

2022/1039

Mr Alex Christopher Barrett

Erection of single storey dwelling and garage with associated works

Land east of Delph Mews, Green Moor, Sheffield, S36 7DQ

Planning History

B/02/1163/PR - Erection of dormer bungalow and detached double garage was refused on the grounds of impact on an area of identified Borough Landscape Value, it could not be described as infilling and it would be detrimental to highway safety.

B/05/1082/PR - Erection of detached dwelling and detached garage which was refused again on the visual impact, not infilling, detrimental to highway safety and in addition would be detrimental to the footpath. The applicant appealed the decision and this was dismissed.

Site Description

The site is a long strip of land which is located on land adjacent to Delph Mews. The site runs alongside the access to Delph Mews and a public footpath leading to a green space known as the Delf. The existing site is currently overgrown and bounded on all sides by dry stone walls and accessed by a metal gate. The site slopes gently up from north to south.

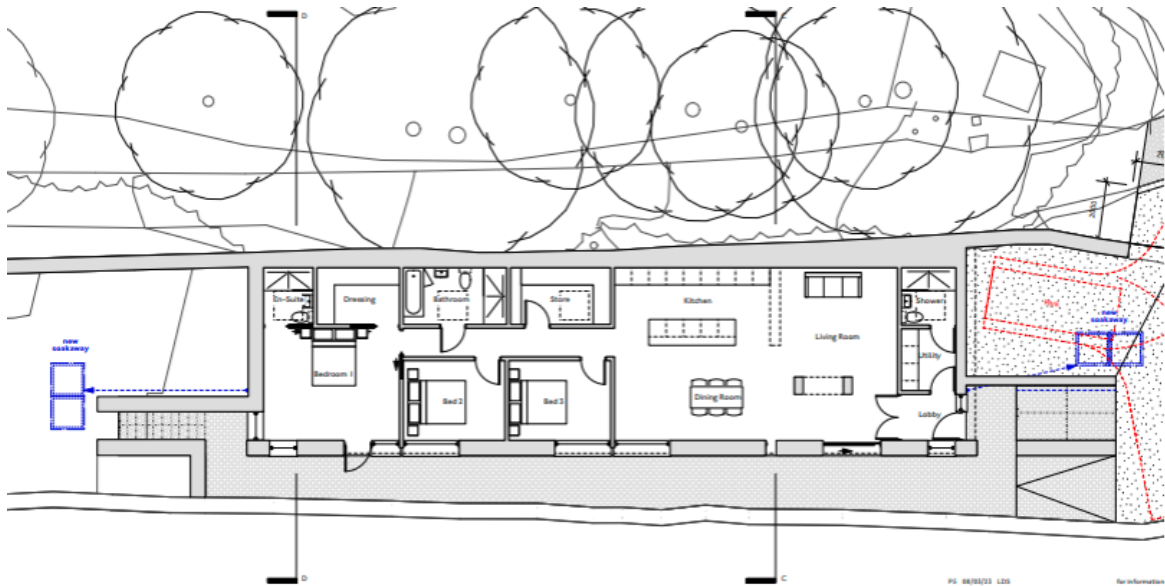
The site sits at the edge of the main built up area of the village of Green Moor and within the designated urban fabric of Green Moor, adjacent to the Green Belt. There are trees which surround the site, mainly along the north, west and southern boundaries.



Proposed Development

The applicant seeks permission to erect a 3 bedroom single storey dwelling, designed specifically for this long narrow site. The dwelling has been designed so that it has a low visual impact with a flat green roof and would be constructed of stone. The main habitable room windows of the proposed dwelling have been designed so that they face over the Green Belt land to the east, with rooflights set towards the western boundary.

A single storey detached garage and parking area is proposed to the north east end of the site. The garage has been designed with a flat roof and would be constructed of the same materials as the dwelling.



