

Sheffield City Council Planning Service

PRE-APPLICATION ENQUIRY FORM

This form is intended for anyone seeking pre-application advice for the following application types:

- **Householder development** e.g. extensions, alterations etc.
- **Adverts**
- **Changes of use** (not including Major development or if any building or engineering work needing planning permission proposed)
- **Listed Building/Conservation Area/Article 4 advice**
- **Minor development** (up to 9 dwelling / 0.5 ha & Other uses up to 1,000sq m/1 ha

There are separate forms for larger-scale development enquiries.

The fees are set out in a separate 'Schedule of Planning Application Enquiry Fees'. No work will be carried out until the fee has been received.

[Redacted area]

For office use only			
Application type		Fee	
Uniform ref.		Case officer	
Date enquiry valid		Date of full response	

Pre-app enquiry – smaller-scale development

5. Description of Proposal
<p style="font-size: 1.2em; margin: 0;">ERECTION OF NEW BUILD 6 NO HOUSES</p>

6. Attached information (please tick as appropriate)			
The more detailed information about the proposed development that you are able to provide the more informed the possible response. All drawings to metric scale please.			
All enquiries			
A site location map (scale 1:1250) with site outlined in red is essential	<input checked="" type="checkbox"/>	Supporting statement explaining design principles and any constraints	<input type="checkbox"/>
Householder & Other Minor development enquiries			
Existing and proposed floor plans	<input checked="" type="checkbox"/>	Existing and proposed elevations with building heights marked	<input checked="" type="checkbox"/>
Cross-section(s) showing any critical relationship(s) with neighbouring properties	<input checked="" type="checkbox"/>		
Advertisement enquiries			
Existing and proposed elevations with advert dimensions marked, showing any critical relationship(s) with neighbouring properties	<input type="checkbox"/>	Cross-section(s) with advert dimensions, showing any critical projections and relationship(s) with neighbouring properties	<input type="checkbox"/>
Photograph(s) or photomontages showing proposed advert	<input type="checkbox"/>		
Change of use enquiries		Listed Building/Conservation Area/Article 4 enquiries	
(not including Major development or if any building or engineering work requiring planning permission proposed – see Other Minor development above if any building or engineering works involved)	<input type="checkbox"/>	Details of changes to character features	<input type="checkbox"/>
		Details of existing and proposed materials	<input type="checkbox"/>
		Photographs of existing features	<input type="checkbox"/>
Detailed description/schedule of existing uses on the site (essential for change of use enquiry)	<input type="checkbox"/>		
Schedule of proposed uses with floor space: number, mix and affordability of residential units etc.	<input type="checkbox"/>		
Where appropriate:			
Photographs of site and immediate surroundings	<input type="checkbox"/>	If not submitted electronically, a CD containing digital copies of all drawings, documents and photographs. This will enable your pre-application enquiry to be processed as efficiently and quickly as possible.	<input checked="" type="checkbox"/>
Design and access statement site appraisal, urban design analysis, streetscene appraisal, materials, photomontages	<input checked="" type="checkbox"/>		

7. Any other information relevant to the enquiry (Please specify)

SEE DRAWINGS.

8. Name of any planning officers already contacted about this enquiry (Please specify)

9. Submission and Payment Methods

Using the online version of this form or e-mailing it, and providing an e-mail address for our reply eliminates postal delays.

- E-mail completed forms and attachments to planningapps@sheffield.gov.uk.
- Telephone (0114) 27 34218/9 to obtain a reference to match a BACS transfer to or to pay by debit card. Whilst credit card payment will also be accepted, we will have to add the additional fee that we will be charged. The Council does not accept cheques.

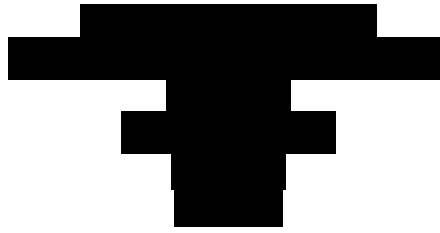
This form can be posted or hand delivered to:

Development Management
Planning Service
Sheffield City Council
Howden House
1 Union Street
Sheffield
S1 2SH

Commercial confidentiality

Please note that it will not be possible to keep information supplied and recorded confidential unless a commercial confidentiality case has been demonstrated, in accordance with the Environmental Information Regulations.

DESIGN AND ACCESS STATEMENT.



The site at present comprises-

Vacant land to the south of Cherry Bank Road, wooded with public footpaths.

Vehicular Access from Cherry Bank Road..

Proposals-

The proposal is to form 6no. 4no. Bed Dwellings on Ground, First, Second and Third Floors with Green roof amenity space.

Parking each house, 1no Garage and 2no. Spaces externally. This includes visitor parking.

Vehicular Access from Cherry Bank Road.. i.e. extend roadway, public footpath and form turning circle.

In addition Communal recreation space as indicated.

Trees only to be removed from area of housing, roadway and to be kept to a minimum.

Public footpaths retained unaltered.

Design-

Contemporary design.

Roof. Green roof.

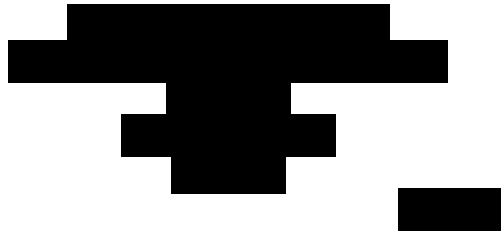
Walls.
'Stone' to ground and first floors.
Facing Brick over, buff colour.

Windows UPVC, dark grey colour.

For further information see drawings.

DRAWING LIST – PRE-APP APPLICATION.

DWG. NO. DESCRIPTION

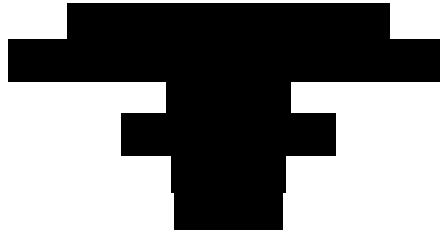


17/11//02/001 AS EXISTING. LOCATION PLAN. [NTS@A4](#).
17/11//02/002 PROPOSALS. LOCATION PLAN. [1.1250@A3](#).
17/11//02/003 PROPOSALS. GROUND AND FIRST FLOOR PLAN. [1.100 @A3](#).
17/11//02/004 PROPOSALS. SECOND, THIRD FLOOR AND ROOF PLAN. [1.100 @A3](#).
17/11//02/005 PROPOSALS. WEST ELEVATION. [1.100 @A3](#).
17/11//02/006 PROPOSALS. SOUTH ELEVATION. [1.100 @A3](#).
17/11//02/007 PROPOSALS. SECTION. [1.100 @A3](#).

[REDACTED]

Date :- 20/11/2017.

Dear Sir/Madam,



I enclose the following in application for Pre-Application.

- a.) Form, duly completed, dated and signed.
- b.) Paper copy of drawings, as per enclosed drawing list.
- c.) Fee. £300.00. Please forward ref. no. and I will forward to client for payment.
- d.) Design and Access Statement.
- e.) Disc.

