
2023/0714

R Faxon

Demolition of existing property and erection of detached dwelling

The Bungalow, Sheffield Road, Oxspring, Sheffield, S36 8YW

Site Location & Description

The application relates to a plot of land located on the northern side of Sheffield Road, Oxspring a busy route linking the surrounding areas to Penistone. The area is predominantly residential and is characterised by a mixture of housing types, styles, and construction materials. The site is located between a stone fronted detached dwelling to the north-west and a terrace row of stone fronted properties to the south-east, with open agricultural land beyond the rear boundaries.

The site is currently overgrown and occupied by a derelict double fronted, single storey, pebbledash rendered property, which is set on a similar building line to the terraced row to the south-east, but forward of the detached property to the north-west. The site falls to the north, resulting in under-build at the rear elevation, falling away to the rear boundary. The dwelling benefits from a driveway to the north of the property providing access to the extensive rear garden beyond, however parking is provided to the front of the property via on-street parking zones separate from the highway. The site is enclosed by a low-level stone wall to the front side boundaries which extends to the rear and a low-level brick wall along the front boundary.

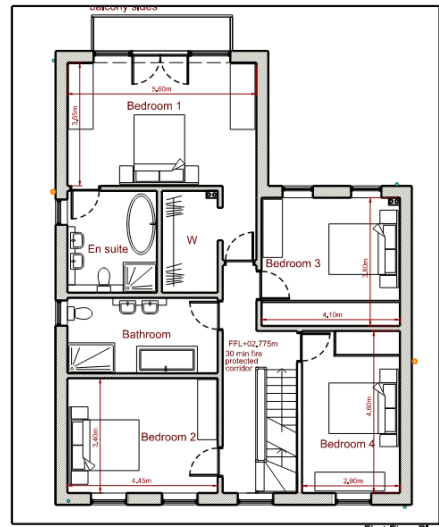
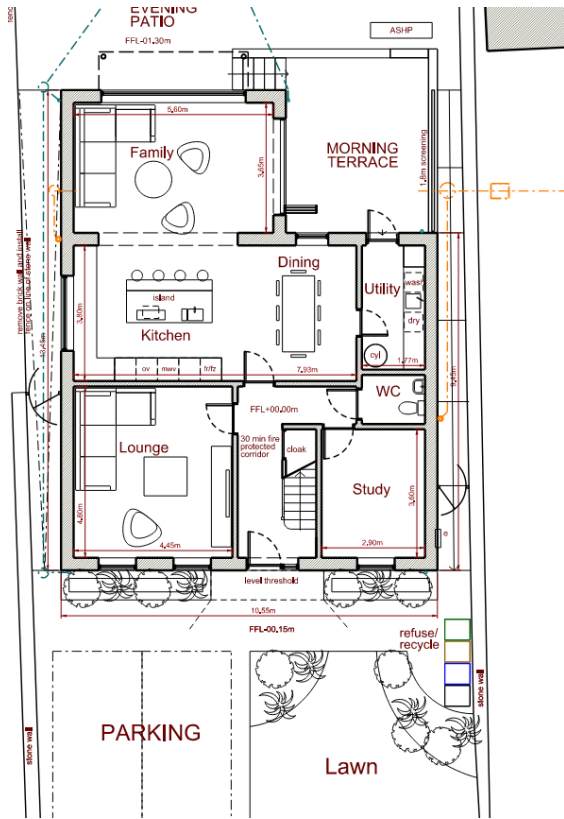
Proposed Development

Planning permission is sought for the demolition of the existing bungalow and the erection of 1 no detached dwelling, with the accommodation to be laid out in a traditional manner with living accommodation at ground floor and bedrooms at first floor and within the roof space. The scheme involves a parking area for 2no vehicles along with a soft landscaped area to the front of the dwelling.

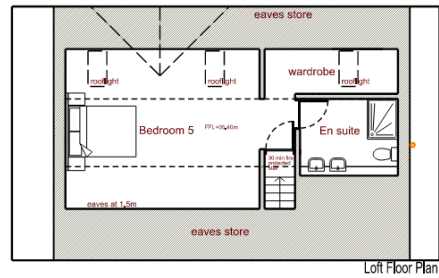
The dwelling is to be constructed from natural sandstone to the front elevation with off-white render with a stone or artificial stone upstand below damp proof course level to the remaining elevations and grey roof tiles.

The pictures below show an artist's impression of the dwelling.



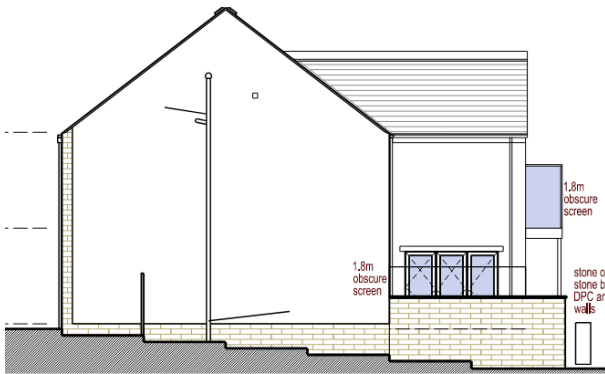


First Floor Plan



Loft Floor Plan

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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.