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Scale @ A3: 1:100
Purpose: For Information
Status: S2 Revision: P5
Drawn: L2S Checked: CT

P5: 08/03/23 L2S
P4: 20/03/23 CT

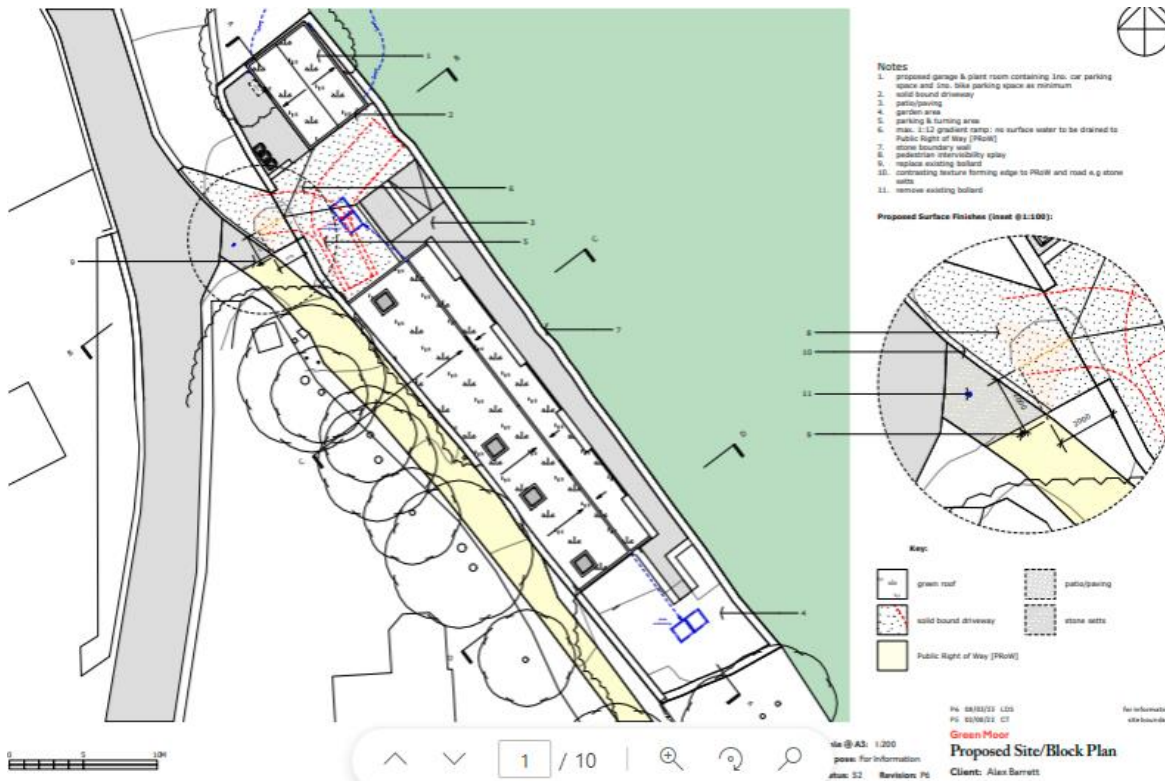
Green Moor

Proposed Floor Plan

Client: Alex Barrett

Drawing No: PT401-PTA-00-ZZ-D6-A-00103

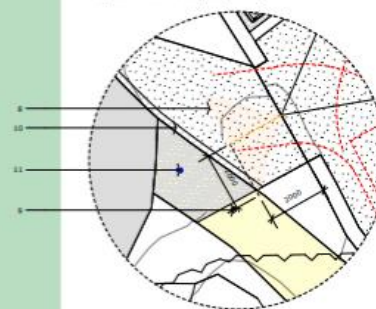
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Notes

1. proposed garage & plant room containing 1no. car parking space and 5no. bike parking space as minimum
2. solid bound driveway
3. patios/paving
4. garden area
5. parking & turning area
6. Public Right of Way (PRoW)
7. stone boundary wall
8. pedestrian intervisibility splay
9. replace existing bollard
10. connecting texture forming edge to PRoW and road e.g. stone walls
11. remove existing bollard

Proposed Surface Finishes (Inset @1:100):



Key:

- | | |
|----------------------------|---------------|
| green roof | patios/paving |
| solid bound driveway | stone walls |
| Public Right of Way (PRoW) | |

