2023/0306

Mr Ryan Gates

Erection of dwelling

The Monkey, Hollin Moor Lane, Thurgoland, Sheffield

Background

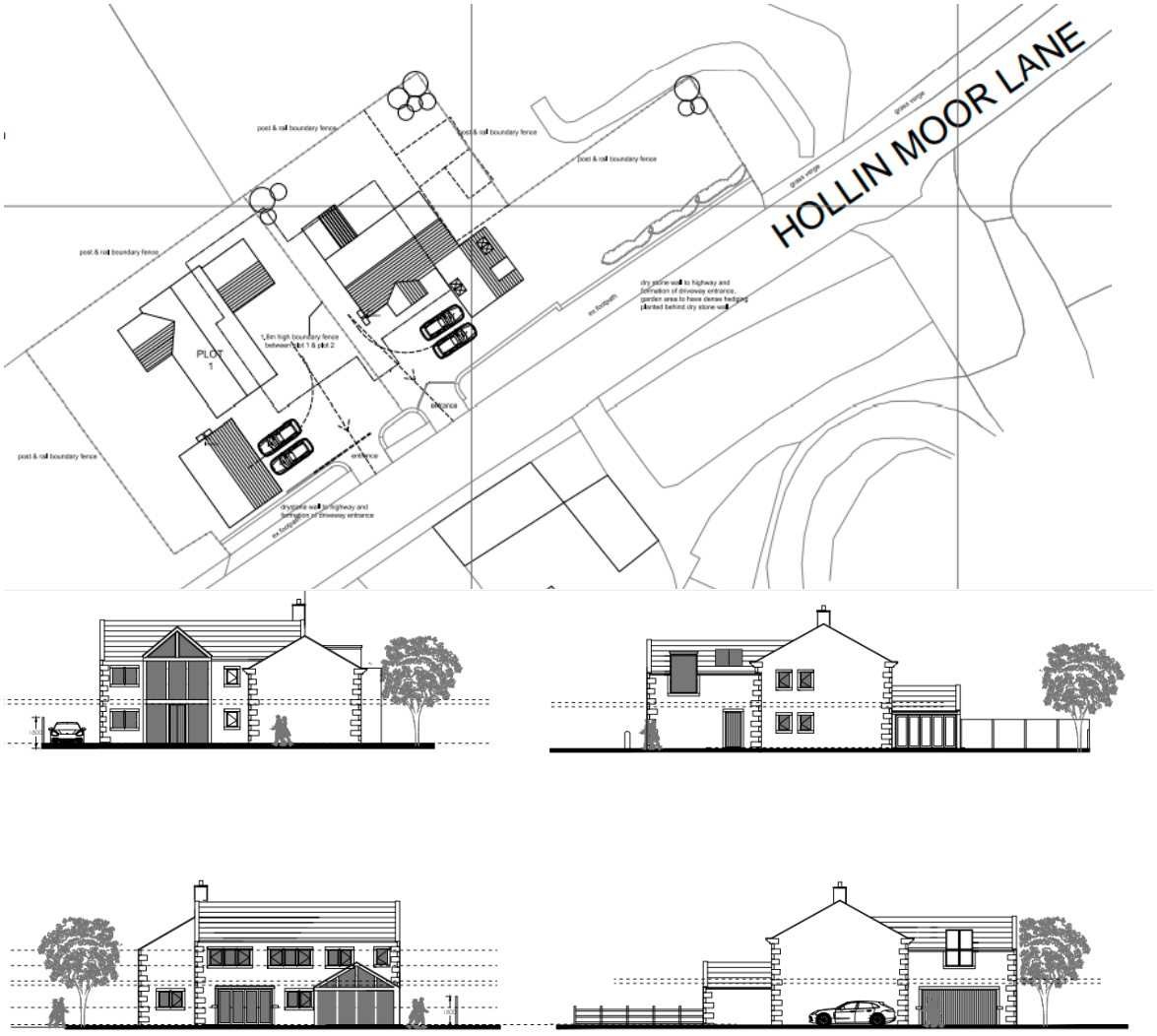
2015/0433 - Residential Development (4 dwellings) (outline) including demolition of existing building – Approved with conditions

2017/0297 - Demolition of existing public house and erection of 2 no. detached dwellings with associated garages and landscaping – Approved with conditions (Permission expired 28/04/2020)



Approved plans

2021/0456 - Demolition of existing public house and erection of 2 no. detached dwellings with associated garages and landscaping



Description

The Monkey site was a two storey white rendered public house which has now been demolished. The site has a large triangular shaped curtilage, which includes a former bowling green, previously used in connection with the public house. Surrounding the building were tarmacked car parking areas.

