

2021/0535

H&E Holdings Ltd

Demolition of existing dwelling and erection of 2 detached dwellings

241 Manchester Road, Millhouse Green, Sheffield, S36 9NP

Background

96/0650 – Erection of detached dwelling (outline) – Refused for the following reasons:-

1. The larger part of the site of the proposed development lies within an area shown as Green Belt in the approved South Yorkshire Structure Plan, the Penistone District Plan and the Deposit Draft Unitary Development Plan. Within such areas it is the policy of the Local Planning Authority not to permit development except in exceptional circumstances for purposes other than those set out in paragraph 3.4 of Planning Policy Guidance Note 2. In the opinion of the Local Planning Authority no exceptional circumstances exist that would justify the granting of planning permission in this instance.
2. The erection of a dwelling on this site would contribute to the coalescence of Thurlstone and Millhouse Green contrary to the objectives of Green Belt policy and detrimental to the visual amenities of the locality.

Description

241 Manchester Road is a detached dwelling set within a large plot, set to the north of Manchester Road. To the west is the Methodist Church and there are open fields to the east and north, and existing properties across Manchester Road to the south. The majority of the site is set within the 'Urban Fabric' area allocated within the Local Plan and located within the existing settlement of Millhouse Green. An approximate 20% area of the site which forms part of the side garden of the dwelling is within the adopted Green Belt

The property is the first dwelling to the north of Manchester Road within Millhouse Green, the property beyond the field to the east is The Croft, which is set within the adjacent Village of Thurlstone. The land slopes to the north and the dwelling is set at an elevated level above Manchester Road. The property is a brick built property with a single access and driveway positioned close to the western boundary of the site. There is a stone wall running along the front boundary and a grass verge between the site boundary and the road.



Proposed Development

The application is a full planning application for the demolition of the existing dwelling and the erection of 2 detached dwellings. The proposed dwelling are 5 bed detached dwellings with integral garages, both are different layouts and designs, with plot 2 having a front projecting element. The properties would be constructed with coursed natural stone with a slate roof. Aluminium windows are proposed and timber doors.

The dwellings would have their own separate accesses and private rear garden areas. Plot 2 would have a larger side garden which would remain as allocated Green Belt. It would not result in a change of use of the land as it is currently used as garden area to the existing dwelling number 241 Manchester Road.

Due to a number of trees being located towards the eastern boundary of the site, a Arboricultural Survey and Report has been submitted with the application.



Plot 1

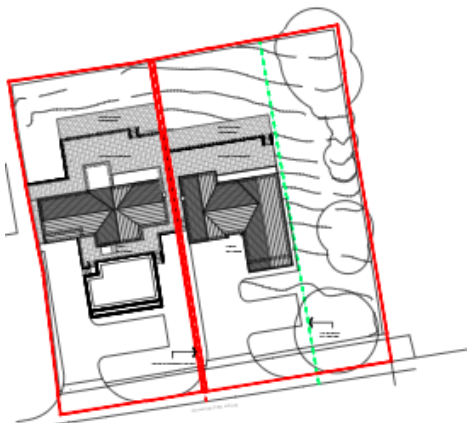


FRONT ELEVATION,
AS PROPOSED,
Scale 1:50



REAR ELEVATION,
AS PROPOSED,
Scale 1:50

Plot 2



Note:
Surrounding commercial buildings and information are based on received orthographic survey drawings and are shown for illustrative purposes only. Assumed the boundary is subject to legal confirmation.

Note:
Information is based on OS map and received information and is subject to full topographical survey. Assumed the boundary and the contents subject to legal confirmation. All legal statements and extent of existing underground services locations are subject to confirmation.



Policy Context

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

The site is mainly set within an area of Urban Fabric as allocated within the Adopted Local Plan.

The following policies are of relevance:-

GD1 General Development

H1 The Number of New Homes to be Built

H4 Residential Development on Small Non-allocated Sites

LG2 The Location of Growth

T3 New Development and Sustainable Travel

T4 New development and Transport Safety

SD1 Presumption in Favour of Sustainable Development

CC1 Climate Change

CC4 Sustainable Drainage Systems (SuDS)
RE1 Low Carbon and Renewable Energy
D1 High Quality Design and Place Making
Poll1 Pollution Control and Protection
BIO1 Biodiversity and Geodiversity

Part of the site is also within the Green Belt so the following would also apply:

GB1 – Protection of Green Belt

SPDs

The proposals have been considered in relation to the following SPD's:-

- Design of housing development
- Parking
- Trees and Hedgerows

Other Guidance

South Yorkshire Residential Design Guidance

NPPF

The National Planning Policy Framework sets out the Governments 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.