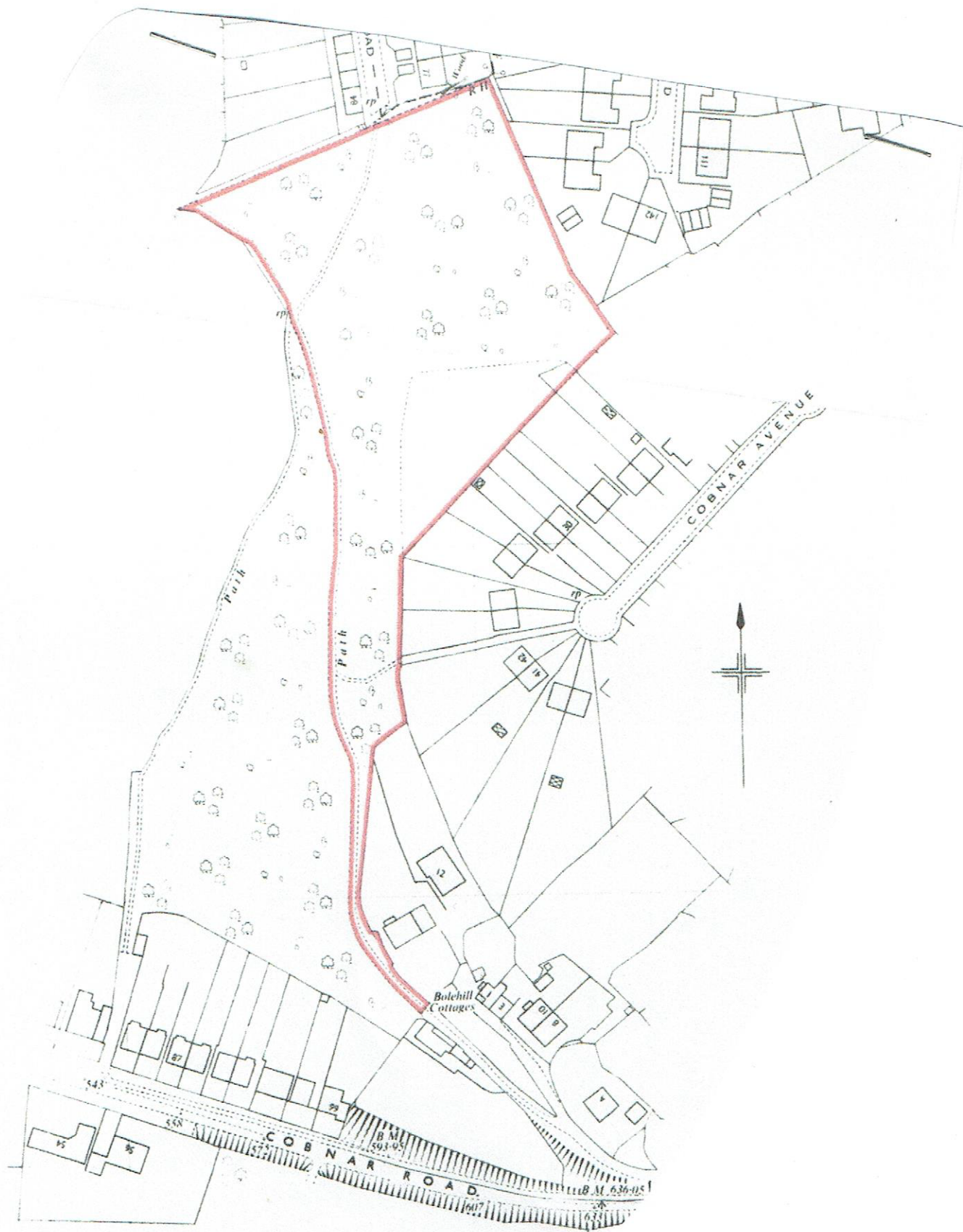
I trust this will allow the application to be registered.

Kindly acknowledge safe receipt.

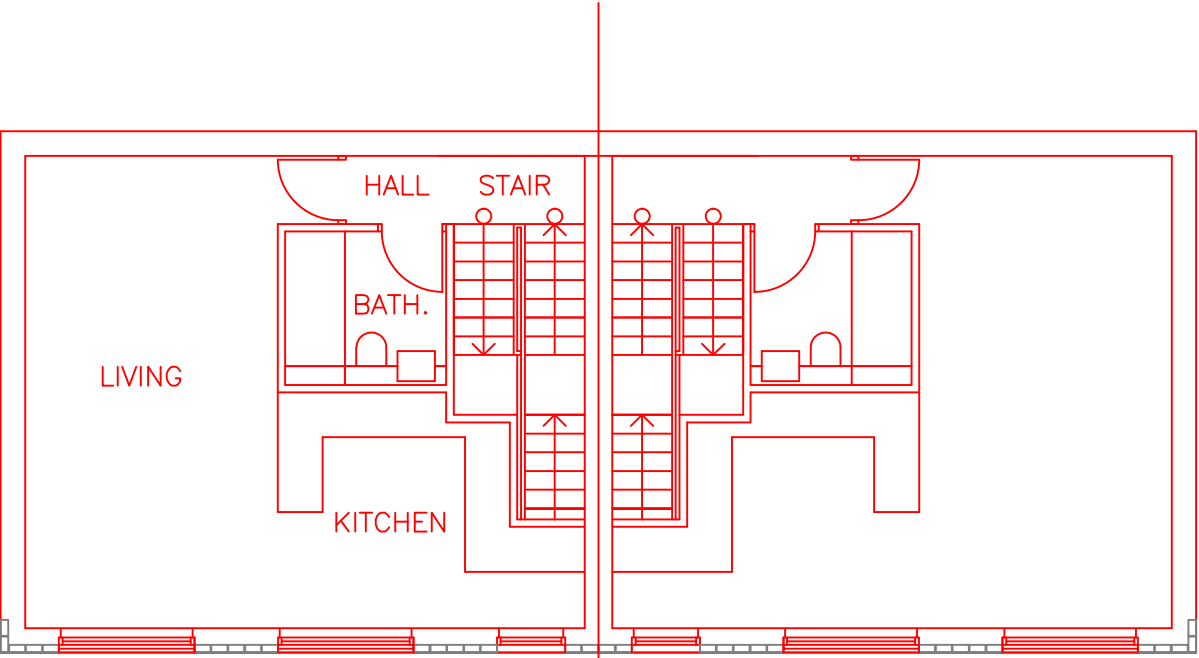
Yours sincerely,

[REDACTED]