Trees screen the northern boundary of the curtilage of the public house, and to the south adjacent to Hollin Moor Lane is Hollin Moor Farm.

Proposed Development

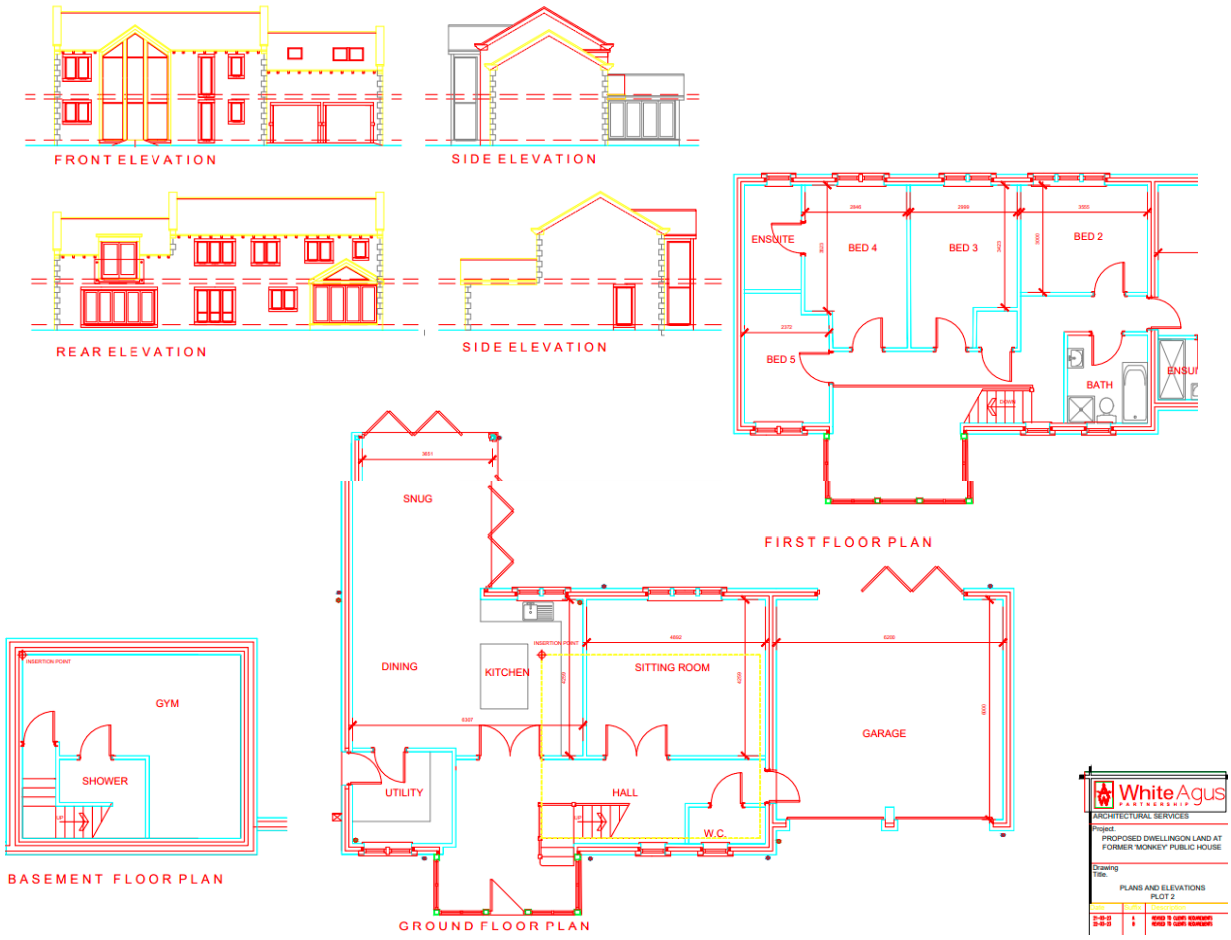
This application proposes the erection of 1 detached dwelling. The earlier approvals related to two plots, 1 and 2. This application relates to Plot 2 only. Plot 2 is a 5 bedroom property with an attached double garage and room above. This application is a full application for one dwelling and in essence would be offering a different design to the dwelling that was granted under application 2021/0456 which is still an extant permission. The floor areas proposed are identical to the approved scheme.