Penistone Neighbourhood Plan – Adopted August 2019

BE1: Design of the built environment

All new housing proposals should adhere to the following principles, where it is appropriate:

a) Where new housing developments are proposed, homes should be reflective of local architecture and in keeping with the surrounding area. In particular, the following design principles should be adhered to:

- To have no houses above two storeys on the perimeter of built up areas where it adjoins open countryside, where they have a greater impact upon the surrounding area in order to preserve and enhance the character of the area, in particular allocation sites HS70, HS71, HS74, HS75 as shown in Barnsley Local Plan.
- New developments should use external building materials that reflect the characteristic of development in the locality. b) All residential developments will be expected to be designed so as to be sensitive to any existing wildlife habitat and corridor and should be appropriately landscaped and in particular development on the edge of the existing settlements shall incorporate tree planting so as to soften the built-up edge of the settlement as viewed from the countryside. Any residential development of 20 or more units will be expected to make provision for the appropriate amount of open space, in accordance with Barnsley MBC

standards. c) Development proposals should respect and maintain key views as identified on maps 2 and 3, in order to maintain the character and appearance of the town and villages.

Consultations

Penistone Town Council – No objections/comments

Ward Councillors – No comments received

Drainage – Details to be checked by Building Control

Highways – No objection subject to conditions

Tree Officer – No objection subject to condition

Air Quality – recommended the provision of 1 EVCPs as a condition

Pollution Control – No objection subject to conditions

Representations

2 comments received which states:-

'I am writing to you on behalf of Thurlstone and Millhouse Green Methodist Church, located next door to 241 Manchester Rd. Our Church Property Steward has let us know that when 241 was built an agreement was made that their sewerage could be piped into our sewer and not into the mains sewer. I don't know if the developer is aware of this issue but when their plans are submitted their waste from the new properties should go into the mains sewer and all pipework leading to our sewer be sealed off. We have no further comments about the development.'

'I was acquainted for many years with the previous occupants at that address and had always understood from them only the half of the site where the current house stands could be built on, the other half falling within the protected Green Belt area between Millhouse Green and Thurlstone. I was wondering if this was still the case, and trust that matters of this nature will be thoroughly investigated as part of the consideration of the present planning application.'

Assessment

Principle of Development

The majority of the site is located within an area of Urban Fabric where Local Plan Policies GD1 'General Development' and H4 'Residential Development on Small Non-allocated Sites' apply. These require that development should be compatible with its surroundings, in this case the area is mainly residential and as such the use of this site for residential uses would be in keeping with the locality.

Part (approx. 20%) of the applicant's site lies within and adjacent to the Green Belt. Therefore any development must preserve the openness of the Green Belt. The proposal does not involve the change of use of the land as the site is currently used as a side garden to the existing dwelling and no buildings or structures are proposed on this area of land. It is to remain as garden land to plot 2, therefore in principle the development is in accordance with Green Belt policy as no change of use is taking place. The main issue would be whether the proposed additional unit close to the Green Belt boundary would have an impact upon the

openness of the Green Belt, which is discussed further within the visual amenity section of this report.

Residential Amenity

The Supplementary Planning Document 'Design of Housing Development' provides guidance in terms of separation distances and other amenity requirements, in order to ensure that any new development does not cause significant impact by way of overlooking, overbearing and overshadowing of existing dwellings and their private gardens.

There are no immediate residential properties which would be affected by the proposed development of the site. The closest building to the west is the Methodist Church and to the north and to the east are open fields. To the south is Manchester Road. Number 9 Croft Drive is set approximately 19m from the boundary of the site and the separation distance between this dwelling and the habitable room, windows of the proposed dwellings far exceeds the 21m required by the SPD therefore no significant overlooking or overshadowing impact should occur.

The properties themselves have been designed with adequate gardens which exceed the requirements of the Supplementary Planning Document Design of Housing Development, and the room sizes meet the requirements of the South Yorkshire Residential Design Guide.

Overall the proposal is considered to be acceptable when measured against the guidelines set within the SPD Design of Housing Development in terms of residential amenity and the proposal complies with Local Plan Policy GD1 of the Local Plan.

