

Applicant: Mr Richard Uttley

Description: Variation of condition 2 (approved plans) of planning permission 2016/1409 - Erection of 2 no. semi-detached dwellings (Resubmission) to increase the number of bedrooms from 2 to 3.

Site Address: 97 Wentworth Road, Blacker Hill, S74 0RL

Site Description

The application relates to a relatively square piece of land located to the East of Wentworth Road in Blacker Hill. The land has planning permission for a pair of 2 storey, 2 bedroomed semi-detached dwellings (Ref 2016/1409) which are currently under construction, and at an advanced stage.

To the East of the site is a 'school' bungalow with Blacker Hill Learning Centre beyond. To the South is an access track to the Learning Centre and bungalow with a small landscaped area and terraced dwellings beyond. To the West is Wentworth Road with 2 storey semi-detached dwellings fronting the site. To the North are a pair of stone fronted, 2 storey dwellings.



Proposed Development

Following on from the approval of application 2016/1409, the applicant seeks permission to amend condition 2 of that permission which required the development to be carried out in accordance with the approved plans;

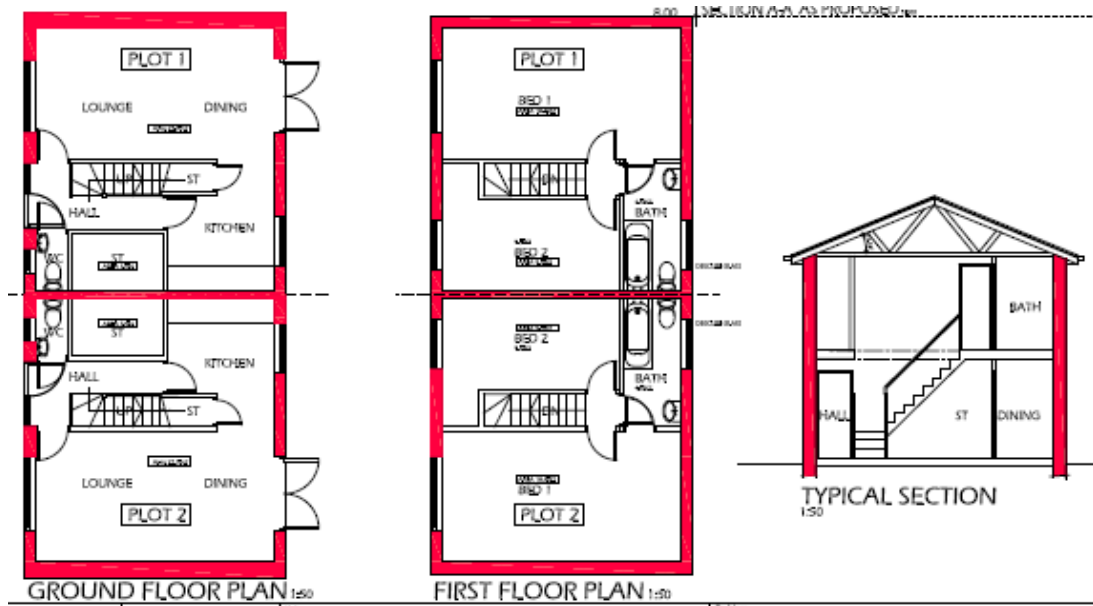
The development hereby permitted shall only be carried out in accordance with the following documents unless amended by the conditions below which shall take precedence:

- a) Drawing titled '2 no. Proposed Dwellings', numbered 02/77 01 revision A and dated October 2016; and
- b) Drawing titled 'Site Plan', numbered 02/77 02 and dated January 2017.