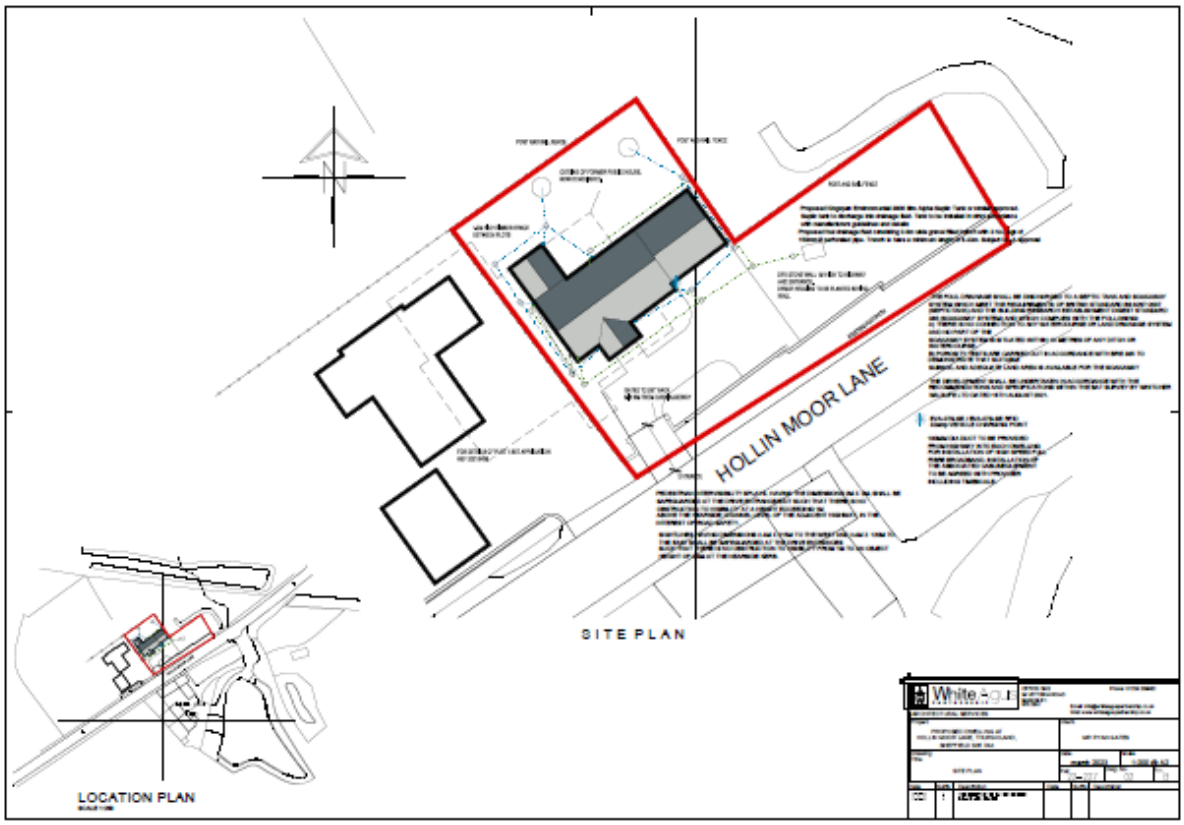
The main changes are:

• Rotation of the garages with bedroom over

• Revised vehicle manoeuvring areas
• Changes to fenestration
• Modification to the style of the front entrance portico
• Changes to the proposed materials
• Changes to drainage

As with the previous proposals, the area of land to the north west of the site previously used a car park is proposed to be landscaped and used as a garden area to plot number 2.





As with the previous approvals, dry stone walling is proposed to the highway frontage and 1.8m high timber fencing is proposed to the central boundary with post and rail fences to the other boundaries. Material samples have not been submitted at this stage however the application form indicates dark grey aluminium windows, including structural steel frame to entrance portico. Natural Blue Slate to the roof and natural stone with stone heads, cills and surrounds & quoins. Parapet at the verges with stone coping and kneelers.

A Bat Survey by Whitcher Wildlife Ltd dated 16th August 2021 was submitted with the application which has surveyed the now demolished public house and outbuildings.

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.

NPPF

In respect of this application, relevant policies include:

Section 13. Protecting Green Belt Land

Paragraph 138 of the NPPF states that: Green Belt serves five purposes:

a) to check the unrestricted sprawl of large built-up areas;
b) to prevent neighbouring towns merging into one another;
c) to assist in safeguarding the countryside from encroachment;
d) to preserve the setting and special character of historic towns; and
e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 149 states:-

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.