Visual Amenity

The majority of the site is set within the 'Urban Fabric' area allocated within the Local Plan and located within the existing settlement of Millhouse Green. An approximate 20% area of the site which forms part of the side garden of the dwelling is within the adopted Green Belt

The property is the first dwelling to the north of Manchester Road within Millhouse Green, the property beyond the field to the east is The Croft, which is set within the adjacent Village of Thurlstone. The immediate area consists of a variety of residential properties and the Methodist Church to the west. The dwellings along Manchester Road vary in style and materials, from large detached stone and brick built properties to smaller bungalows and more traditional stone built terraces and cottages. The dwelling to be demolished is a traditional brick built property with a pitched roof which has been extended over the years, it is not unattractive, however it does not have any historical or significant architectural character which would warrant its protection and retention. The proposed dwellings are of a mix of modern and traditional elements and would be constructed of high quality materials including natural coursed stone and slate. As there is a mix of property styles within Millhouse Green with the more modern residential dwellings to the south of Manchester Road and more traditional stone cottages and the stone built Methodists church adjacent to the site, it is felt that the design put forward is acceptable and would enhance the street scene. The proposal is in accordance with Penistone Neighbourhood Plan Policy BE1 and Local Plan Policy D1.

The site slopes down from north to south, therefore the site is elevated from Manchester Road. A cross section has been submitted which shows the height of the proposed development in relation to the adjacent Methodist Church and demonstrates that the dwellings would sit comfortably on the plot and would not tower over the adjacent buildings.

In terms of the proposals impact upon the Green Belt, it is proposed to bring the built development closer to the Green Belt boundary to the east of the site. The eastern Green Belt

boundary contains a number of trees which help to screen the site from view. These trees are to be retained as part of the development and further planting will be encouraged within any planting scheme. Whilst the proposal does extend the built development closer to the Green Belt boundary, it is felt that the proposal would be acceptable given that the site is well screened from the surrounding Green Belt. In terms of concerns raised with regard to the extension of Millhouse Green closer to the Thurlstone boundary, this site has always been used as part of the garden to number 241 and is therefore part of the Millhouse Green settlement boundary. The addition of a further property on this garden area would not extend the settlement boundary nor close the gap between Millhouse Green and Thurlstone villages. The proposal would also not set a precedent for further development along this side of Manchester Road as the remaining land is Green Belt where new residential development would be resisted.

Overall in terms of design and scale, the properties are two different house types and are considered to be acceptable given the variety of styles and design of dwellings within the area. The submitted layout plan shows that the two large detached dwellings are sited comfortably on the site and allow for the building line to be maintained. The proposal meets all the amenity requirements set within the SPD. There are no objections to scale of the properties and layout put forward given the overall size of the site and the pattern of development adjacent to the site. The proposal put forward is considered to be acceptable in terms of visual amenity in accordance with the Supplementary Planning Document Design of Housing Development and Local Plan Policy D1.

Highway Safety

The highways section have no objection to the proposal subject to conditions. The properties are set on Manchester Road where the existing property is accessed from. Two separate accesses are proposed and adequate visibility exists in each direction. The properties have at least 2 parking spaces per unit in accordance with the Parking SPD and the internal layout allows for adequate turning facilities within the site to allow for vehicles to exit in a forward gear. There are no objections to the proposal from a highway safety perspective in accordance with Policy T4 of the Local Plan.

Impact on Trees

The Tree Officer has no objection to the proposal subject to tree protection measures being submitted prior to the commencement of the development, which has been agreed with the agent. There are a number of trees located along the eastern boundary of the site and their location of the trees adjacent to the boundary and at an elevated level makes them visible to anyone using Manchester Road. As such their amenity value is considered to be important for the visual amenity of the area. The Tree Report submitted with the application identifies 3 category B trees which are to be retained and protected during the development and 12 category C trees, some of which are to be removed. The submitted tree report indicates that as the development is situated away from the Green Belt boundary that there are very little in the way of arboricultural constraints, with only the RPA of T9 crossing this boundary.

There is no objection to the proposed development, subject to a landscaping condition to ensure new tree planting is incorporated into the scheme.

Drainage

Comments have been made in relation to the drainage of the site and that the new drainage should be directed to the mains sewers. The application form indicates that the drainage will

be connected to the mains sewers and the Drainage Officer has inspected the proposals and has no objection.

Recommendation

Approve subject to conditions