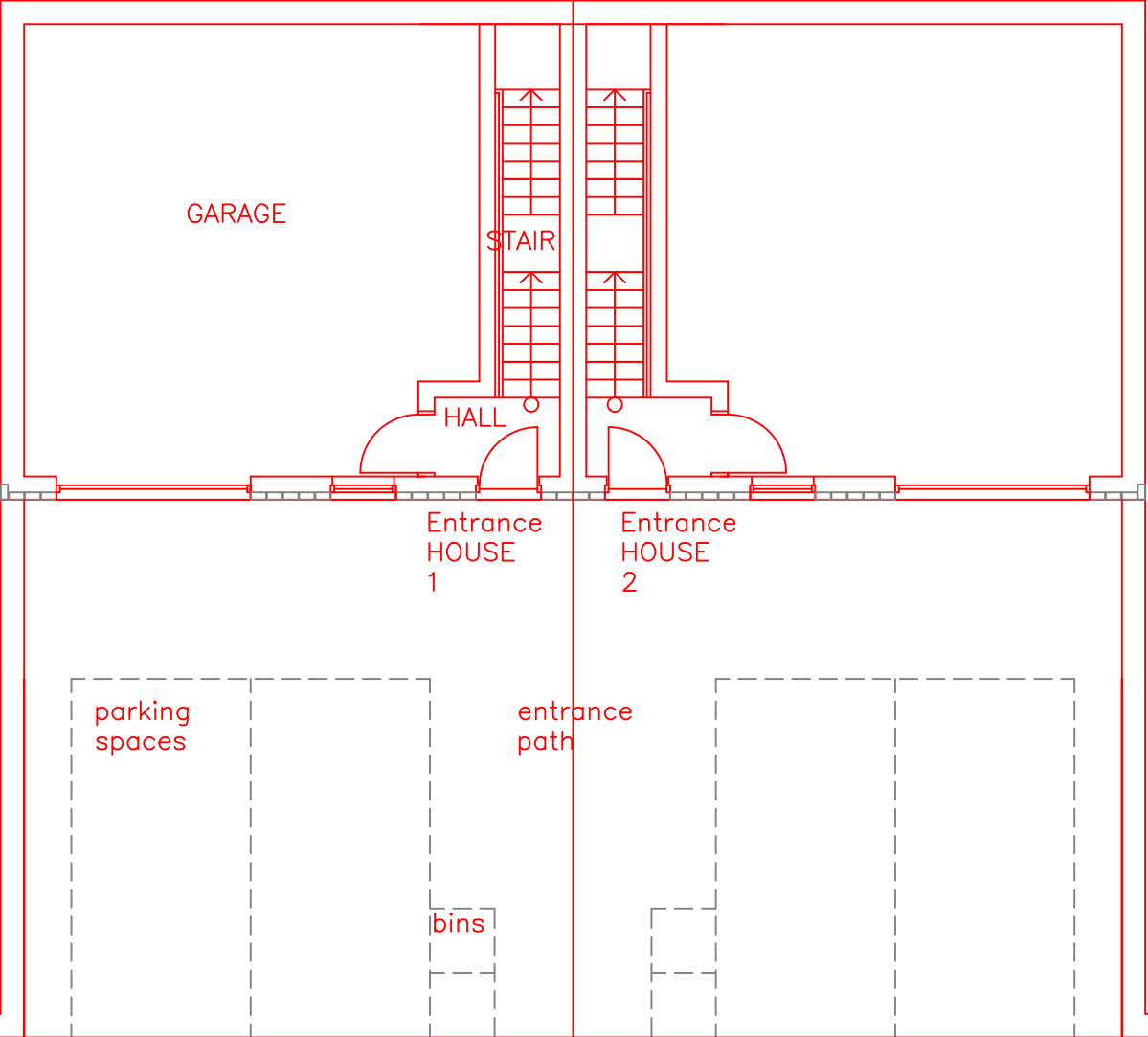
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FIRST FLOOR PLAN



public footpath

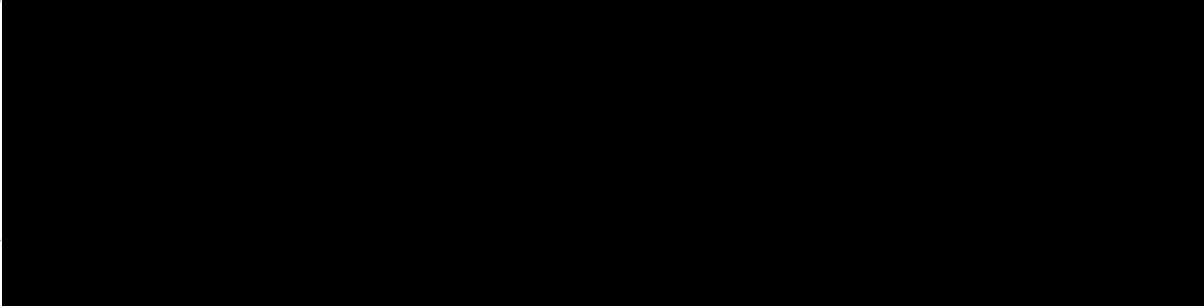
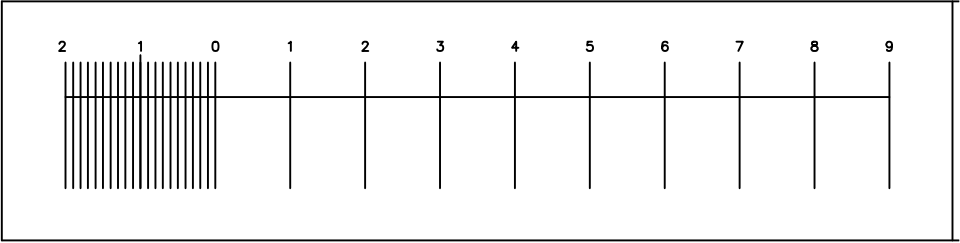
kerb and crossings