P4: 08/03/23 L2S
P3: 02/04/23 CT

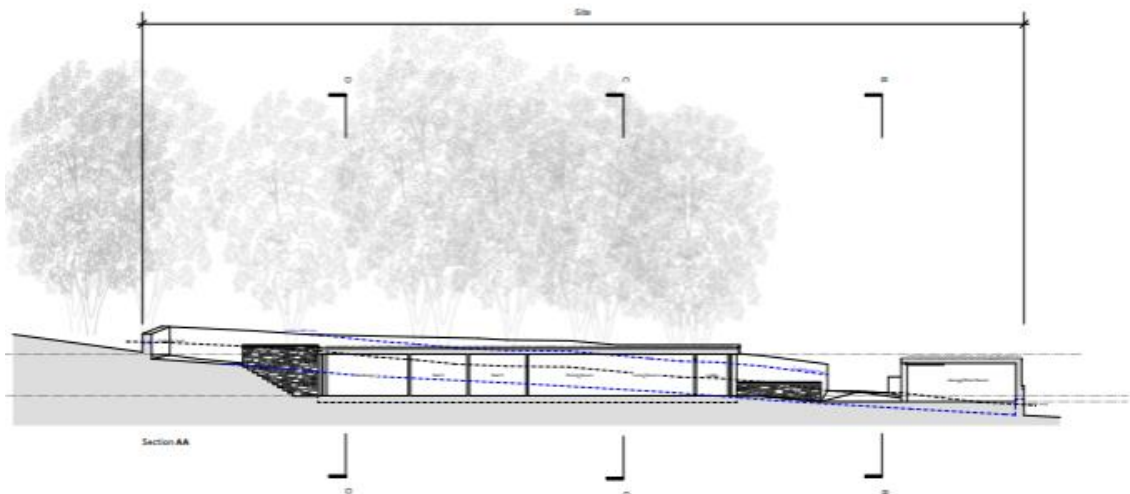
Green Moor

Proposed Site/Block Plan

Client: Alex Barrett

Scale @ A3: 1:200
Purpose: For Information
Status: S2 Revision: P6

For Information
site boundary



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Scale @ A3: 1:200
Purpose: for information
Status: S2 Revision: P4
Drawn: LDS Checked: CT

P4 14/02/23 LDS
P3 29/06/21 LDS

for comment
following client agreement

Green Moor
Proposed Section AA

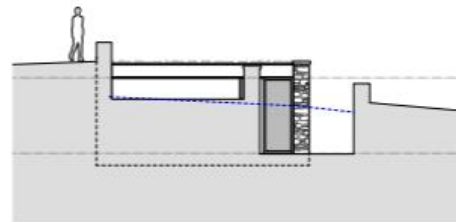
Client: Alex Barrett

Drawing No: PT401-PTA-00-ZZ-DR-A-00110

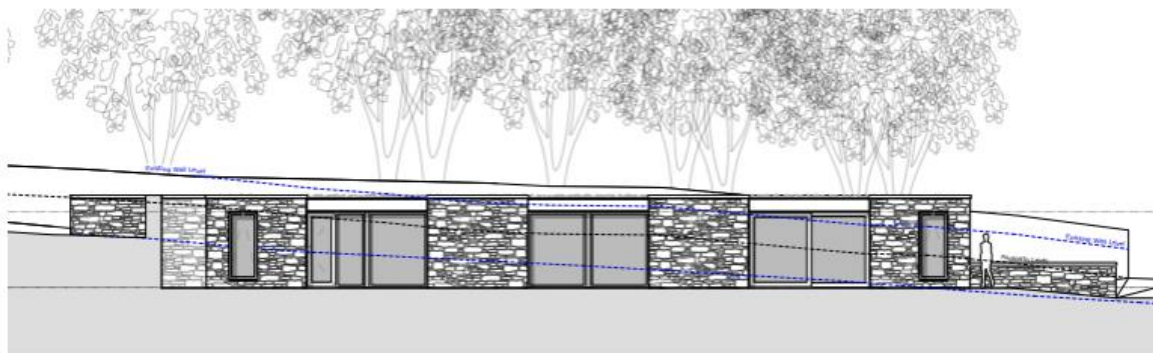
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Side Elevation (Entrance)



Side Elevation (Top of Site)



