

Application reference number	2025/1042
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Application Type	Variation of condition
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Proposal Description:	Variation of condition 2 relating to application 2024/0148 – (Erection of 5no. detached dwellings and associated garages and landscaping) to include the following amendments: Plot 1, 2 and 3 – alteration to siting of dwellings, Plot 5 - Garage increased in length , Plot 2, 3, and 4 – alteration to fenestration
Location:	Land off Pennine Edge, Crow Edge, Sheffield, S36 4HE

Applicant	Mr, Mrs and Miss Gunson and Tweed
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Number of Third Party Reps	0	Parish:	Dunford Parish
		Ward:	Penistone West Ward

Site Description

This site and adjacent site formed part of the Former Pratty Flowers Inn, prior to its redevelopment for residential purposes approx. 2005. The site is currently laid to grass and is accessed via a cul-de-sac off Pennine Edge. The adjacent residential properties consist of split level 2/3 storey terrace and semi-detached dwellings and garage blocks.

To the rear of the site is allocated Green Belt land at a higher level with the boundaries defined by scrub, timber fencing and dry stone walls. There are two semi detached properties located adjacent to the proposed access, numbers 12 and 14 Pennine Edge.

Proposed Development

The application is a variation of condition application and proposes the variation of condition 2 relating to application 2024/0148 – (Erection of 5no. detached dwellings and associated garages and landscaping) to include the following amendments:

Plot 1, 2 and 3 – alteration to siting of dwellings,
 Plot 5 - Garage increased in length ,
 Plot 2, 3, and 4 – alteration to fenestration

The agent has provided the following information in support of the proposal:-

Plot 1
 To be moved forward 1.8m.

Reason - To increase rear garden space. It will bring it in line with existing adjacent property no. 14 Pennine edge.

Plot 2 and 3

Both properties moved to the left 1.8m as viewed from the front elevation,

Reason - Plot 2 has very large garden, even with this reduction it will still be large. It will give plot 3 a larger side garden and create a little more space between plot 3 and plot 4 which we think will benefit the overall look of the site.

Plot 5

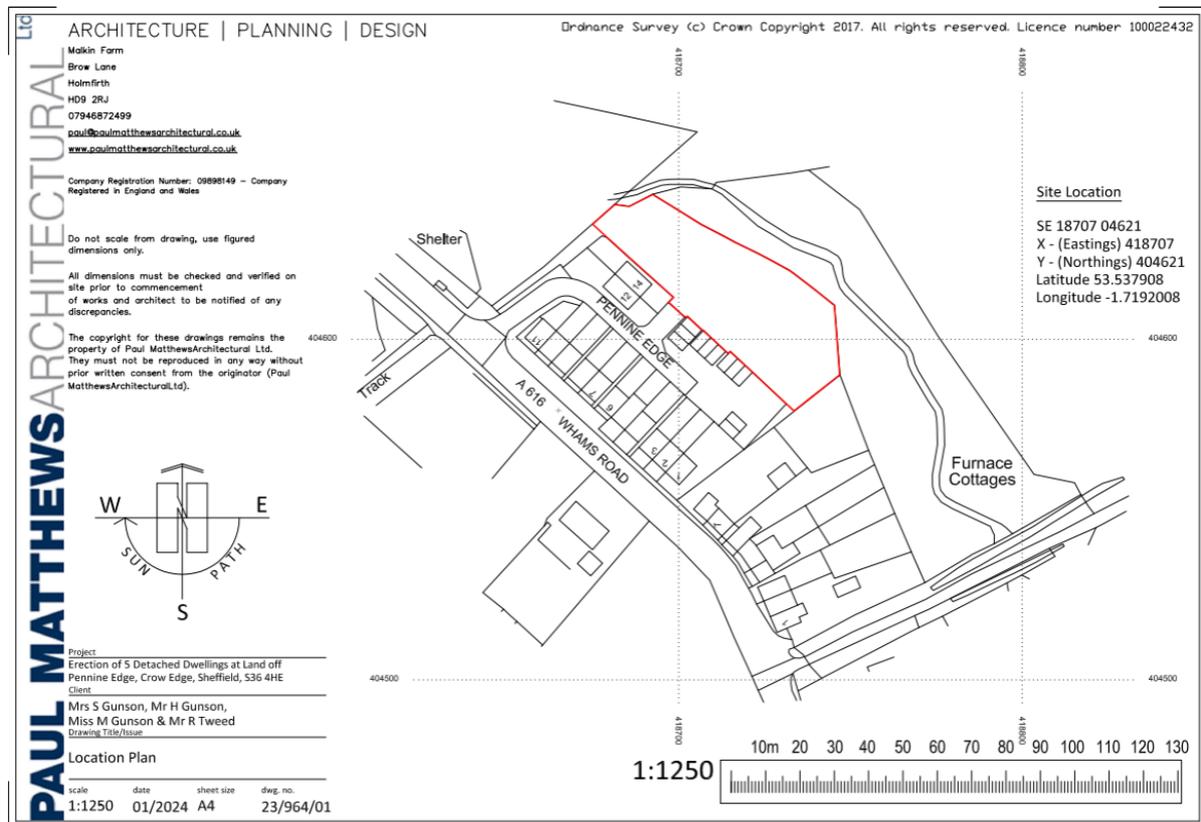
Garage increased in length from 6000mm to 6900mm.

