:

No externally mounted and/ or fixed plant or equipment for heating, cooling or ventilation purposes, nor grilles, ducts, vents for similar internal equipment, shall be fitted unless full details thereof, including acoustic emissions data,

have first been submitted to and approved in writing by the Local Planning Authority. Once installed such plant or equipment shall not be altered.

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

Emerging Local Plan

The emerging new Sheffield Local Plan has been submitted for examination on 6th October 2023.

The plan identifies this site as being within a Housing Area. However in line with Paragraph 48 of the NPPF, given the plan is at an *early stage* of its travel towards full adoption and whilst being a material consideration it only attracts *limited* weight in relation to decisions making.

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