Front Elevation

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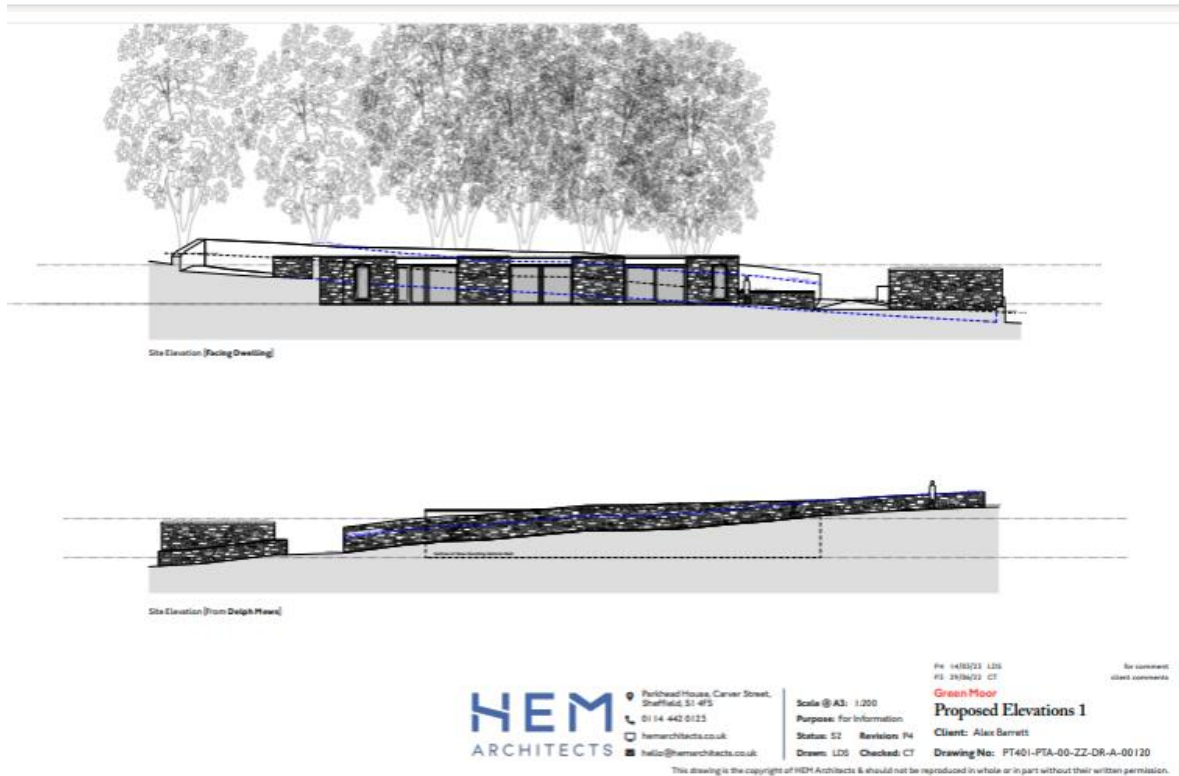
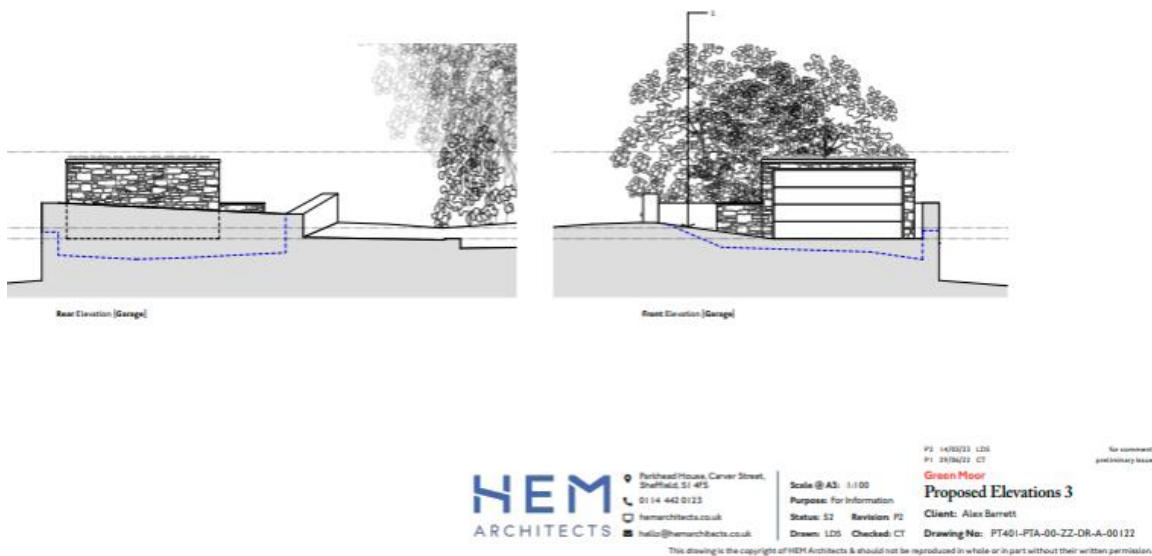
Scale @ A3: 1:100
Purpose: for information
Status: S2 Revision: S4
Drawn: CT