Reason -The garage has the heating system , tanks etc to the back of the garage, with these in place it will not be possible to park a car inside. So we propose making garage 900mm longer, so overall length 6900mm.

Plot 2, 3, and 4.

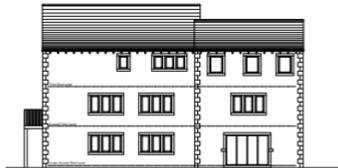
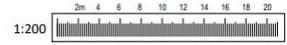
A feature bullseye placed above arched Entrance hallway.

Reason - To allow a little extra light into hallway for upstairs landing area.



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 Project:
 Erection of 5 Detached Dwellings at Land off
 Pennine Edge, Cross Edge, Sheffield, S18 4JL
 Client:
 Mrs S Gurnson, Mr H Gurnson,
 Miss M Gurnson & Mr R Tweed
 Drawing Title/Issue:
Proposed Site Block Plan

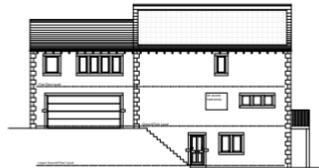
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North East Elevation (side)



North West Elevation (front)



South West Elevation (side)



Lower Ground Floor Plan



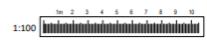
Ground Floor Plan



First Floor Plan



South East Elevation (front)



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PLOT 4 - General Arrangements

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South West Elevation (side)

North West Elevation (front)

North East Elevation (side)

Lower Ground Floor Plan

Ground Floor Plan

First Floor Plan

South East Elevation (rear)

Scale: 1:100

1m 2 3 4 5 6 7 8 9 10

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Plot 5 - General Arrangement

Date: 01/2024
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South East Elevation (side)

South West Elevation (front)

North West Elevation (side)

Lower Ground Floor Plan

Ground Floor Plan

First Floor Plan

North East Elevation (rear)

Scale: 1:100

1m 2 3 4 5 6 7 8 9 10

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Plot 2 - General Arrangement

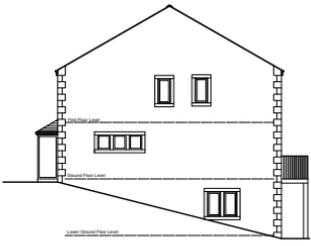
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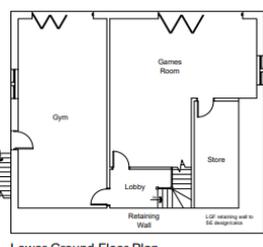
North West Elevation (side)



