

Applicant: Mr Shane O'Keefe

Description: Variation of condition 2 of planning permission 2021/0228 to enable changes to the approved plans - Erection of 1no detached two storey dwelling
Address: 3 Carr Head Road, Howbrook, Sheffield, S35 7HG

Site Description

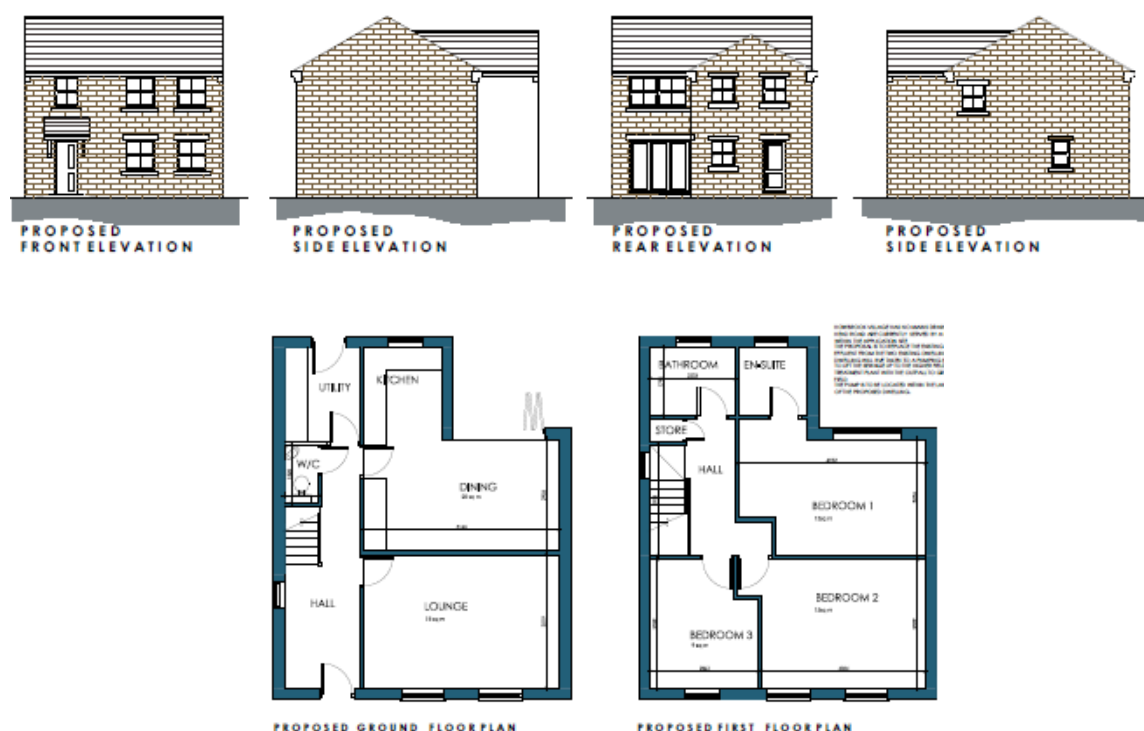
The application relates to the side garden associated with number 3 Carr Head Road which is a 1.5/2 storey semi-detached dwelling with a render finish. The site slopes up from the highway to the rear boundary and currently accommodates an unmade driveway leading to a detached, single timber garage. The site is within the village of Howbrook which is washed over by a Green Belt allocation.

To the South of the site is a bungalow which is currently undergoing renovation works, including extensions, which were approved as part of application 2020/0276. To the North of the site is 3 Carr Head Road, to the East is the highway with a mixture of single storey, 1.5 storey and 2 storey properties opposite and to the West are open fields on a higher level than the site.