P4 14/02/23 LDS
P3 29/06/21 CT

for comment
client comments

Green Moor
Proposed Elevations 2

Client: Alex Barrett



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

NPPE

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 – Objects due to the following reasons:-

The Parish Council objects to the loss of visual amenity, whilst this application does try to address this issue, the roof of the proposed dwelling will still obscure the view over the surrounding countryside.

The Planning Statement refers to the land as scrubland which it is not it is historically an allotment site.

The Parish Council is concerned about highway safety and vehicles emerging onto Green Moor Road. Contrary to the submitted Planning Statement, visibility is not good, especially when traffic is travelling south down Well Hill Road.

The Parish Council is concerned about the issues surrounding the access to the site. The route of the public right of way is incorrectly shown on the application. The public right of way is from the telephone box and along the wall, not along the private road leading to Delph Mews. The Parish Council would like to clarify whether the landowner has been contacted by the applicant. The Parish Council would question the ownership of the land which is shown as hardstanding, the parish Council is of the opinion this is not owned by the applicant.

The amended plans show a yellow triangle visibility splay, this cuts straight across the correct public right of way. The proposed access is over a public right of way and it exits across a passing place onto a private road. The private road for the existing properties only and it is felt that construction traffic would not legally be entitled to use it. The public right of way is used by residents and visitors accessing the Delf field, a community facility owned by the Parish Council. The Council feels safety issues would be created initially by construction traffic and then by the applicant and delivery vehicles. The Parish Council feels that despite the proposed parking for three vehicles, visiting vehicles will be parked on the public right of way, the passing place and the adjacent grass verge. The Parish Council would also like to express its concern about any vehicles parking over the right of way and preventing access to the Delf field for emergency vehicles.

The village of Green Moor is prone to sewage problems and the old water system cannot cope with the current demand and an additional dwelling will exacerbate the problem.

The Parish Council hopes its objections are carefully considered and this amended planning application is refused.

Ward Councillors – No comments received

Highways – No objection subject to conditions

Public Rights of Way – Comments regarding footpath and an informative would be required should permission be granted

Yorkshire Water – No comments received

Ecology – No objection subject to condition

Sheffield Area Geology Trust - the proposal is far enough away from the Delph RIGS for it not to be a problem

Drainage – No objection details to be checked by Building Control

Pollution Control – No objections subject to condition

Tree Officer – Concerns raised with regard to issues surrounding future pressures on the trees and direct impacts to proposed residents

Representations

Neighbour notification letters have been sent to neighbouring properties and a site notice posted. The following comments have been received as a result:-

3 objections were received to the original consultation:-

- The site does not have permitted access rights off Delph Mews which is a private road

- The proposal would significantly compromise, degrade and affect:-
- Concerns regarding the impact upon the enjoyment of homes and gardens
- Loss of privacy
- Increased disturbance from residential activity and cars
- Noise and light pollution
- Impact on the appearance and character of the surrounding area, landscape and views
- Impact on adjacent Green Belt land
- Impact on highway, bridleway and footpath access and amenity
- Increased traffic and impact upon highway safety and footpath
- fragmentation of the Delph (conservation) area and destruction of a land bridge for nature and wildlife
- The building could be used as a holiday let or air bnb
- Impact on wildlife
- Previous applications refused on this site
- The site was historically a garden / allotment site

The plans were then amended to include additional detail and amendments for highways and a re-consultation took place, the following comments have been made in response:-

4 objections received which raise the following concerns:-

- Reiteration of comments above and the additional comments:-
- Loss of Green Space
- Concerns regarding upkeep of the private road and potential damage to it
- Impact during construction, disturbance and blocking off access by contractors vehicles/deliveries

1 letter of support

'I am very much in favour of this development. It would add an interesting and non-obtrusive dwelling to a very small piece of scrub land and would demonstrate that a family house does not need to clash with the local environment but can harmonise within it. It will have a low visual impact on the area, and with a renewable heating system and efficient insulation, a low impact on the climate. The applicant has been an enthusiastic supporter of the community in Green Moor and his family's presence will continue this.'