Local Plan

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

Policy H4 Residential Development on Small Non-allocated Sites
Policy GD1 General Development
Policy D1 High Quality Design and Place Making
Policy T3 New Development and Sustainable Travel
Policy T4 New development and Transport Safety
Policy Poll1 Pollution Control and Protection

Supplementary Planning Documents (SPD)
Supplementary Planning Document – Design New Housing Development
Supplementary Planning Document – Residential Amenity and Siting of Buildings
Supplementary Planning Document – Parking
Supplementary Planning Document – Sustainable Travel
The South Yorkshire Residential Design Guide (SYRDG)

Oxspring Neighbourhood Development Plan

Policy OEN4 Landscape and Building Design Guidelines for New Development

New development will be required to demonstrate consideration of the following landscape design guidelines:

1. The retention of features such as stone walls, bridges, trees, and natural landform of demonstrable interest will be encouraged, and where possible repaired and maintained.
2. New buildings should maintain a visual and physical connection with their rural context through use of traditional local materials, and designs which respond positively to the local context and immediate setting.
3. Where proposals for new buildings are located on valley sides, valley-side planting of native species to enhance wooded character of the valley and soften the urban edge will be encouraged. The use of local stone should be used for boundary features.
4. Proposals should be designed and located in order not to be unduly intrusive in the landscape and reduce its natural character. Colours and materials should be chosen carefully to integrate the development into the landscape. Muted colours, particularly on roofs, will be important in successfully integrating new development.

5. Views to existing landmark buildings such as Oxspring Viaduct, the Waggon and Horses and Travellers Inn public houses are protected, and buildings should be sited and designed to enhance these views and not be unduly intrusive.
6. The scale of built development will be crucial to its successful integration. Low rise, two storey properties are likely to be most successfully accommodated into this rural landscape. Exceptions to this may be appropriate where it is demonstrated that a third storey is required to accommodate technologies to maximise energy and resource efficiency

National Planning Policy Framework (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.

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 60 - To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay

Paras 74-77 - reiterates the importance of a deliverable supply of homes to meet the needs of the district.

Para 92 - Planning policies and decisions should aim to achieve healthy, inclusive, and safe places

Para 111 - 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 126 - 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.

Para 134 - 'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Para 174 – Planning policies and decisions should contribute to and enhance the natural and local environment.

Consultations

Biodiversity – no objections subject to conditions

Highways DC – No objections subject to conditions
Drainage – No objections – happy for drainage details to be checked by Building Control
Pollution Control – No objections subject to conditions
Parish Council – No objections received
Ward Councillors – No objections received
Yorkshire Water – no objections received

Representations

Neighbour notification letters were sent to the surrounding residents and a site notice was posted adjacent to the site; no comments have been received.

Assessment

Principle of Development

Local Plan Policy H4 'Residential Development on Small Non-allocated Sites' states that proposals for residential development on sites below 0.4Ha will be allowed where the proposal complies with other relevant policies in the plan. These sites make a valuable contribution to the housing supply. Sites in towns and villages can offer good opportunities for providing houses where other people already live, near to shops and services. Developing these sites also reduces the need to provide new sites outside settlement boundaries. We will allow small scale residential development within towns and villages in line with other plan policies, including those protecting people's living conditions, road safety and design. The proposal is considered to be in line with the principles of this policy and will be a replacement of an existing dwelling so will be in character with what is there already.

In addition to the above all new dwellings 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. In addition, development will only be granted where it would maintain visual amenity and not create traffic problems/reduce highway safety. An assessment of the proposals against those criteria is set out within the sections of the report below.

Residential Amenity

The SPD Design of New Housing Development states that 'in order to ensure adequate levels of privacy are provided/ maintained, to ensure residential development does not result in unacceptable levels of loss of outlook and in order to provide adequate amenity, development will be expected to comply with external spacing standards. The proposed dwelling is to replace an existing dilapidated dwelling albeit on a slightly larger footprint and altered siting, sitting between 2no two-storey dwellings on a similar orientation.

The proposed dwelling has been sited to limit its impact on the neighbouring properties and complies with the guidance set out in the Supplementary Planning Documents and South Yorkshire Residential Design Guide in relation to separation distances and back to side relationships and overshadowing and loss of outlook.

The dwelling would be sited to the north-west of 6 Mount Pleasant, which could lead to an increase in overshadowing due to the additional storey, however, any overshadowing would be over the rear yard, driveway, and outbuildings rather than the amenity space beyond. Given the extension would be located to the south-east of Strathdon, it is not considered that the proposed dwelling would increase levels of overshadowing of this property. In both instances the relationship of the proposed dwelling to the neighbours would not significantly intersect the 45-degree quadrant and therefore it is considered would not result in a loss of outlook from either property.