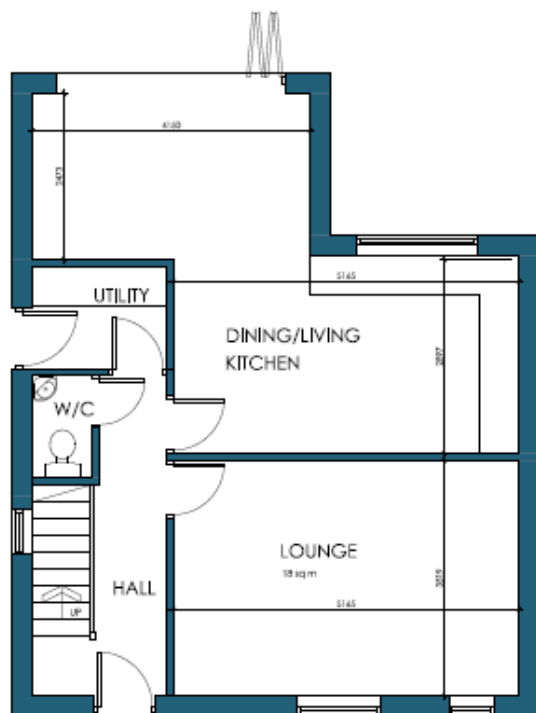
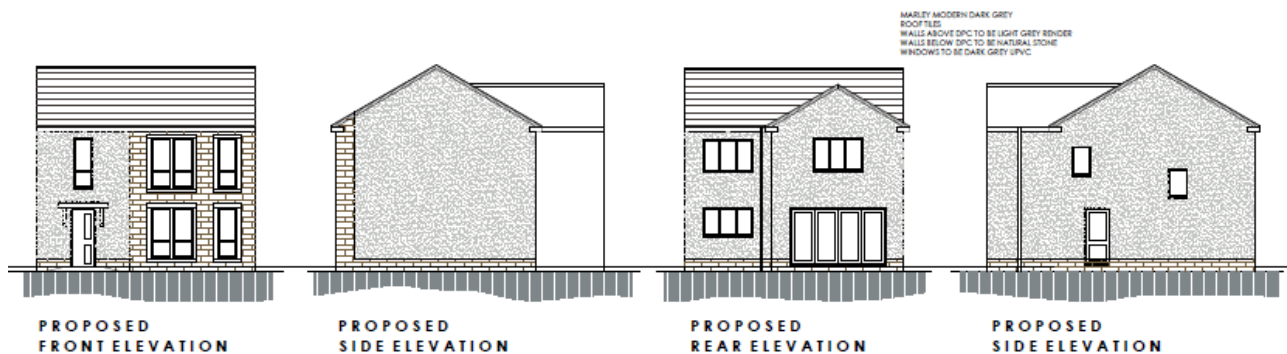
Site History

2021/0228 - Erection of 1no detached two storey dwelling – approved subject to conditions

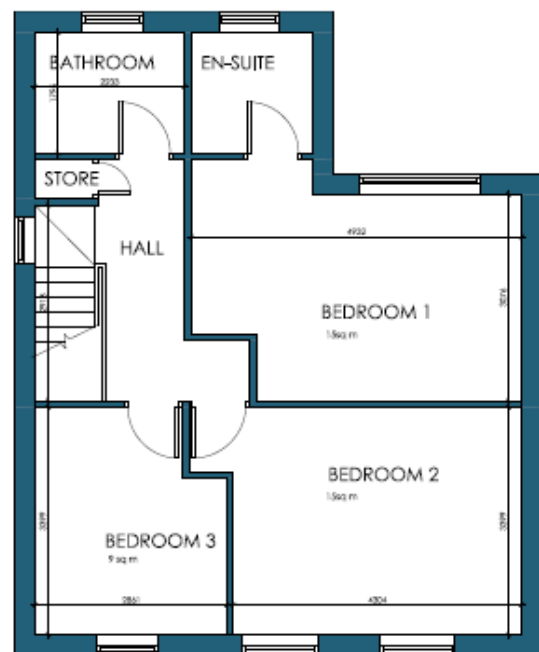


Proposed Development

The applicant seek permission to vary condition 2 (approved plans) of application 2021/1468 in order to make changes to the previously approved scheme. The footprint and height of the building would remain as previously approved but the fenestration previously approved would be amended in order to accommodate a re-arranged internal layout. It is also proposed to amend the external materials from stone to a mixture of stone and render to mirror the neighbouring properties.



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

Policy Context

The site is allocated as Green Belt within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy H1 The Number of New Homes to be Built

Policy H4 Residential Development on Small Non-Allocated sites

Policy T4 New development and Transport Safety

Policy SD1 Presumption in favour of Sustainable Development

Policy LG2 The Location of Growth

Policy GB1 Protection of Green Belt

Policy GD1 General Development

Policy D1 High Quality Design and Place Making.

Policy Poll1 Pollution Control and Protection

Policy BIO1 Biodiversity and Geodiversity

Policy CC2 Sustainable Design and Construction

SPD's

Those of relevance to this application are as follows:

- Design of Housing Development
- Parking
- Sustainable Travel

Other

South Yorkshire Residential Design Guide

NPPF

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission 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 as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Paragraphs of particular relevance to this application include:

Para 7 - The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 11 – Plans and decisions should apply a presumption in favour of sustainable development.

Para 93 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places

Para 111 - 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.

Para 126 - The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

147. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

148. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

149. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Consultations

Wortley Parish Council – No comments

Ward Councillors – No comments

Representations

6no. neighbouring properties have been sent a consultation letter. 3no. objections have been received from 1no. property. The main areas of concern are;

- Overlooking from landing and bathroom windows resulting in loss of privacy

Assessment

Principle of Development

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. However, NPPF paragraph 145 sets out exceptions where development is not considered inappropriate and this includes 'limited infill in villages. Howbrook is classified as a village in the Local Plan Settlement Hierarchy and, as outlined in the planning history section above, similar proposals have been supported under paragraph 145.

