
2023/0794

Applicant: Mr John Sidebottom

Erection of dwellinghouse

Address: 1 Lesmond Crescent, Middlecliffe, S72 0EZ

Planning History

B/00/0638/HR Erection of bungalow

Site Description

The site forms part of the side garden for 1 Lesmond Crescent, is accessed from Lesmond Crescent with a site area of approximately 140m². Lesmond Crescent is a cul-de-sac characterised with bungalows and semi-detached two storey dwellings, brick built and set back from the road. The site is located within a corner plot at the start of the cul-de-sac close to the junction with Rotherham Road. Directly opposite to the site is a bungalow and to the rear are a number of more modern two storey dwellings.

1 Lesmond Crescent is a semi-detached two storey three bed dwelling, with a detached garage and off-street parking in-front. The properties within this location have a pitched roof design, with the dominant materials used red brick with grey tiles. The site is presently unused garden land bound by a wooden fence.



Proposed Development

The applicant seeks permission to erect a two bedroomed detached, two storey dwelling on the site. The dwelling would be constructed from brick with a tiled pitched roof. The property would have a driveway providing adequate parking spaces in the front garden of the new dwelling with an access off Lesmond Crescent. Due to the nature of the site, the amenity space/ garden would be formed to the side.

The property will be bound by a 0.7m dwarf brick wall with pillars, 0.5m metal railings above at a total height of 1.2m on all sides.



Policy Context

Planning decisions 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 Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022.

The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

The site is set within Urban Fabric as shown on the Local Plan Maps; therefore the following policies are of relevance: -

GD1 'General Development' provides a starting point for making decisions on all proposals for development setting out various criteria against which applications will be assessed.

H4 Residential Development on Small Non-allocated Sites, proposals will be supported where they are located on previously or part developed land, are within a village, are accessible and have good access to a range of shops and services.

T3 'New Development and Sustainable Travel'

T4 'New Development and Transport Safety'

D1 'High Quality Design and Place Making'

Poll1 'Pollution Control and Protection'

SPD's

-Design of Housing Development

-Parking

Other

South Yorkshire Residential Design Guide

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

Parish Council – No objections received.

Ward Councillors – No comments received.

Highways – No objection subject to conditions

Yorkshire Water – No comments received.

Drainage – Details to be checked by Building Control

Pollution Control – No objections subject to condition

Forestry Officer – No objection subject to condition

Representations

Neighbour notification letters have been sent to neighbouring properties and a site notice posted. One objection has been raised as a result with the following concerns:

- On street parking concerns

Assessment

Principle of development

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 street is largely residential and as such the use of the site for residential uses would be in keeping with the locality. The existing dwelling is a small three bedroom property and as such Policy H9 would not be applicable in this instance as it would not be classed as a 'larger' dwelling

Visual Amenity

Local Plan Policy D1 High Quality Design and Place Making, sets out the principles that will apply to the consideration of planning applications for new housing development, including conversions, infill and back land development.

The dwelling will be a traditional brick built detached dwelling with a garden to the west side and parking area to the east. It will be designed to be in keeping with the adjacent detached properties and constructed from similar materials and therefore will assimilate into the street scene. The proposal is designed to a similar scale and size in keeping with the neighbouring properties.

The proposal is considered to be acceptable in terms of visual amenity in accordance with policy D1 of the Local Plan.

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. Further detailed guidance on residential development is provided in the South Yorkshire Residential Design Guide. The Guide includes information requirements, design guidelines and technical requirements.

The application has been assessed in relation to the Supplementary Planning Document – Design of Housing Development Adopted May 2019) and the South Yorkshire Residential Design Guide (2011). The proposed layout achieves the Councils minimum amenity standards which are set out in the SPD Design of Housing Development. There are no habitable windows proposed on the rear elevation and the eastern elevation facing 1 Lesmond Crescent. The proposal lies to the south of the neighbouring properties located at the rear of the site on Rotherham Road. There is an existing large driveway located directly to the rear of the proposal site providing an adequate distance between the properties, associated gardens and the proposed dwelling. The proposed dwelling will be located to the south of the properties behind on Rotherham Road, due to the location of these properties and associated garden areas the proposal may overshadow to a degree. The proposal adheres to the separation distances within the above documents, and with the existing driveway providing an adequate buffer any overshadowing will be kept to a minimum. As a result, the new dwelling is not expected to overshadow or overlook any existing dwellings to the detriment of residential amenity.

The South Yorkshire Residential Design Guide (adopted 2011) provides technical requirements in terms of amenity spacing standards for both internal and external arrangements. In terms of internal spacing, the dwelling has sufficient room sizes and internal accommodation.

In terms of external space the rear garden whilst located to the side, does provide sufficient amenity space of just over 50sqm. It is felt that due to the location of the garden and limited area surrounding the property, Permitted Development Rights should be removed in order to protect the amenity space from overdevelopment.

On balance, the proposal is considered to be acceptable in terms of its impact upon residential amenity.

Highway Safety

One neighbour has an objection relating to potential on street parking issues. The proposal is for a two bedrooomed dwelling with off street parking. The objector voiced concerns with regards to existing parking issues on the street. The Highways Officer has been consulted and has no objection to the scheme subject to conditions. The proposal will provide off street parking by way of a driveway located at the side of the property accessed from Lesmond Crescent. Although I acknowledge the objector's issues, as the proposal will provide adequate off-street parking for the new occupiers and keep existing parking for 1 Lesmond Crescent, then there are no objections in terms of highway safety.

Given the above, the proposal is considered to be acceptable in terms of highway safety and sufficient parking is provided in line with the SPD Parking and in accordance with policy T4 of the Local Plan.

Trees

No tree survey was provided within the application. The conifer hedge is located just outside the boundary, on nearby council land. The Tree Officer looked at the application and has noted that the proposed dwelling will be far enough away from the hedge, therefore the proposal is will not directly impact upon it. The Tree Officer has stated that he has no objection to the proposal subject to a condition protecting the tree.

Recommendation

Grant subject to conditions