The majority of the windows proposed are on the front and rear elevations, which are located a sufficient distance from the respective boundaries not to increase levels of overlooking. It is however proposed to include 3no windows on the north-western elevation, 1no at ground floor level and 2no at first floor level. The 2no at first floor level are to serve an en-suite and family bathroom and are to be fitted with obscure glazing. The ground floor window is to serve the kitchen, a habitable room; this window is to be located within close proximity of the boundary fencing which would provide adequate levels of screening to limit overlooking. It is acknowledged that the proximity of the window could reduce levels of natural light and reduce levels of outlook, however the ground floor is open plan with significant glazing along the north-eastern elevation which is considered sufficient not to impede the amenity of the occupants.

Due to the fall of the site, a small level of under-build is incorporated at the rear elevation which includes the provision of a raised patio area adjacent to the south-eastern boundary with steps down to garden level. It is proposed to include 1.8m obscure screening to the south-eastern elevation of the patio facing 6 Mount Pleasant, which would limit overlooking. A small balcony is also proposed at first floor level, whilst there are no properties located beyond the rear elevation, it could result in overlooking of the neighbouring properties. However, the balcony is designed with a modest projection of 1m, with a floor area of 4m² and would be accessed off a bedroom, therefore limiting its use. It is also proposed to install 1.8m obscure screening to both side elevations. A condition will be included to ensure the inclusion and retention obscure screening to further protect amenity.

It is proposed to install an air source heat pump, which is to be located below ground floor level on the rear elevation of the dwelling. It is acknowledged that its installation could increase levels of noise to the rear of the property. Pollution Control have been consulted on the application and have raised no objection to the inclusion of the air source heat pump subject to the inclusion of condition requiring noise level details to be submitted and approved prior to installation.

The property is proportioned with the overall floor area of the property exceeding the technical guidelines set out in the South Yorkshire Residential Design Guide, with the rooms within the proposed dwelling meeting the requirements of the SYRDG; in addition, the private amenity space provided exceeds the requirements for a dwelling of this size.

It is in this regard that the proposed development complies with SPD Designing New Housing Development, Local Plan Policy H4 Residential Development on Small Non-allocated Sites and Local Plan Policy GD1 General Development.

Visual Amenity

Local Plan Policy D1 emphasises the importance of retaining the character of the area and protecting the street scene when considering proposals for new dwellings on small infill plots. The dwelling has been designed to harmonise with the neighbouring dwellings, in that it is designed with a pitched roof with the roof slope facing the highway and is designed with similar fenestration, utilising heads and cills and rise and fall brackets which are features of the neighbouring dwellings. The dwelling is to be constructed from natural sandstone to the front elevation with off-white render with a stone or artificial stone upstand below damp proof course level to the remaining elevations and grey roof tiles, which is not dissimilar to other properties within the vicinity.

Whilst off-street parking has been provided to the front of the dwelling, it does not dominate the front of the property, with a low-level stone wall demarking the front boundary with a soft landscaped area beyond. This landscaping will also provide some screening of the bin storage area to the front of the dwelling.

As such it is not considered that the proposed dwelling would form a dominant feature within the street scene and is therefore unlikely to be out of character with the area, as such the proposed development complies with Local Plan Policy D1 and is acceptable.

Highway Considerations

Off road parking is provided for the proposed dwellings albeit with no turning facilities within the site to allow vehicles to enter and exit the highway in a forward direction. Under normal circumstances it would expect there to be internal turning within the curtilage. The Design and Access Statement attempts to mitigate this requirement by stating that there is an on-street parking bay along the frontage of the site that will allow drivers to reverse on or off the driveway away from the live running traffic lanes. It is also acknowledged that many of the neighbouring properties have driveways that also lack any facility to turn a vehicle. Highways have been consulted on the proposed development and have raised no objections to the proposal subject to the inclusion of conditions regarding the provision of pedestrian visibility splays and they take the view that, on balance, the scheme is acceptable from the perspective of highway safety.

The site is sufficient to accommodate a dwelling of this size and the required number of parking spaces in accordance with the requirements of Supplementary Planning Document, Parking and as such the proposal is acceptable and in compliance with Local Plan Policy T4 New development and Transport Safety.

Other Issues

Biodiversity - A bat survey has been submitted as part of the application, Biodiversity officers have been consulted on the application and have raised no objection to the proposal or the recommendations within the bat survey. Biodiversity have requested that in line with the recommendations of the report, a condition requiring the provision of a bat box is included.

Conclusion

The development ensures that adequate levels of amenity are retained for the neighbouring residents and future occupiers of the proposed dwelling. The erection of 1 no 5bed property, which whilst only a small contribution, would add to the housing supply. On balance, it considered that the erection of the detached dwelling is acceptable and in compliance with Local Plan Policies H4, GD1, D1 and T4.

Recommendation

Approve with conditions