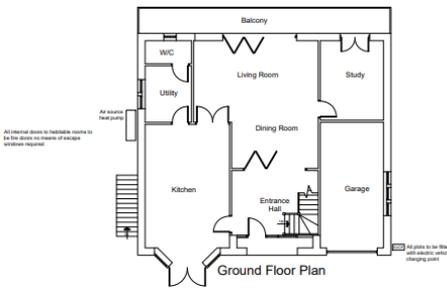
South West Elevation (front)



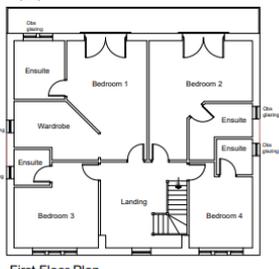
South East Elevation (side)



Lower Ground Floor Plan



Ground Floor Plan



First Floor Plan

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Project
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Mrs S Gunson, Mr H Gunson, Miss M Gunson & Mr R Tweed
Drawing Title
PLOT 3 - General Arrangement
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North East Elevation (rear)



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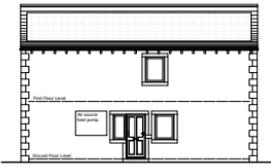
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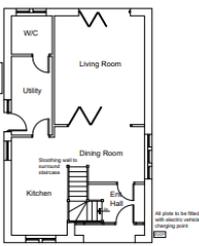
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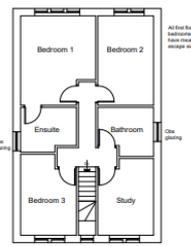
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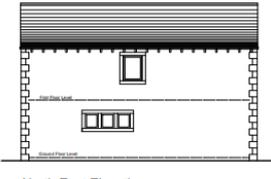
South West Elevation (side)



Ground Floor Plan



First Floor Plan



North East Elevation (side)

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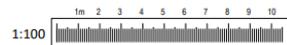
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South East Elevation (front)



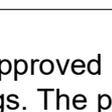
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The previously approved application proposed the development of 5 detached individually designed dwellings. The properties are arranged around a single cul-de-sac road with private

driveways/parking. The elevation and floorplans show split level two storey properties (rooms at lower ground level, some with attached garages or integral garage/storage areas.

'Plot 1 is a 3/4 bedroom two storey dwelling.

Plot 2 is a 4 bedroom split level dwelling with an integral garage, lower ground garden room and store and a balcony at ground floor level.

Plot 3 is a 4 bedroom split level dwelling with an integral garage, lower ground games room and a gym and a balcony at ground floor level.

Plot 4 is a 4 bedroom split level dwelling with an attached double garage, lower ground games and garden room and a balcony at ground floor level.

Plot 5 is a 4 bedroom split level dwelling with an attached single garage, lower ground games room and a balcony at ground floor level.

The dwellings are designed with traditional style windows, with stone surrounds and cart shed style openings to the frontages. Four of the properties have balconies at ground floor living area levels due to the sloping nature of the site, however plot 1 is of two storeys only. The elevation drawings demonstrate how the properties would be constructed into the sloping areas of the site.'

Relevant Site History

2003/0115 – (Adjacent site) Residential development of 8 town houses and 4 apartments – Approved with conditions

2005/1066 - Inclusion of 2 additional plots to previously approved site (B/03/0115/PR) - Approved with conditions

2006/1907 - Erection of three dwellings and garages (outline) – refused for the following reasons:-

1 The application site is allocated as Safeguarded Land within the Council's Unitary Development Plan. Within Safeguarded areas development will be restricted to that necessary for the operation of existing uses. The provision of three houses would not be considered necessary development and would represent over-intrusive development detrimental to the character, openness and amenities of the site and its surroundings. As such the proposal would be contrary to Policy GS10 of the development plan

2 The proposal would be contrary to policies WR4 and WR7 of the Western Rural Community Area Plan in that the proposed residential development is not within a designated housing policy area and is out of character with the existing form and layout of the village

2007/1051 - Erection of two detached dwellings and garages (Outline) (Resubmission) – Refused for the same reasons as above and dismissed at appeal