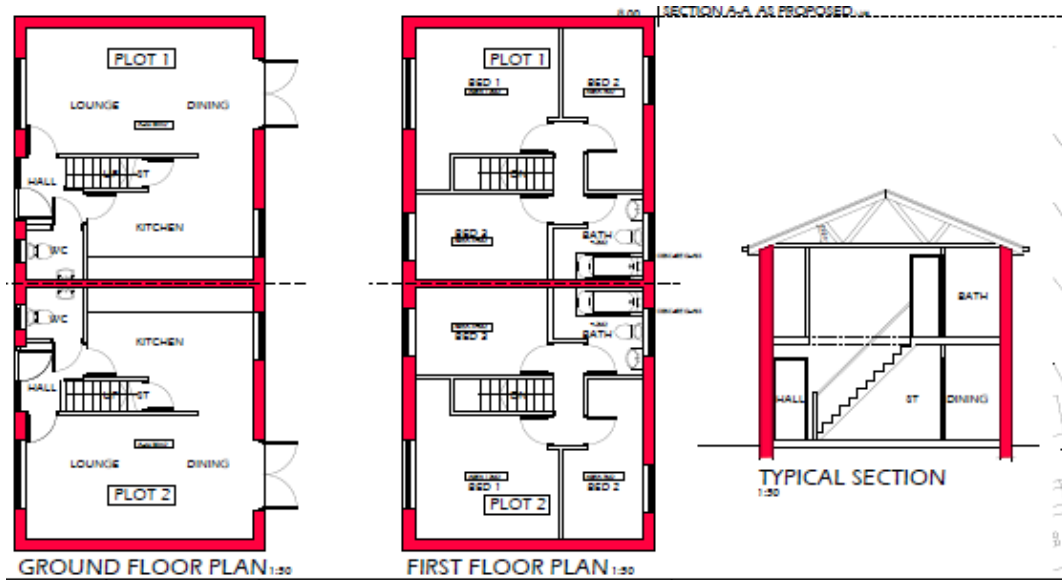
Reason: For the avoidance of doubt and in the interests of the character of the locality and residential amenity in accordance with CS policy CSP29, UDP policies H8A and H8D, the relevant planning policy statements in the NPPF relating to requiring good design and SPD – Designing New Housing Development.

The purpose of amending the previously approved plans is to amend the internal layout in order to provide 3no. bedrooms on the first floor compared to the previously approved 2.

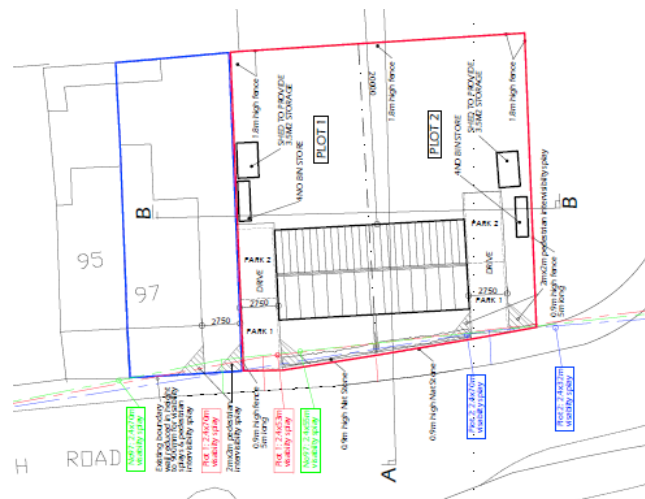
2 Bedroom Layout



3 Bedroom Layout



The footprint and appearance of the properties would remain as previously approved, the only external alteration would be the inclusion of a first-floor window on the rear elevation to serve the additional bedroom. In addition, the driveways have been lengthened to 10m to accommodate 2no. vehicles.



Policy Context

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

Policy H1 The Number of New Homes to be Built

Policy T4 New development and Transport Safety

Policy SD1 Presumption in favour of Sustainable Development

Policy LG2 The Location of Growth

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

Para 109 - 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 124 - 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.

Consultations

Regulatory Services – No objections

Highways – No comments

Ward Councillors – No comments

Representations

9no. consultation letters have been sent to neighbouring properties; no letters of objection have been received.

Assessment

Principle of development

Planning application 2016/1409 was approved for 2no. semi detached dwellings on the land and work commenced on site in 2019. As such, the permission is extant, and the principle of residential development and the vehicular access points is established. This application simply seeks to increase the number of bedrooms from the 2no. approved to the 3no. proposed, including associated works. It is noted that some of the planning conditions on the previous approval were not fully discharged. The applicant has supplied some information to address that and has also stated a further discharge of conditions application would follow this application, relating to any conditions carried over.

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

It is noted that the previous approval only had non-habitable room windows on the rear elevation at first floor level which were to be obscure glazed. The internal alterations result in a habitable room window being introduced on the rear at first floor level in each property. These windows would face the private amenity space and rear elevation of the neighbouring bungalow. The separation distance to the private amenity space would be in excess of 10m, in accordance with SPD 'Design off Housing Development' but would fall short of the 21m to the habitable room windows of the bungalow. The shortfall would be circa 1m to the original rear elevation and less to the conservatory extension.