Furthermore, this application follows the approval of application 2021/0228 for a detached dwelling on the site. The current proposal aims to amend the previously approved plans amending the fenestration and altering the external materials. The footprint and height of the building would remain as approved. As such, the principle of a detached dwelling on the site has been set and could be built out given that permission is extant.

All new dwellings proposed must ensure that living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing, particularly in respect of the levels of mutual privacy. In addition, development will only be granted where the development would maintain visual amenity and not create traffic problems or prejudice the possible future development of a larger area of land.

Residential Amenity

Given the footprint and height of the building would remain the same as approved the comments below from the previous report are still relevant;

The proposed 2 storey dwelling would be located immediately adjacent to a bungalow and, although it would not project beyond the neighbouring rear elevation, it would project beyond the front elevation. However, the proposed dwelling would be located to the North of the bungalow and the bungalow is currently being extended with a side extension projecting towards the shared boundary. That extension accommodates a garage to the front and a storeroom to the rear, as such, the habitable room windows are set in from the shared boundary and the proposed dwelling.

The proposed dwelling would be located to the South of number 3 Carr Head Road. In this case it would have a similar building line to the front but would project beyond the neighbouring rear elevation. Number 3 is a 1.5 storey dwelling with rooms at first floor level and a pitched roof over. The plans demonstrate that the proposed dwelling would be outside of a 45-degree line of the closest ground floor habitable room window. The rear elevation of the proposed dwelling is also staggered with the projecting gable set away from number 3. As such, it would not result in an overbearing feature or significantly increase overshadowing, in accordance with Local Plan Policy GD1.

As with the previous scheme there are no habitable room windows facing the shared boundaries. The rear habitable room windows face the open fields and the front habitable room windows are separated from the dwellings opposite by Carr Head Road and a separation distance in accordance with SPD 'Design of Housing Development'. The neighbour has raised concerns with side elevation windows, however, these serve non-habitable room windows. A condition for these to be obscure glazed could be imposed.

In terms of the future occupants of the dwelling, as with the previous approval, the internal sizing meets or exceeds the requirements of the South Yorkshire Residential Design Guide and the private amenity space, at 70m², exceeds the required 60m².

As with the previous application, it will also be recommended to removed permitted development rights in order to maintain residential amenity.

Visual Amenity

As outlined above, Howbrook is a village but washed over by Green Belt. The proposal would meet one of the exceptions in paragraph 145 of the NPPF and follow suit of a number of similar infill applications within the immediate area. The dwelling would sit adjacent to, and opposite of, a number of existing residential properties within a largely residential street within the centre of the village. The site is currently a garden area which accommodates a drive and a detached garage. As such, the development of the site would not reduce the openness of the Green Belt, in accordance with the NPPF. It will be recommended to removed Permitted Development rights given the Green Belt location.

The proposed dwelling keeps the same footprint and height as the dwelling previously approved. It is relatively simple in design and reflects some of the more recent dwellings within the streetscene. It is a shame that the applicant is moving away from the fully stone built property previously approved and towards a partial stone front elevation with render elsewhere. However, render is common within the streetscene including the properties to both sides of the application site as shown below. As outlined above, the immediate area is relatively eclectic and as such there is no particular architectural language to follow. As such, the visual amenity of the

streetscene would be maintained despite the amendments to the scheme, in accordance with Local Plan Policy D1.



As with the previous scheme, the proposed parking spaces would be to the front of the dwelling but there would still be scope for a buffer garden to soften the development. In anycase, the parking arrangements reflect a number of neighbouring properties within the area.

Highway Safety

The proposal provides 2no. parking spaces, to the required dimensions, in accordance with SPD 'Parking'. 2no. parking spaces would also be provided for number 3 Carr Head Road to replace the lost spaces and garage as a result of the p[roposed development.

Given the above, highway safety would be maintained, in accordance with Local Plan Policy T4.

Mining

Comments from the previous application still stand;

The applicant has provided a coal mining risk assessment by Cape Site Services. The report indicates the land is potentially at risk from coal mining legacy risks such as ground instability if shallow coal mine workings are present within a critical depth of the surface. It is recommended by both SYMAS and the Coal Authority that a condition is included within the decision notice to ensure the mining legacy risks are adequately investigated

Summary

Taking into account the relevant development plan policies and other material considerations, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission for the revised scheme. The proposal therefore complies with the development plan as a whole and the advice in the NPPF.

As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation

Approve subject to conditions