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 site is set on the edge of the village close to other residential properties and as such the use of the site for residential uses would be in keeping with the locality.

The site is also set adjacent to the boundary with the Green Belt to the east, therefore the impact of the development upon the openness of the Green Belt is an important consideration.

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 and the South Yorkshire Residential Design Guide. The proposed site layout achieves the Council's minimum amenity standards which are set out in the SPD Design of Housing Development and as a result the new dwelling will not significantly overshadow or overlook any existing neighbouring dwellings, nor would the introduction of a new dwelling to this site have a significant impact in terms of disturbance or noise impact from increased residential activity, given the separation distances to the adjacent properties.

The South Yorkshire Residential Design Guide 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 amenity areas provide sufficient amenity space of over 60sqm. It is felt that due to the potential to extend the property under Permitted Development Rights, that Permitted Development Rights should be removed in order to protect the amenity space from overdevelopment.

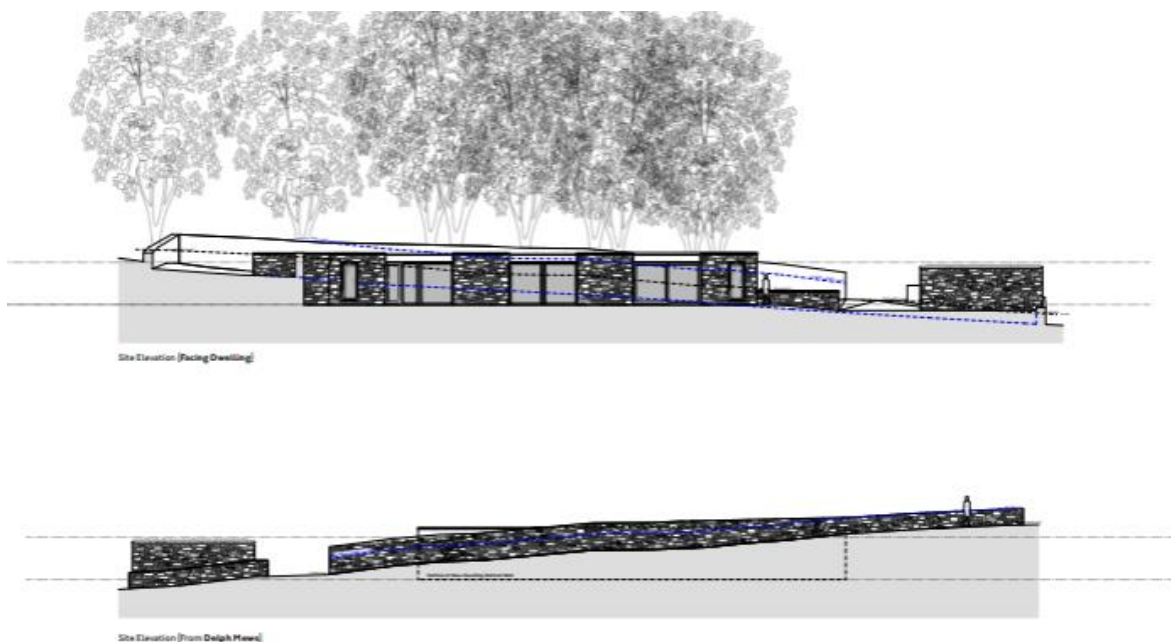
On balance, the proposal is considered to be acceptable in terms of its impact upon residential amenity in accordance with policy GD1.

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. Previous refused proposals for the site included a much greater scale of dwelling and the designs were not considered to be in keeping with the area or acceptable in terms of impact upon the adjacent Green Belt land.

The proposed dwelling has been specifically designed for this linear site and will be a low stone built detached dwelling with a matching flat roofed detached garage. The dwelling has been designed to be in keeping with the adjacent stone built properties but also would have a very limited impact upon the adjacent Green Belt due to its low impact design, height and materials to be used, which would blend in well with the adjacent boundary walls. As can be seen on the photomontage and elevation drawings below, the property would be barely visible from Delph Mews, with only part of the property being visible from the Green Belt as it sits above the boundary wall. In addition to this, the boundary wall could potentially be built up to 2m under permitted development which would almost screen the property from view. The design is innovative, and the size and scale of the property is considered to be acceptable.