However, given the proposed windows would be on the first floor and the bungalow has all its windows on the ground floor, there would not be direct views between the two. The proposed windows would mainly have views over the roof of the bungalow. Furthermore, permitted development rights were not removed from the properties so once complete a habitable room window serving bedroom one on the rear elevation, to create a dual aspect room, could have been created having the same effect as the current proposal. It should also be noted the window would serve the smallest, third bedroom. As such, although there would be some increase in overlooking, it would not be to an unreasonable degree or warrant a refusal in this case, in accordance with Local Plan Policy.

In terms of the amenity of the future residents, despite the additional subdivision to create an extra bedroom, the proposed rooms would meet or exceed the requirements of the South Yorkshire

Residential Design Guide for a 3-bedroom, 4-person home. The gardens would also exceed the 60m² requirements for a family property.

Visual Amenity

The external appearance of the property would not significantly differ from that previously approved, as such, the visual amenity of the streetscene would be maintained to a reasonable degree, in accordance with Local Plan Policy D1.

Highways

The principle of the 2no. vehicular access points from Wentworth Road into the site were approved under the previous application, the previous conditions will be carried over. Given the dwellings previously had 2no. bedrooms and are now proposed to have 3 bedrooms, there is a requirement, as outlined in SPD 'Parking', for an additional parking space per dwelling to be provided i.e. 2no. parking spaces per dwelling, instead of 1no.

The submitted plans demonstrate that tandem parking for 2no. vehicles to the side of both dwellings, utilizing the approved access points, can be accommodated. As such, highway safety would be maintained, in accordance with Local Plan Policy T4.

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

Grant subject to conditions

1. The development hereby approved shall be carried out strictly in accordance with the amended plans (Nos. 102-64-01B & 102-64-02B) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.
2. The external materials used in the development hereby approved shall be; Walls : Stone = Sandstone from Smeaton Stone & Masonry Supplies. Brick = 65mm Collingham Multi from Gibbs & Dandy.
Roof Tile : Balboa Premium Spanish 500x200

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.
3. Pedestrian intervisibility splays having the dimensions of 2 m by 2 m shall be safeguarded at the drive entrance/exit such that there is no obstruction to vision at a height exceeding 1m above the nearside channel level of the adjacent highway.
Reason: In the interest of road safety in accordance with Local Plan Policy T4 New Development and Transport Safety.
4. No construction or planting shall take place, on a strip of land along the frontage of the development and measuring 2.4m from the adjacent channel line of the highway, which exceeds 1.05m in height above the level of the adjacent channel.
Reason: In the interests of highway safety in accordance with Local Plan Policy T4.

5. The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.

Reason: To ensure that satisfactory off-street parking/manoeuvring areas are provided, in the interests of highway safety and the free flow of traffic and in accordance with Local Plan Policy T4 New Development and Transport Safety.

6. Vehicular and pedestrian gradients within the site shall not exceed 1:12.

Reason: To ensure safe and adequate access and to accord with Local Plan Policy T4.

7. All surface water run off shall be collected and disposed of within the site and shall not be allowed to discharge onto the adjacent highway.

Reason: In the interests of highway safety in accordance with Local Plan Policies T4 New Development and Transport Safety and POLL1 Pollution Control and Protection.

8. Any access gate, bollard, chain or other means of obstruction shall be hung to open inwards.

Reason: In the interests of highway safety in accordance with Local Plan Policy T4.

9. The approved Construction Method Statement and Construction Method Plan (02/77-B02) shall be adhered to throughout the construction period.

Reason: In the interest of highway safety and residential amenity, in accordance with Local Plan Policies GD1 and T4.

10. Prior to occupation of the dwellings :

- a) Full foul and surface water drainage details shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development;
- b) Porosity tests have been carried out in accordance with BRE 365, to demonstrate that the subsoil on the site is suitable for soakaways; and
- c) Calculations based on the results of the porosity tests to prove that adequate land area is available for the construction of the soakaways have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the proper drainage of the area.

11. Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.

Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.

12. Prior to the occupation of the dwellings, full details of both hard and soft landscaping works shall be submitted to, and approved in writing by, the Local Planning Authority, including boundary treatments and details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained. The approved hard landscaping details shall be implemented prior to the occupation of the building(s).

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1

13. All in curtilage planting, seeding or turfing comprised in the approved details of landscaping (plan refs) shall be carried out on each plot no later than the first planting and seeding season following the occupation of the individual dwellinghouse/s; and any trees or plants which die within a period of 5 years from first being planted, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of the visual amenities of the locality, in accordance with Local Plan policies GD1 'General Development' and D1 'High Quality Design and Place Making'.