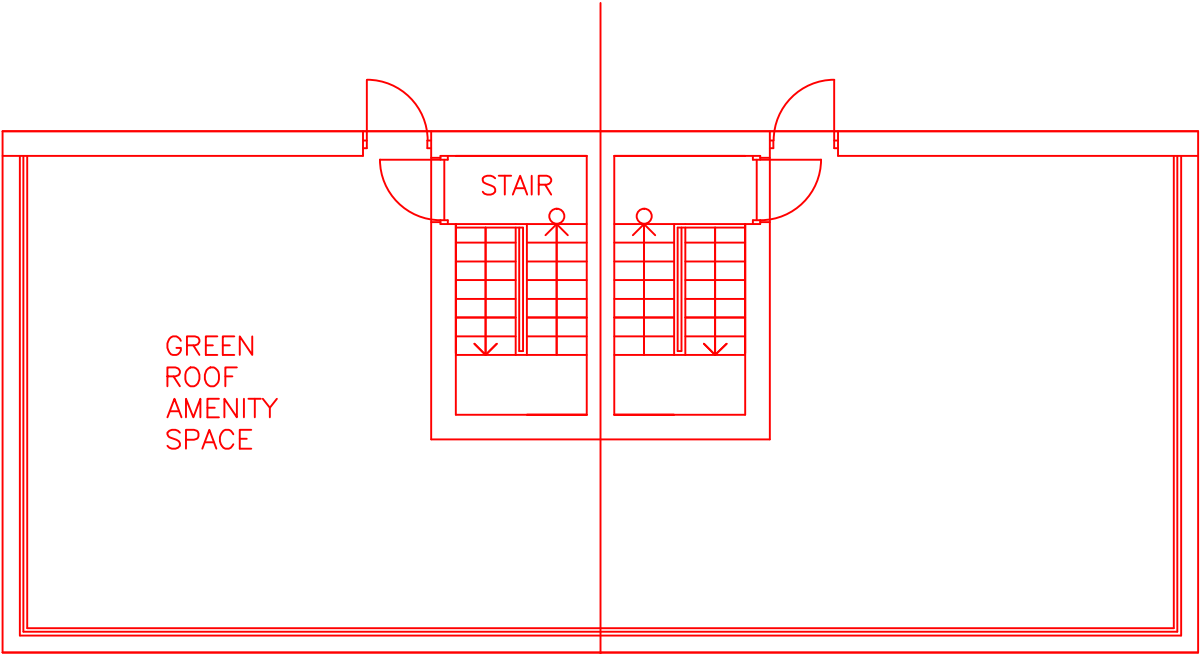
Roadway – extension to Cherry Bank Road

kerb

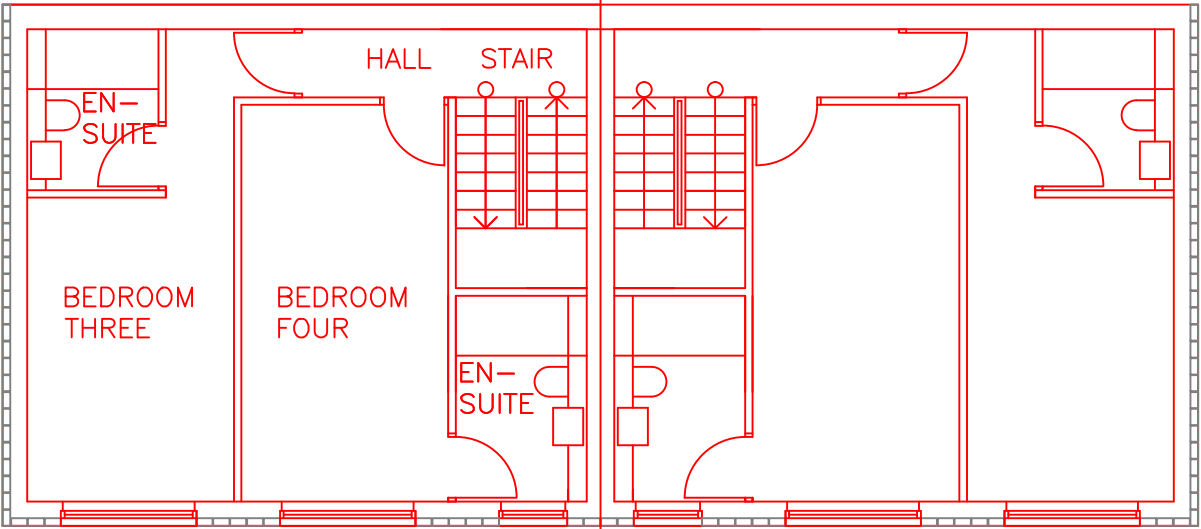
planted banking

GROUND FLOOR PLAN

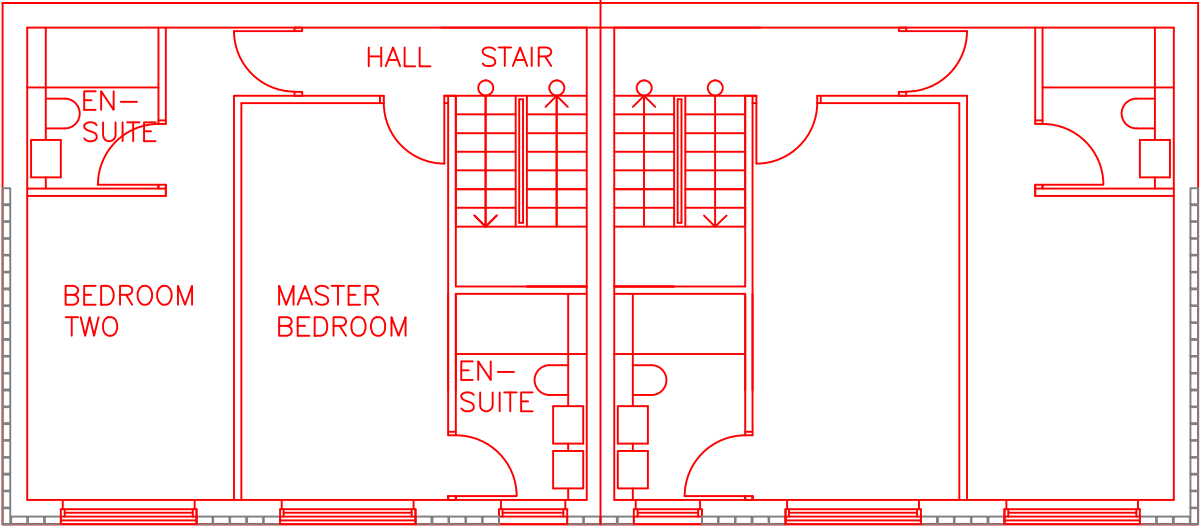




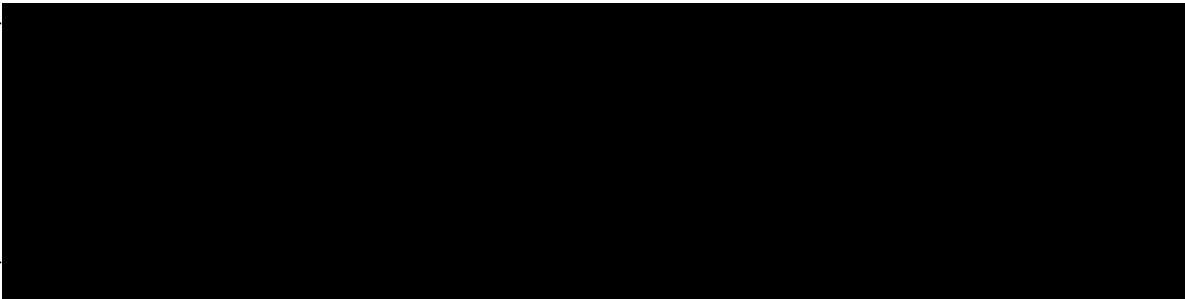
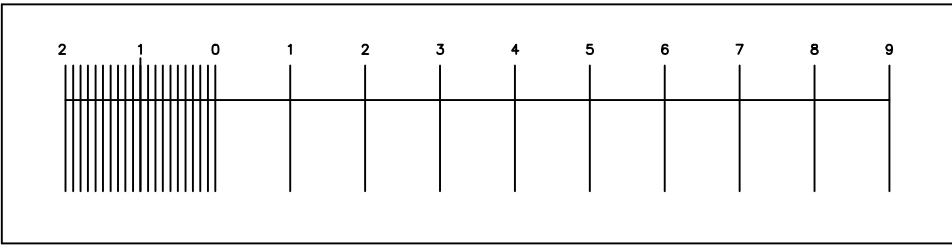
ROOF PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN

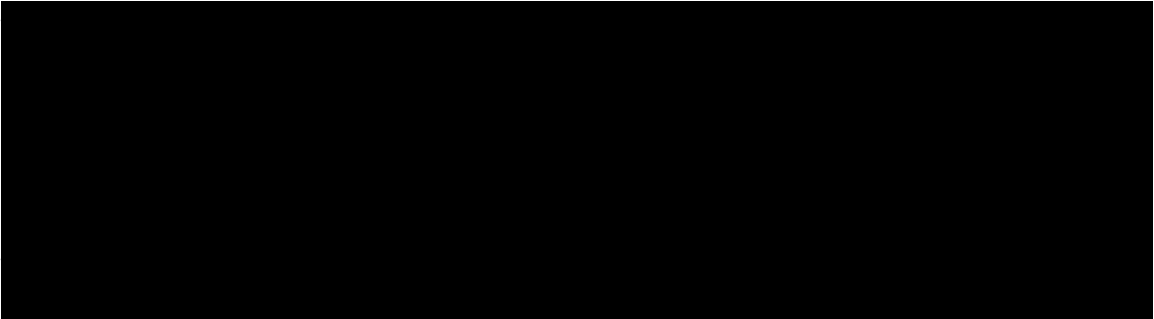
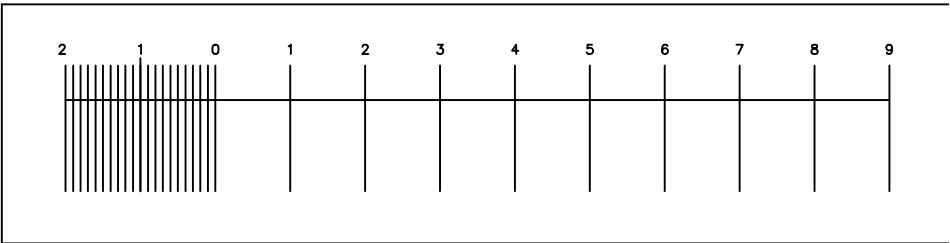
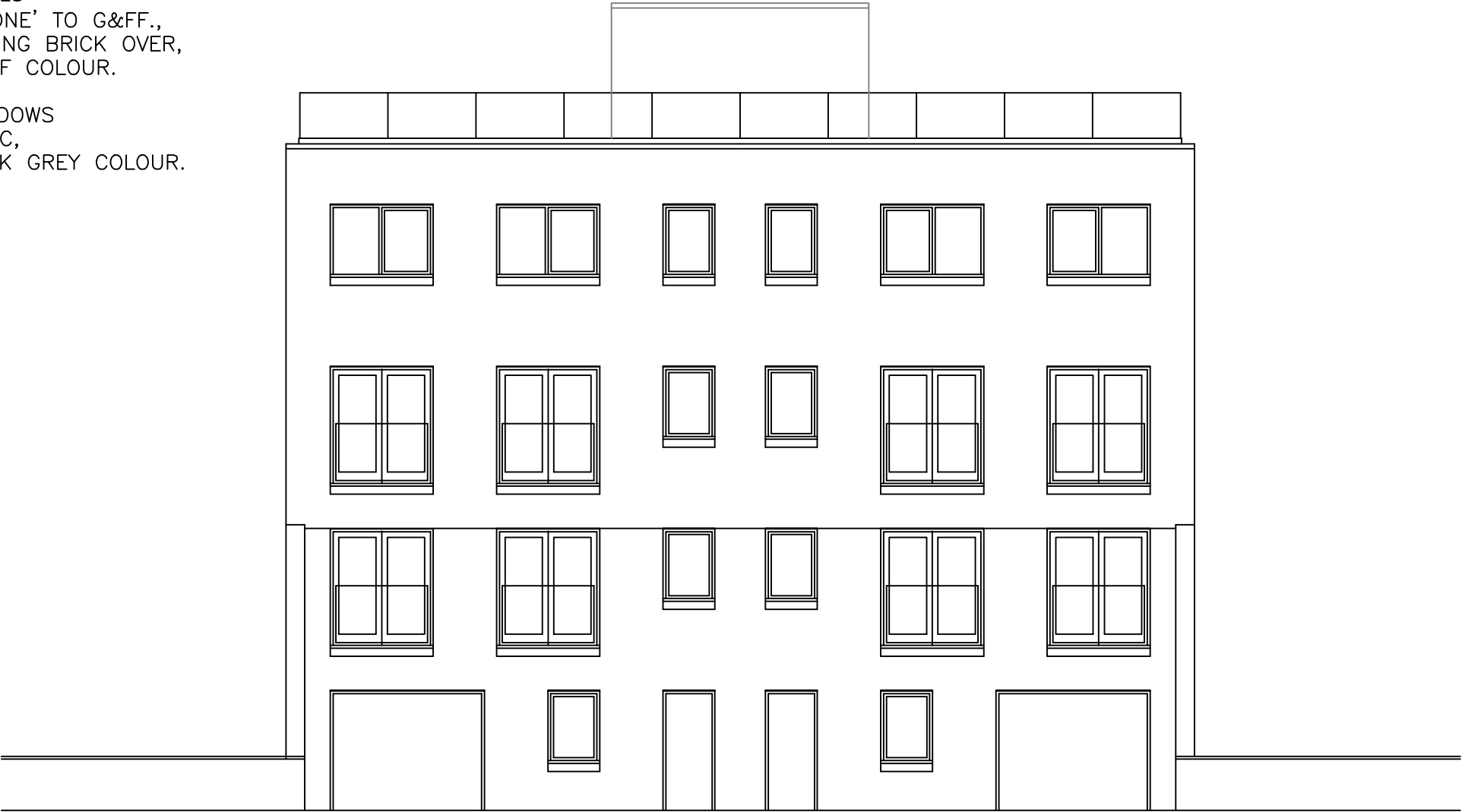


