
2022/1253

Applicant: Brian Burkinshaw

Development: Creation of new vehicular access

Address: 3 Hall Cliffe, Roper Lane, Thurgoland, Sheffield S35 7AA



Site Location & Description

The site is located within a residential area, close to the junction with Roper Lane and Thurgoland Hall Lane. Flanking the site is Hall Cliffe Garage to the East and a residential property to the West. Adjacent to the site is a recreation ground and village hall. The site consists of a semi-detached dwelling set back from the road with a large grassed front garden area, bound by a stone wall. The site previously shared access with the Garage due to ownership, although this is no longer the case.

Proposed Development

The proposal is for the creation of a new vehicular access off a classified road (C146) along with the creation of off-street parking within the front garden area. The proposed parking area will provide 2 off street parking spaces within the large front garden area. The parking spaces and turning area will be located within a large area consisting of loose gravel, close to the host property. Close to the entrance an area of hard standing will be created and a gap will be made in the existing stone wall to allow access to the site.

Within section 12, paragraph 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development

Policy GD1: General Development

Policy D1: High quality design and place making

Policy T4: New Development and Highway Improvement

SPD: House extensions and Other Domestic Alterations

These policies are considered to reflect the Principles in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

Highways – No objections to the amended plans subject to conditions

Drainage – No comments received

Parish Council – No objections

Representations

None

Relevant History

None

Assessment

Principle of development

Planning permission is required for access onto and development upon classified highways. Permission will be granted where such development does not impinge upon highway safety and visual amenity

Highways considerations

The application proposes to create a parking area to the front of 3 Hall Cliffe, Roper Lane which is to be accessed via a proposed dropped kerb facility. Roper Lane is classified (C146) and is a busy route in terms of both vehicular traffic and pedestrian movements.

The submitted information indicates that the proposed parking area will provide 2 off street parking spaces within the large front garden area. The parking spaces and turning area will be located within a large area consisting of loose gravel, close to the host property. Close to the entrance an area of hard standing will be created and a gap will be made in the existing stone wall to allow access to the site.

The two parking spaces provided within the site have adequate turning provision, and although the parking and turning area is proposed to be gravel surfaced, the initial part of access adjoining the public highway is to be hard surfaced. It is considered that this proposal does not adversely impact upon the highway and is therefore acceptable in terms of highway safety in compliance with Policy T4: New Development and Highway Improvement.

Visual amenity

The proposal will result in loss of part of the stone wall which is unfortunate. However, the wall is only small and there are accesses either side so its loss is not of great detriment to the character of the street scene. It is also noted that the garage adjacent has a hard surfaced access and a number of cars parked along it so the creation of the access and use of hard surfacing would not be seen as out of character with the street scene.

Residential amenity

Although not a significant consideration in these types of applications the creation of the access would not have any significant impact on the amenity of nearby residents

Recommendation

Approve with conditions