
2025/0065

Applicant: Mr Jim Garside

Demolition of existing dwelling and construction of a replacement dwelling (Variation of condition from previously approved application 2020/1225)

Site Address: Mill Farm House, Bower Hill Road, Oxspring, Sheffield, S36 8WF

Site Location and Description

Mill Farm House is a detached dwelling situated on a sloping site to the east of Oxspring. The site slopes from north to south, dropping approximately 13m across a distance of 74m at its steepest point. The site is bordered to the east by Bower Hill Road and to the south by a private access track for a neighbouring dwelling. Paddock and private garden / open landscape sit along the north and west boundaries. All boundaries of the site are heavily planted with trees of a variety of sizes and species which provide a significant amount of screening both looking into and out of the site

The existing property was built from reproduction stone under concrete tile and is clearly relatively modern (a date stone on the south elevation showing 1966 as the year of construction). The house is built across three stories – a garage and undercroft storage at lower level, ground floor living accommodation at mid-level (accessed via level access to the rear due to the steepness of the site) and bedroom accommodation at first floor. In total the original house had a gross internal area (including undercroft) of 446 SqM / 4800 SqFt.

Proposed Development

The submitted application a section 73 application which proposes to vary condition 2 (approved plans) which was for a new six-bedroom private family dwelling set across three storeys, with associated courtyard car parking. The building is set back into the slope of the site, enabling the lower storey to be basement accommodation and effectively meaning that the property reads as two-storey when viewed from the front and single storey when viewed from the rear.

Planning History

Application Reference	Description	Status (Approved/Refused)
2012/1263	Erection of pitched roof over existing flat roof to dwelling	Approve
2019/1066	Demolition of existing dwelling and construction of replacement dwelling	Withdrawn
2020/1225	Demolition of existing dwelling and construction of a replacement dwelling	Approved with conditions

Policy Context

Planning decision should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The new Local Plan was adopted at the full Council meeting held 3th 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 Policies

The site is allocated as Green Belt in the adopted Local Plan, where Local Plan Policy GB1 protects the green belt from inappropriate development in line with the NPPF. Paragraph 145 of the NPPF lists exceptions to inappropriate development including:

- 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; and
- 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.

Local Plan Policy GB2 allows for the replacement, extension and alteration of existing buildings in the Green Belt.

Other relevant policies include:

SD1 Presumption in Favour of Sustainable Development
GD1 General Development
LG2 The Location of Growth
H1 The Number of New Homes to be Built
H2 The Distribution of New Homes
H4 Residential Development on Small Non-allocated sites
H9 Protection of Existing Larger Dwellings
T3 New Development and Sustainable Travel
T4 New Development and Transport Safety
D1 High Quality Design and Place Making
GS1 Green Space
BIO1 Biodiversity and Geodiversity
CC1 Climate Change
CC2 Sustainable Design and Construction
CC3 Flood Risk
CC4 Sustainable Drainage Systems
CL1 Contaminated and Unstable Land
Poll1 Pollution Control and Protection

Supplementary Planning Documents

- Trees and Hedgerows
- Design of Housing Development
- Parking

NPPF

The National Planning Policy Framework 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.

Consultations

Biodiversity Officer	No objections
Highways DC	No comments received
Forestry Officer	No objections subject to compliance with the amended tree protection plan
Pollution Control	No comments received
Yorkshire Water	No comments received
Public Rights of Way	No objection – informative provided
Parish Council	No comments received
Local Ward Councillors	No comments received

Representations

The application has been advertised by neighbour notification letters. No comments have been received.

Assessment

The principle of replacing the existing dwelling has already been established via the previous permissions. This application seeks to amend the design of the dwelling through varying condition 2 of planning permission 2020/1225. The main alteration is the reconfiguration and enlargement of the north east corner of the property to create a pool room with associated changing facilities and plant at the ground floor.

The overall scale of the development is not dissimilar to what has previously been approved on the site. This application has undergone some amendment to minimise the scale and bulk, however the amended proposal is largely similar to the previous permission. There is a slight enlargement of the footprint however, this is minimal and would not appear materially larger than what could be implemented via the existing extant permission. As such it is not considered to further impact the openness of the green belt and would accord with policy GB2 of the Local Plan.

There are no immediate neighbours the nearest neighbouring residential properties are located on Millstones, separated by a road and with no visual connection to the existing or new house and Manor Cottage which is circa 52m to the north. Manor House does share some visual connection with the proposed as well as a boundary between the two gardens.

Whilst the new dwelling will be larger and closer to this shared boundary it is set a sufficient distance that it will not cause overlooking of neighbouring properties. It also sits at an oblique angle to the boundary, only first floor windows will be visible with only a hallway and ensuite window facing this boundary.

The design of the proposed dwelling is of a high quality and in keeping with the character of the area, its design is not significantly different to what has previously been approved. The dwelling is also well screened by existing trees and shrubs. The Tree Officer has confirmed no objection subject to compliance with the amended tree protection plan, this will be secured via condition.

Overall, the amended scheme is considered to have limited impact on the openness of the green belt or cause harm to neighbour or visual amenity and is therefore in accordance with Local Plan Policies GB3, GD1 and D1.

Recommendation

Approve Subject to conditions