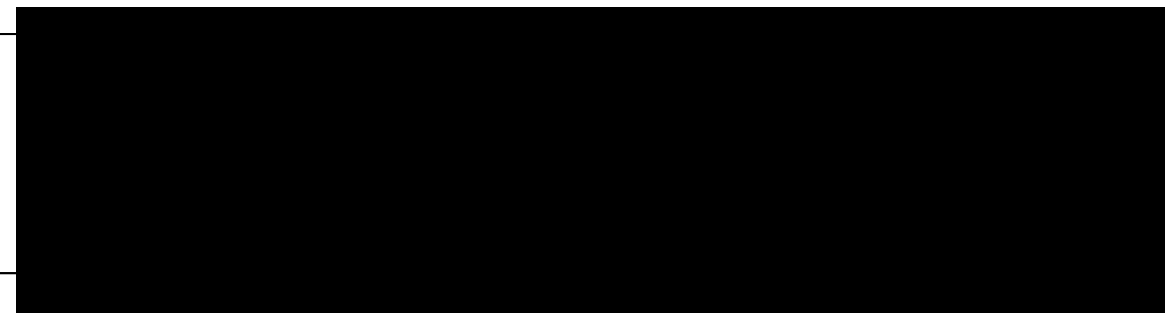
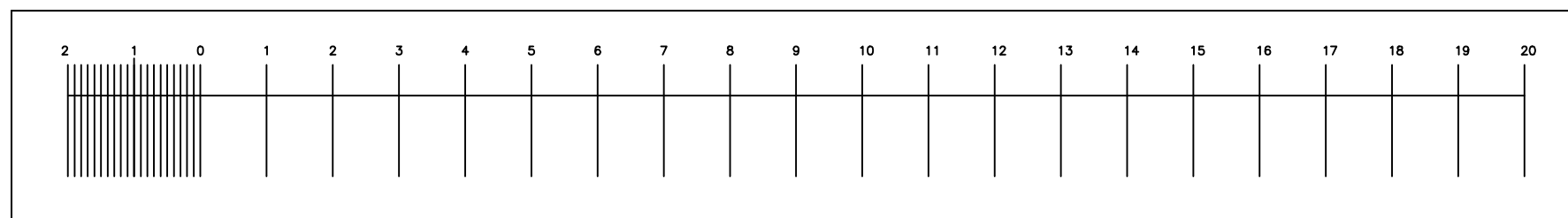
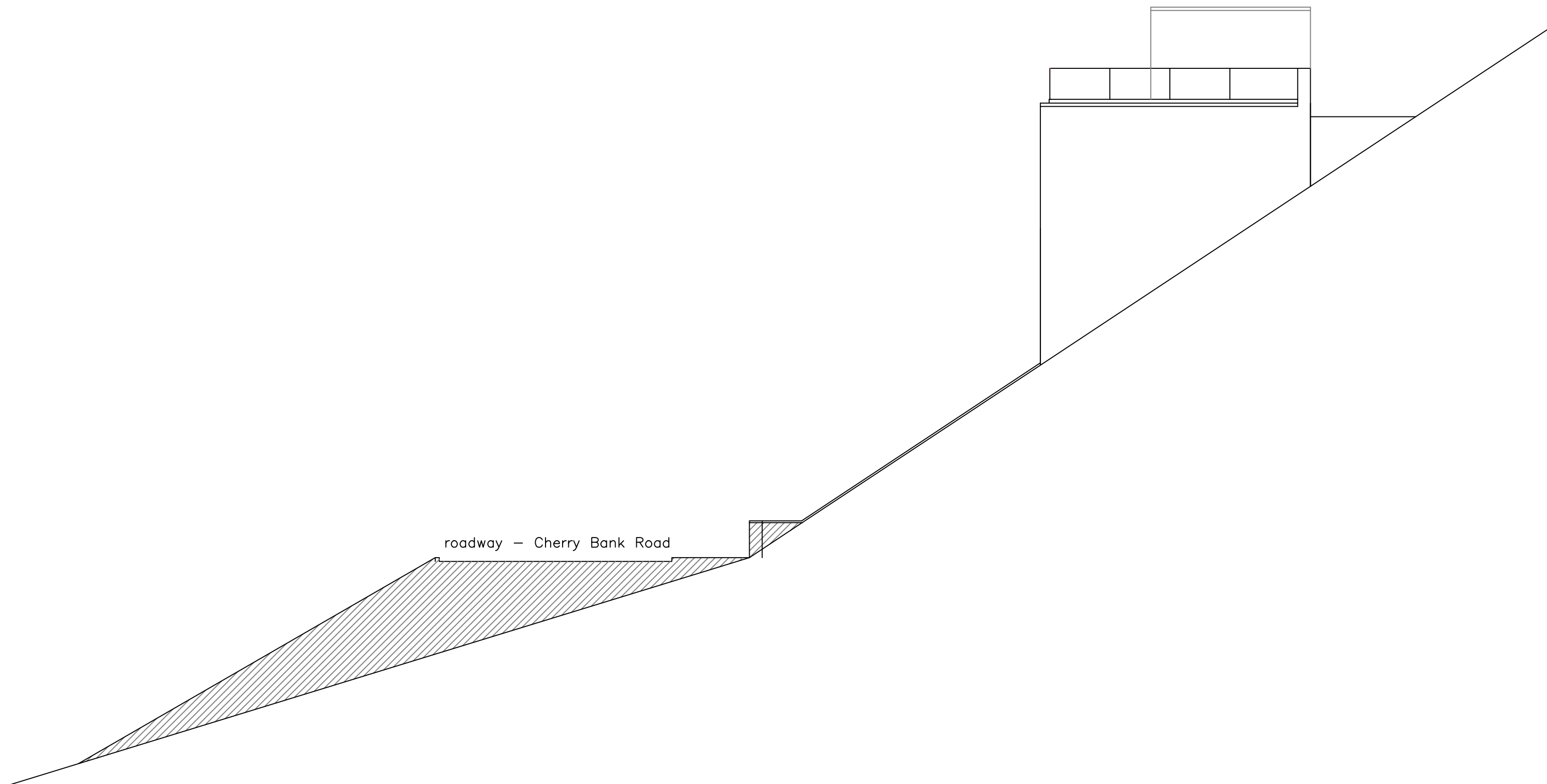
MATERIALS.

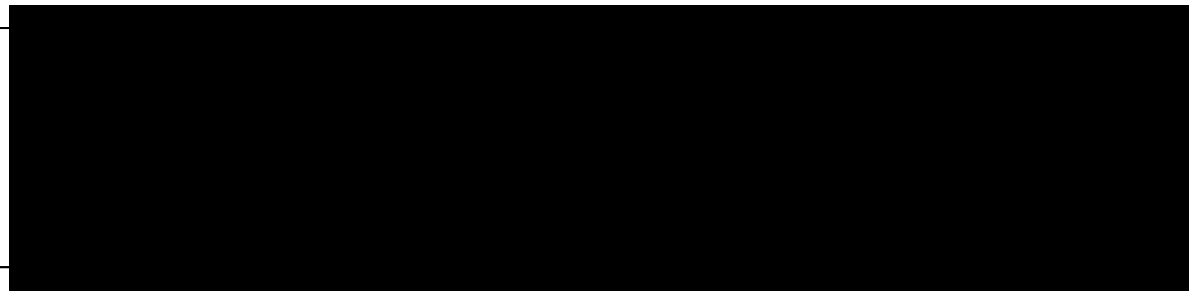
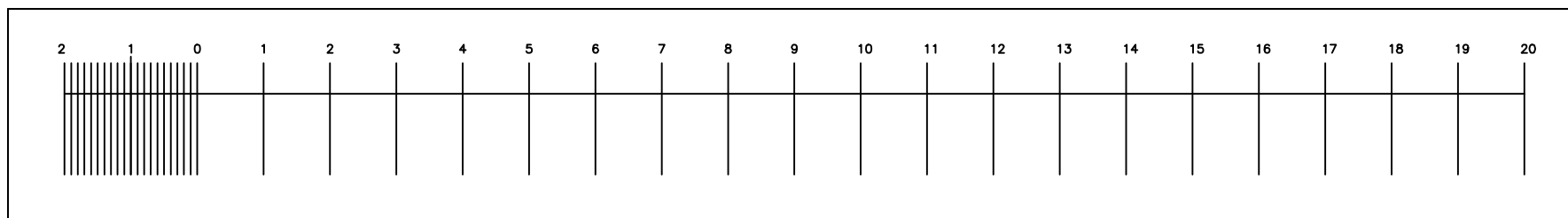
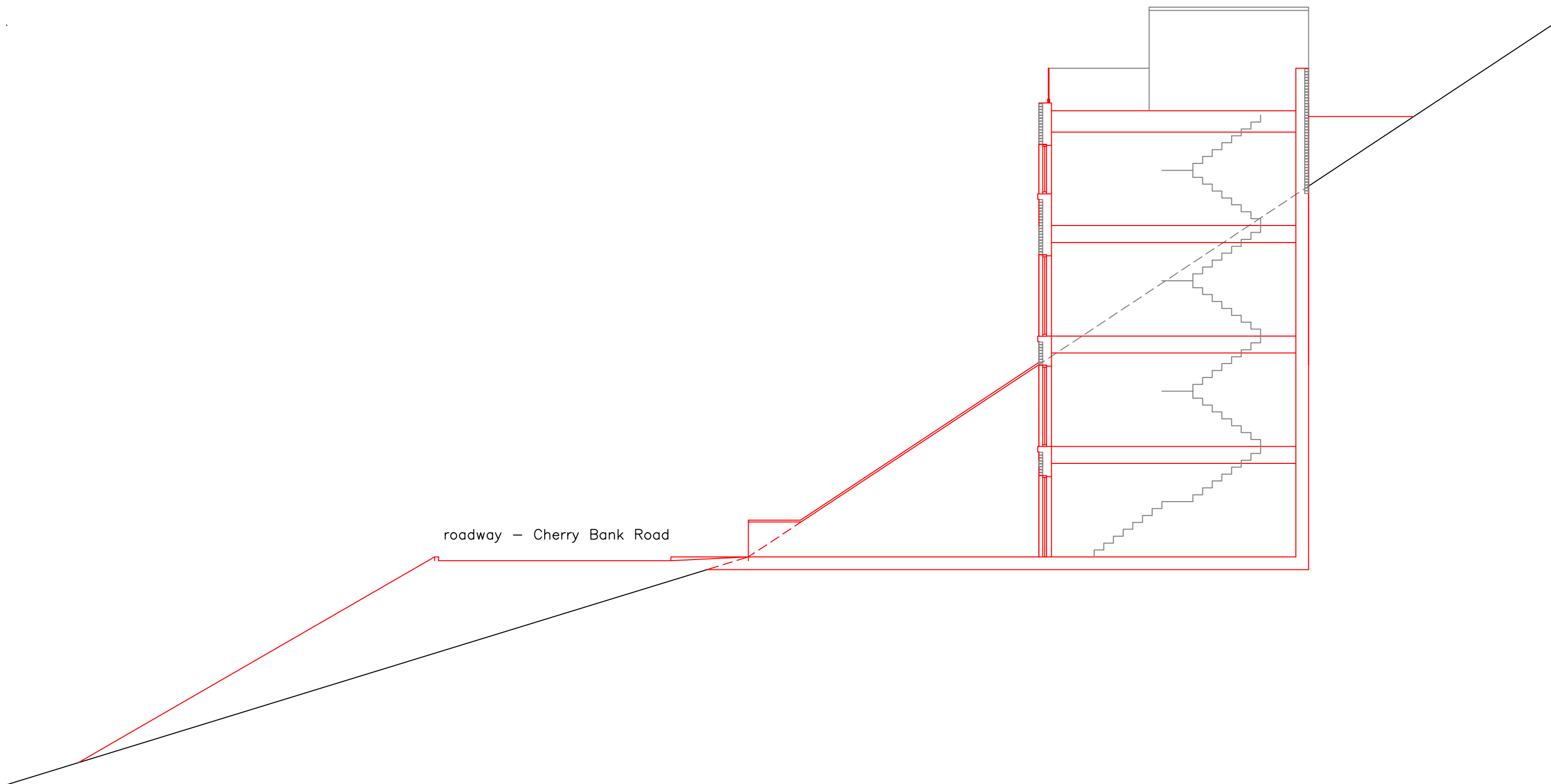
ROOFS
FLAT – GREEN ROOF.

