

Planning Statement

Prepared in support of
An Outline Planning Application
for a Single Detached Bungalow

Land at: Glade Lea, Gleadless, Sheffield, S12 2UY

December 2020

INTRODUCTION

This statement forms part of an outline detailed planning application for a single detached bungalow on land at: Glade Lea, Gleadless, Sheffield, S12 2UY. This statement addresses site location and development proposals and national and local planning policy issues.

SITE LOCATION AND DEVELOPMENT PROPOSALS

The proposed development site is a parcel of land approximately 0.0471ha in area located on an existing established bungalow residential development dating back from circa 1987. This is sited within the settlement boundaries of Gleadless and approximately 3-4 miles South East of Sheffield City Centre.

The proposed dwelling will place directly between numbers 20 and 22 via a short private access drive located on the cul-de-sac section of Glade Lea. The site currently houses a garage which will be demolished, the access will remain as existing minus permeable covering etc. Due to the existing cul-de-sac setting it is assumed that vision splays are less critical due to the low amount of traffic present (seven house located on this cul-de-sac). The proposed development site is shown edged red on the accompanying site location plan.

This application seeks outline permission to develop the plot to provide one new detached residential bungalow sited centrally of the plot and accessed via the existing drive. This provides ample garden/amenity space and hardstanding parking areas with sufficient space for turning to ensure safe egress from the property.

The proposed layout of the development is shown on the block plan accompanying the application.

The detached bungalow has been designed to be in keeping with the appearance of the local area, an example - Elevation drawings and floor layouts

also accompany this application. There are several properties in the immediate surrounding area of similar size and design to the proposals and the layout of the plot is thought to complement these and provide an attractive street scene.

NATIONAL PLAN POLICIES

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England, explains how these are expected to be applied and is a material consideration in planning decisions.

The NPPF refers to a three dimensional approach to achieving sustainable development: economic, social and environmental. The economic role should ensure appropriate land uses, the social role should provide a high quality built environment with housing to meet the needs of present and future generations and the environmental role should protect and enhance the natural and historic environment.

It is believed that the proposal meets the aims of the NPPF by ensuring appropriate land use to provide high quality residential dwellings with safe vehicular access and parking to meet the needs of the occupiers. Landscaping measures will protect and enhance the natural environment and the development provides attractive amenity areas for the occupiers of the properties thereby promoting healthy communities.

The NPPF, Paragraph 49 states 'Housing applications should be considered in the context of the presumption in favour of sustainable development'. It is clear that due to the layout of the new plot and the use of an existing access point and private drive this site is considered appropriate and sustainable for residential development.

The NPPF states that "Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning

authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area”

LOCAL PLANNING POLICIES

The development site is located within settlement boundary limits as defined by the Sheffield Local Plan – Transformation and Sustainability adopted April 2013. Although there are no specific policies designated to this site, it is believed that the development accords with the objectives Policies – H1, C1, C2, G1, E1 and E2.

Policy H1 – Land Uses In Policy Areas

The development is in line with the Council’s Spatial Strategy, is not agricultural land or land of high environmental value, the site is in existing domestic use and is located within a settlement boundary within walking distance to existing social infrastructure. In creating an additional residential property, the proposal helps to deliver wider regeneration and sustainability to the area.

Policy C1 – Sustainable design and construction

The new residential dwelling will be of sustainable design constructed to current Building Regulations standards and will therefore meet the requirement for minimum Code for Sustainable Homes Level 4.

Policy G1 - Green infrastructure and biodiversity

The development will not adversely affect or result in the loss of features of recognised importance. The site is not located in an area that will cause harm to Green Belt, Green Wedges or Green Spaces or Woodland and is within walking distance to local green infrastructure. Its location on the outskirts/within close proximity of the village will encourage opportunities for walking and cycling. The development will conserve and enhance the local distinctiveness of the landscape with landscaping consisting of hardstanding permeable parking, private garden space and boundary treatments consistent with the setting.

Policy C2 - Design

The siting and design of the proposal integrates well with the existing site characteristics and pattern of settlement and will enhance the quality of surrounding residential land uses. The density is appropriate to the character of the area and the plot has landscaped front gardens with the vehicle access unaffected.

The proposed layout of the plot provides an acceptable standard of privacy and security to the new occupiers and the dwelling will have sufficient private garden space and adequate and safe vehicle access and parking. The positioning of the dwelling on the plot will ensure there is no loss of light and no principle windows on the side elevations will ensure there are no issues in terms of overlooking thereby protecting the amenity of neighbouring properties.

The properties have been designed to be similar in terms of scale and design to those already in the vicinity. Traditional materials are proposed as detailed on the accompanying application form to integrate with the surrounding properties. As previously mentioned, the property will be built to current Building Regulations standards ensuring the dwellings will be adaptable and accessible for all.

E1/E2 – Movement and Sustainable Transport

The development is located in a residential area with local amenities within walking or cycling distance thereby promoting active and healthy lifestyles. The use of public transport is encouraged with bus stops for links to larger towns close by. Access from an existing driveway will have no impact on the functioning and safety of the highway network.

CONCLUSION

Taking into account all aspects outlined in this Planning Statement it is intended that the proposed development would be designed to the highest standard, in

accordance with all relevant policies and guidance. The proposed premium housing addition will integrate well, without detriment to the surrounding area.