Given the above limited impacts upon visual amenity, the proposal is considered to be acceptable in terms of visual amenity and impact upon the adjacent Green Belt, subject to the submission of landscaping and material details in accordance with Local Plan Policy D1 and the SPD Design of Housing Development.



Impact on Trees

There are trees which surround the site and are not within the ownership of the applicant, however the trees are not significant specimens and unfortunately would not warrant TPO status. The applicant has provided a Tree Survey for the site and the Tree Officer has raised concerns with regard to issues surrounding future pressures on the trees, and the direct impacts such as overshadowing of the dwelling. Unfortunately as it is felt that the trees are not worthy of TPO protection and that the applicants could prune the trees back to the boundary line or the owner of the trees could remove them at any time, on balance it would not be considered a sufficient reason to refuse planning permission on the basis of these potential impacts.

In terms of shading, there may be some overshadowing of the house and garden area from the south and west, however, due to the size of the plot and the fact that the proposed dwelling is designed to be mainly east facing, there would not be significant shading of the property and its garden areas from the adjacent trees, in order to warrant a refusal of permission on this basis. The Tree Officer has recommended conditions be applied to the decision, to ensure that the appropriate protections and methodologies are in place for the construction and to ensure replacement planting is provided where on site trees are to be removed. Subject to the implementation of these protection measures and a landscaping scheme there are no significant objections to the proposal from an arboricultural perspective in accordance with Local plan BIO1.

Ecology/Geology Impacts

An Ecological Appraisal report has been submitted as part of the planning application and the Ecology Officer has stated that this document is satisfactory in considering the value of habitats on site and potential impact upon them and potentially occurring protected/priority species. Mitigation measures and biodiversity enhancement measures set out within the report are also satisfactory and should be subject to a planning condition in accordance with Local Plan Policy BIO1.

The site is set along the access to Green Moor Delph, which is allocated as a site recognised as having biodiversity and/or geological value within the Local Plan. The Sheffield Area Geology Trust have been consulted by the Ecology Officer as part of this planning application. The SAGT have stated that the proposal should not impede the access along the footpath to the Delph and that the 'proposal is far enough away from the Delph RIGS for it not to be a problem.' The proposal is therefore acceptable when measured against policy BIO1 of the Local Plan in terms of impact upon Geology interests.

Highway Safety/Impact on PROW

There is a public footpath running to the west of this site, which briefly crosses the vehicular access. This will increase vehicular traffic on the PROW. The PROW Officer states that 'as this is a single property it would not normally be a cause for objection provided that private access rights are in place, suitable visibility is achieved at the entrance to the public footpath and works are well managed.' The plans have been amended to include amendments to the access and further detail and no further comments have been received from the PROW Officer.

The Highways Officer has been consulted and states that the amended plan submitted satisfactorily addresses the issue of pedestrian visibility at the proposed site access. Concerns have been raised from objectors with regard to increased parking adjacent to the site, however the site has sufficient parking for the property of 2 spaces, in line with the SPD. The Highways Officer also has the following observations:-

'It is stated that the applicant has vehicular rights of access to the site without restriction. The site has previously housed small agricultural type buildings such as sheds and animal pens and could therefore once again be used for the same purpose, the vehicular movements associated with the proposed use of the site for one dwelling would therefore be no greater than those of the existing use and as such would not be detrimental to highway safety.

The location of the site is not considered to be sustainable in terms of pedestrian facilities and access to a frequent bus service. However, given that there are approximately 70 other dwellings within a 350m radius of the site, it is felt that a recommendation of refusal on grounds of sustainability alone would unlikely prove substantive.

As such, on balance, the proposals are considered acceptable from a highways development control perspective.'

The proposal provides sufficient parking areas for the proposed dwelling and as stated above there are no issues raised in terms of highway/pedestrian safety and impact upon the PROW and given the above, the proposal is considered to be acceptable in terms of highway safety in line with the SPD Parking and in accordance with policy T4 of the Local Plan. An informative should be included to ensure the protection of the PROW during construction.

Other matters

An objection has been received in terms of the proposals impact on a private driveway and potential maintenance or legal access right issues, however, unfortunately this is a legal matter and not a material planning consideration that can be taken into consideration.

Concerns have been raised with regard to the use of the property as a holiday let, however a separate planning permission may be required for this use, which would be considered separately.

In terms of the ownership of the site, the applicant has signed certificate B which states that the owners of the land have been notified of the planning application.

Recommendation

Grant subject to conditions