WALLS
'STONE' TO G&FF.,
FACING BRICK OVER,
BUFF COLOUR.

WINDOWS
UPVC,
DARK GREY COLOUR.









Comments

Hi Billy,

The site is Open Space Policy Area in the UDP, and is also covered by the Bole Hill Wood Local Wildlife Site (LWSs are what Areas of Natural History Interest / Local Nature Sites are now called). I have run an open space assessment (uploaded separately), which shows that there is sufficient informal and formal open space within the local area. Therefore the loss would not be contrary to CS47 (a).

Given the ecological designation of the site, its loss would be contrary to CS47 (b), and to GE13 in the UDP.

The quality information we have regarding the site notes: 'Patch of woodland with informal trails which were muddy at entrances but generally the site was well managed and had good biodiversity value'. It did not score as being of high quality, largely due to a lack of path surfacing. However, this does not mean it is not of value to people in the local area - if it is valued, its loss could be contrary to CS47 (c).

Overall, my advice is that the proposed development would be contrary to policy.

Thanks,
Emma

Consultee Comments for Planning Application 17/04822/PREAPP - Landscape

[REDACTED]

[REDACTED]

Comments

The site is designated within the UDP an Area of Natural History Interest and specifically reference is made to policy GE15 Trees and Woodland. The proposals are in direct conflict with the policy which states that, G15 (c) no development is permitted which would damage existing woodland and ancient woodlands.

The woodland is also subject to Tree Preservation Order 808/030 Cherry Bank Road which covers the whole woodland. The Tree Preservation Order is made by Sheffield City Council to protect the woodlands in the interests of amenity. It prohibits without the local planning authority's written consent the following:

- cutting down
- lopping
- wilful damage
- topping
- uprooting
- wilful destruction

The site, in particular the area identified for housing is located within steeply sloping topography with a significant gradient that would require substantial retaining structures. Any development to meet the proposed design layout would almost certainly be detrimental to the existing woodland. Similarly the area designated 'communal amenity area' suggested substantial removal of trees from the woodland area.

There are a number of Public Rights of Way that pass through the site and again for reasons of necessary land take, these almost certainly would be impacted on by development.

Overall, my advice is that the proposed development would be contrary to policy.

Thanks,

[REDACTED]

[REDACTED]

CITY OF SHEFFIELD – MEMORANDUM
PLACE DIRECTORATE

From: City Growth Service

To: Environmental Planning -
Landscape

Date: 24 January 2018

Ref:

Ref:

Consultation on Pre Application
Application Number: 17/04822/PREAPP

Proposal: Pre application advice for the erection of 6 houses

Location: Land To The Rear Of 83 To 99, Cobnar Road, Sheffield, S8
8QD,

Applicant: Murt Merali

I have received the above planning application and shall be pleased if you could let me have any comments that you wish to make before the 14 February 2018. Please email comments to DCScan@sheffield.gov.uk

<https://planningapps.sheffield.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OZX3ZNNY0M900>

Please note that under the provisions of the Local Government (Access to Information) Act, 1985, it is likely that any comments made will be available for inspection to the public.

To find out who the allocated officer is please check Public Access.

South
Development Management Section

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Morning

Please see below comments from Parks and Countryside Officers

Stuart Turner (Policy and Projects Team): I cannot see the planning application, however based on the google map location, any development would have a significant impact on the woodland area – which looks to have access routes through it.

Trees and Woodlands: Environmental improvements and thinning works to Graves Park woodlands required.

Kind regards
Parks and Countryside

[REDACTED]

[REDACTED]

[REDACTED]

Billy

Land To The Rear Of 83 To 99 Cobnar Road - 17/04822/PREAPP

Please find a memo relating to the above pre-application. I also have attached a map of the boundary of the LWS. Please note the area to the west which is old allotments has been raised at the Local Wildlife Sites Partnership as an area to include within the LWS boundary for its biodiversity interest. I also include a map from 1890 showing the woodland.

[REDACTED]

[REDACTED]

Memorandum

Development, Environment and Leisure Parks and Countryside

From: Julie Westfold
Ecology Unit
Moorfoot Building

To: Billy Khan
Development Management

Tel: 273 4481

Ref: 17/04822/PREAPP

Date: 14th February 2018

Land To The Rear Of 83 To 99 Cobnar Road

This land is a Local Wildlife Site (LWS) of Areas of Natural History Interest (ANHI)
Please see attached map to show the boundary of the LWS 139 Bolehill Wood.

It was described in the 2012 LWS survey as

*Remnant of a semi ancient Oak woodland, bluebell carpet, ancient coppice stools
and ancient woodland species indicators.*

and should be retained as a local wildlife site.

The re-survey in June 2015 also confirmed this.