2009/0837 - Erection of 1no. detached bungalow with garage (Outline) – Refused for the same reasons as above and dismissed at appeal

2011/0037 - Erection of 1 no. underground dwelling – Refused for the same reasons as above and dismissed at appeal

2016/0279 - Residential development for 3 dwellings (Outline) - Withdrawn

2019/0312 - Residential Development of 5 dwellings (Outline with all matters reserved apart from access) – Approved with conditions

2023/0076 - Outline application for residential development of 5 dwellings with access and layout considered at this stage – Approved with conditions

2024/0148 - Erection of 5no. detached dwellings and associated garages and landscaping - Approved with conditions

2024/1046 - Discharge of conditions 4 (Materials), 5 (Privacy Screens), 7 (Dust Management Plan), 8 (Noise Management Plan), 9 (Boundary Treatments), 10 (Landscaping), 12 (Drainage), 13 (Drainage), 16 (Management Plan non-adopted areas) and 18 (Biodiversity) relating to 2024/0148 (Erection of 5no. detached dwellings and associated garages and landscaping)

Planning Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which 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 set within Urban Fabric as shown on the Local Plan Maps, therefore 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

SPDs

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

- Design of housing development
- Parking
- Trees and Hedgerows

Other

South Yorkshire Residential Design Guide

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

2. Achieving sustainable development
4. Decision-making
5. Delivering a sufficient supply of homes
8. Promoting healthy and safe communities
9. Promoting sustainable transport
12. Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Relevant Consultations:

Dunford Parish Council – No comments received

Highways – No objections

Biodiversity Officer – No objections

SYMAS – No objection. Standing advice informative required

Coal Authority – No objection. Standing advice informative required

Drainage – No objection subject to condition

Pollution Control – No objection

Ward Councillors – No comments received

Yorkshire Water – Yorkshire Water have no observation comments to make with regards to the variation of Condition 2 as requested. Foul and surface water drainage for the development has already been agreed under previous planning consultation (foul to sewer and surface water to Sledbrook Dike)

Representations

Neighbour notification letters were sent to surrounding properties and no comments have been received as a result.

Assessment

Principle of development

The principle of the development has already been established with the granting of permission for application 2024/0148 - Erection of 5no. detached dwellings and associated garages and landscaping. This application requests the variation of condition number 2, in order to allow the following amendments, Plot 1, 2 and 3 – alteration to siting of dwellings, Plot 5 - Garage increased in length , Plot 2, 3, and 4 – alteration to fenestration.

These changes have been assessed below.

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 backland development. The amendments to the siting of plots 1, 2 and 3 (by 1.8m), increase in the length of the garage of plot 5 (increased in length from 6000mm to 6900mm) and alteration to fenestration to include an additional hallway window to Plot 2, 3, and 4 are considered to be minor in nature and do not significantly impact the design or visual amenity of the development or street scene.

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 proposed alterations to the siting of the dwellings as described above would not significantly impact residential amenity or the garden areas to a significant extent. The minimum external separation distances are maintained. The additional hallway windows to plots 2, 3 and 4 would not result in any significant overlooking or loss of privacy.

The proposal is considered to be acceptable in terms of its impact upon residential amenity.

Highway Safety

The Highways Officer has been consulted and has no objection to the scheme. There are proposed slight amendments to the siting of the dwellings and the size of the garage for Plot 5 do not adversely impact upon the approved access, parking and turning arrangements of the site or adversely impact upon the highway and are therefore considered acceptable from a highways point of view.

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

Biodiversity

The Biodiversity Officer has been consulted and states that the proposed alterations are minor and it is not anticipated that these will have any additional adverse impacts to biodiversity. A Biodiversity Mitigation Scheme was submitted in 2024 to discharge condition 18 (DOC application 2024/1046) of the planning permission. This condition was recommended for discharge and measures within the scheme should be adopted as part of the altered proposals.

Drainage

Yorkshire Water and the Drainage Officer have no objections to the proposal and have already agreed the drainage details are part of the approved Discharge of Conditions application 2024/1046.

Recommendation

Grant subject to conditions