Adopted Local Plan 2019

Policy GD1 General Development

Policy H5 Residential Development on Large Non-allocated Sites

Policy H6 Housing Mix and Efficient Use of Land

Policy T4 New Development and Transport Safety

Policy BIO1 Biodiversity and Geodiversity

Policy D1 High Quality Design and Place Making

Policy GB1 Protection of Green Belt

Policy I2 Educational and Community Facilities

SPDs/Other Guidance

Designing New Housing Development
South Yorkshire Residential Design Guide

Consultations

Thurgoland Parish Council – No objections

Highways DC – No objections to amended plans

Regulatory Services – No comments

Drainage – No objection details to be checked by BC

Yorkshire Water – The site is not served by the public sewerage network. The application should be referred to Council Drainage and Environment Agency.

Representations

The application was advertised by site notice for local interest and by neighbour notification letter to local residents.

1 comment has been received:-
Concerns with regard to the application description –

'The extant permission is I believe for two dwellings on the site. The description above is misleading in that I understand that it is still proposed to erect two dwellings on the site following the demolition of the Monkey public house, not one as suggested. Surely, the current application should be dealt with as a proposed amendment to the extant planning permission, if the public is not to be confused/misled?'

Assessment

Principle of development

The site is situated within the Green Belt as allocated within the Local Plan. The NPPF states a local planning authority should regard the construction of new buildings as inappropriate in Green Belt, with certain exceptions which include 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.

The site is a previously developed site, therefore classed as brownfield land and it is considered that this section of the NPPF applies. The principle of a residential development of the site has been established with the granting of planning permission for the demolition of the public house and erection of 2 dwellings in 2021. This is still an extant permission and therefore can be developed out. This application is a full application proposing a different design of property. In principal the development of a dwelling on this site has been established but it has to be considered whether the proposed dwelling has any greater impacts on the openness of the Green Belt and other material considerations which are discussed below..

Visual Amenity and Impact on Openness

With regards to the developments impact on openness, the proposal replaces an existing large, abandoned building (now demolished) within the Green Belt which has permission for the development of 2 dwellings The floorspace proposed is as already approved.

In terms of the design, the proposal is very similar to as approved, with the following changes proposed:-

- Rotation of the garages with bedroom over
- Revised vehicle manoeuvring areas
- Changes to fenestration
- Modification to the style of the front entrance portico
- Changes to the proposed materials

There is a wide variety of buildings in the area, including farm buildings, converted barns, old stone/rendered terraced cottages and larger detached farm houses. The revised design of the dwelling put forward is of a high quality and the relocation of the garage would not harm visual amenity and would remove a large front facing gable which is considered an improvement to the previous design. Due to the Green Belt countryside location of the site, the dwelling would be constructed of high-quality materials of which samples should be submitted and approved prior to the commencement development.

The design and scale of the proposal put forward is not considered to have a greater impact upon the openness of the Green Belt than the previous design for plot 2 and would improve the visual amenity of the area. Permitted development rights should be removed via condition to prevent any further extensions to the dwelling. The application is therefore considered to be acceptable in terms of the visual amenity and impact upon openness and would comply with the NPPF and policies GB1 and D1 of the Local Plan.

Residential Amenity

In terms of any impact upon adjacent dwellings, the proposed dwelling would be located far away from the nearest dwellings and would not overlook or overbear/overshadow adjacent dwellings and is orientated so it would not prejudice the amenities of the house approved under Plot 1 on the previous scheme. The Council's recommended separation distances have been achieved.

The proposed dwelling has been designed so that the amenity standards are complied with as set within the South Yorkshire Residential Design Guide and the proposal would allow for sufficient private amenity space in accordance with the SPD – Designing New Housing Development. No objection is raised with regard to impact upon residential amenity.

Highways

The overall access, visibility, layout, maneuvering and parking arrangements are acceptable to the Highways Section, subject to conditions.

The application is for a single, detached dwelling on part of the land that has an extant consent for 2 dwellings (ref: 2021/0456). The earlier approval relates to two plots, 1 and 2. This application relates to Plot 2 only. The proposals make changes to the layout compared to the approved scheme, but adequate off-street parking and internal turning areas are retained.

Amended plans have been received to show the proposed gate to be minimum of 5m back from the edge of the carriageway of Hollin Moor Lane. The scheme is therefore acceptable from the perspective of highways in accordance with policy T4 of the Local Plan. The highway conditions from application no. 2021/0456 should be included in the decision notice.

Biodiversity

The Biodiversity Officer had no objection to the previous bat report and the public house has now been demolished. Subject to the mitigation measures outlined within the report taking place, there should be no significant impact upon biodiversity.

Other Matters

Concerns have been raised with regard to the application description, which has now been amended to remove reference to the demolition of the public house, as this has already been demolished. The application relates to one plot only so the description for the erection of 1 dwelling is accurate.

Recommendation

Grant subject to conditions