The following UDP Policies apply

Policy GE13 Areas of Natural History Interest and Local Nature Sites

*Development which would normally damage Areas of Natural History Interest will
normally not be permitted. Development affecting Local Nature Sites should
wherever possible, be sited and designed so as to protect and enhance the most
important features of natural history Interest.*

Policy GE15 Trees and Woodland

Trees and woodland will be encouraged and protected by:

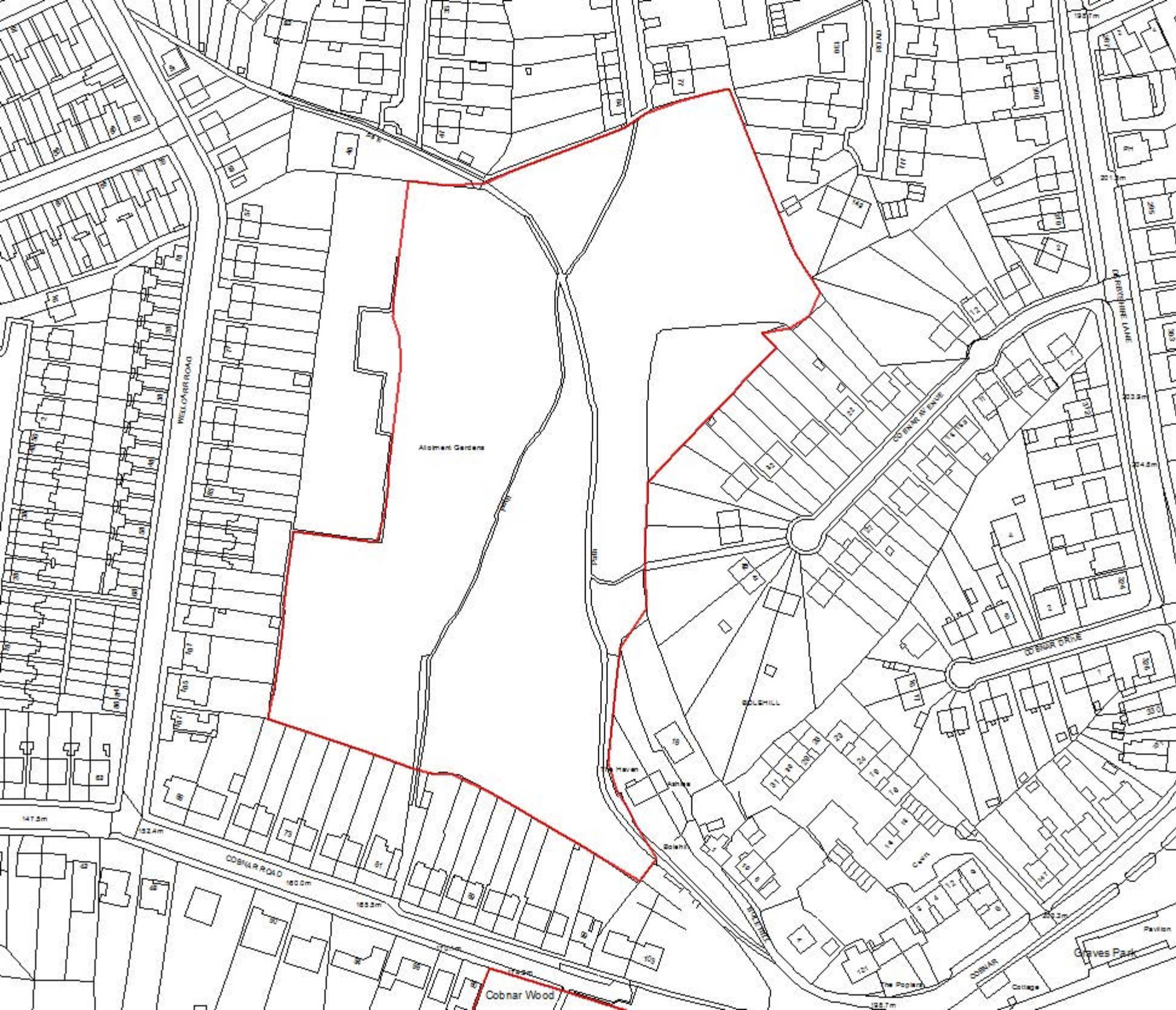
- (c) *not permitting development which would damage existing mature and ancient
woodlands.*

The site is under 2ha and therefore will not appear on Natural England's Ancient
Woodland inventory (MAGIC Map), however it does appear on the Priority Habitat
Inventory, Deciduous Woodland (England).

The Site has ancient woodland indicator species including English bluebell, dog's
mercury and yellow archangel and ancient coppice stools.

I believe that the site may have geological interest. Information on this may be available from SAGT (Sheffield Area Geological Trust).





[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] thank you for your enquiry relating to the possibility of erecting 6 new dwellings (3 pairs of semi-detached units) in a woodland area to the rear of 83 to 99 Cobnar Road.

Although the details you have submitted, contain limited information, I am able to provide the following comments:-

Officers from the Parks and Countryside Section consider that the proposal would have a significant impact on the woodland area (which appears to have access routes through it).

The site is identified in the Sheffield Unitary Development Plan (UDP) as being located within an Open Space Policy Area, and the site is also covered by the Bole Hill Wood Local Wildlife Site (Local Wildlife Sites were previously known as Areas of Natural History Interest or Local Nature Sites). Officers have carried out an Open Space assessment which shows that there is sufficient informal and formal open space within the local area, and therefore, the proposal (for the erection of 6 houses) would not be contrary to Policy CS47 (part a) which, relates to developments not being supported where they would result in a quantitative shortage of either informal or formal open space.

The site was described in the 2012 Local Wildlife Site survey as being a remnant of a semi-ancient oak woodland, with bluebell carpet, ancient coppice stools and ancient woodland species and therefore, was recommended as one that should be retained as a Local Wildlife Site (the re-survey in 2015 also confirmed this). Given the ecological designation of the site, its loss would be contrary to Policy CS47 (part b), and to UDP Policy GE13, which both seek to protect areas of open space that are of high quality or have heritage, landscape or ecological value.

Because there are footpaths running through and adjacent to the site, officers are of the opinion that the site is well used by local people living or working in the area and as such, its loss would be detrimental to the amenities of the area and, therefore contrary to Core Strategy Policy CS47 (c). Overall therefore, officers are of the opinion, that the proposal would be contrary to Policy CS47 of the Sheffield

Core Strategy.

Officers also consider that due to the significant levels of the site and the overall design of the proposed scheme as submitted), the development would represent an overly dominant and prominent group of residential units that represent poor design and that would provide unusable/poor amenity/garden spaces (because of the steep gradients). Officers consider that the proposed architectural style of the development would be out of character with that of the main street-scene and therefore would be detrimental to the character of the area and contrary to Sheffield Core Strategy CS74 and UDP Policy BE5 which both relate to the need for good design.

Should you wish to proceed and submit an application, officers would not be able to support the scheme for the reasons outlined above.

This view is informal and without prejudice to any future decision that the Council may make. This view has also been based on the limited information submitted and does not cover additional matters such as land stability, the construction of the new highway, highway safety or adoption standards/requirements.

Billy Khan

Planning Officer, Development Management
Sheffield City Council

Telephone: (0114) 2734258

Email: xxxxx.xxxx@xxxxxxxxxx.xxx.xx

We offer an integrated planning and building control service

Websites: www.sheffield.gov.uk/planning or www.sheffield.gov.uk/buildingcontrol

Locations: Planning Service, Howden House, 1 Union Street, S1 2SH