

- 17/04673/OUT

**Land At Junction With Carr Road Hollin Busk Lane
Sheffield S36 1GH**

Outline application for up to 93 residential dwellings including open space **(Revised D&A Statement)**

DM Officer:

Bob Turner

UD & C Officer:

Harshada Deshpande

Conservation Area

Comments:	
<i>Please note – Comments are internal only, intended as initial feedback for DM officers and may have been made without a site visit. Queries should be directed to the allocated UD&C case officer who will provide further advice and comment as required.</i>	
Summary and Overall Recommendation:	
The scheme has merit and minor design development can realise a successful scheme.	
The scheme has some key elements that require attention. Further detailed design development is necessary in order to address these elements and achieve a satisfactory scheme.	✓
The scheme has significant flaws. Consider that complete redesign is necessary to address the issues.	
<p>The outline application seeks consent for the principle of residential development and the location a point of access into the site from Carr Road.</p> <p>A design code and supporting parameter plans have been produced, as recommended, that form part of the application documents. Illustrative material does not have any status and should be clearly listed in terms of being indicative of one way of interpreting the design principles set by the design code for the site.</p> <p>A number of detailed comments have already been made on the previously submitted information and the following comments are in response to those and additional issues that have come to light.</p> <p>Design code: Should also say;</p> <p>Parking: Integral garages will not be acceptable on the primary street.</p> <p>Boundary treatments: Development on primary streets will have front gardens with strong boundary treatments. Careful use of trees will be considered to aid local legibility along the primary street- ref to landscape strategy</p> <p>Appearance: Use of render and poor quality cladding and roofing should be avoided within the development.</p> <p><u>Design code and parameter plans should be separated from the submission so that they can be approved as such.</u></p> <p>Parameter plans:</p> <p>Plan 3: storey heights:</p>	



Building heights within the circle should be included in the 2 storeys zone due to relationship with Royd Farm. It is unclear why such a restriction has been proposed for the buildings facing Carr Road, which could adopt the greater of the two scales.

There would be justification for the two storey height within the site abutting the brook, for example. This plan needs greater thought and height areas to be revised.

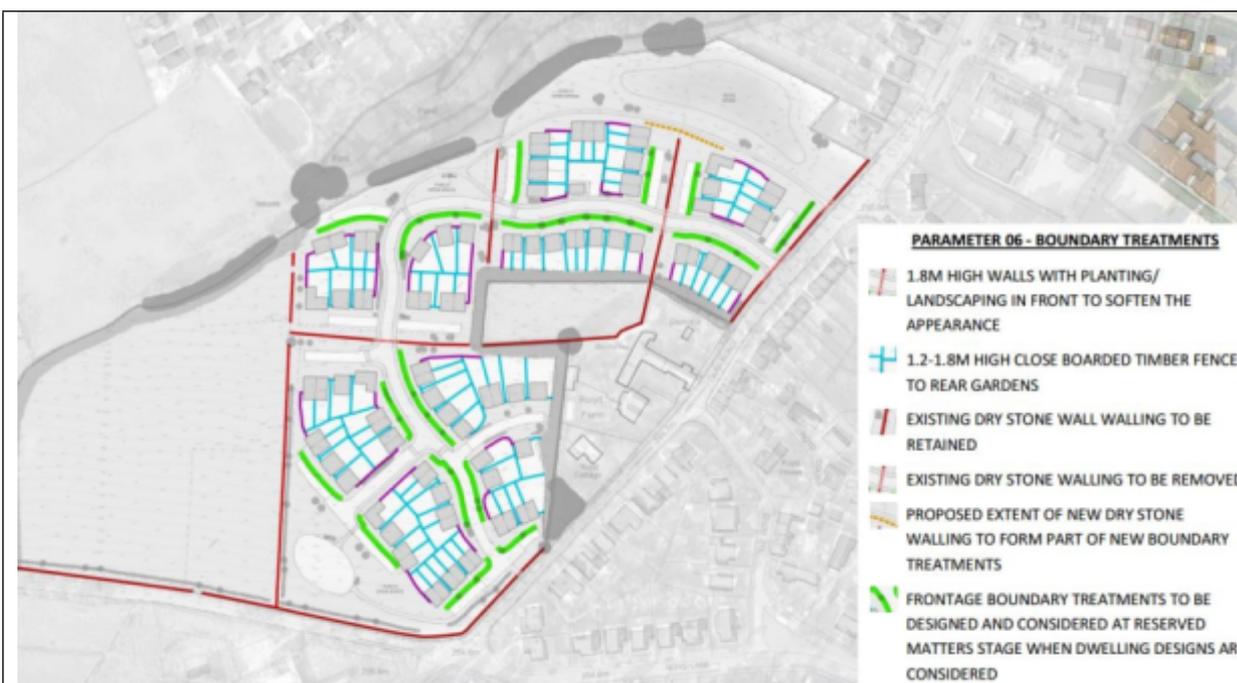
Plan 4:



This plan does not say anything about where the densities can be higher and where they can be lower within the overall 35 DPH such that the overall massing will respond to the setting and character.

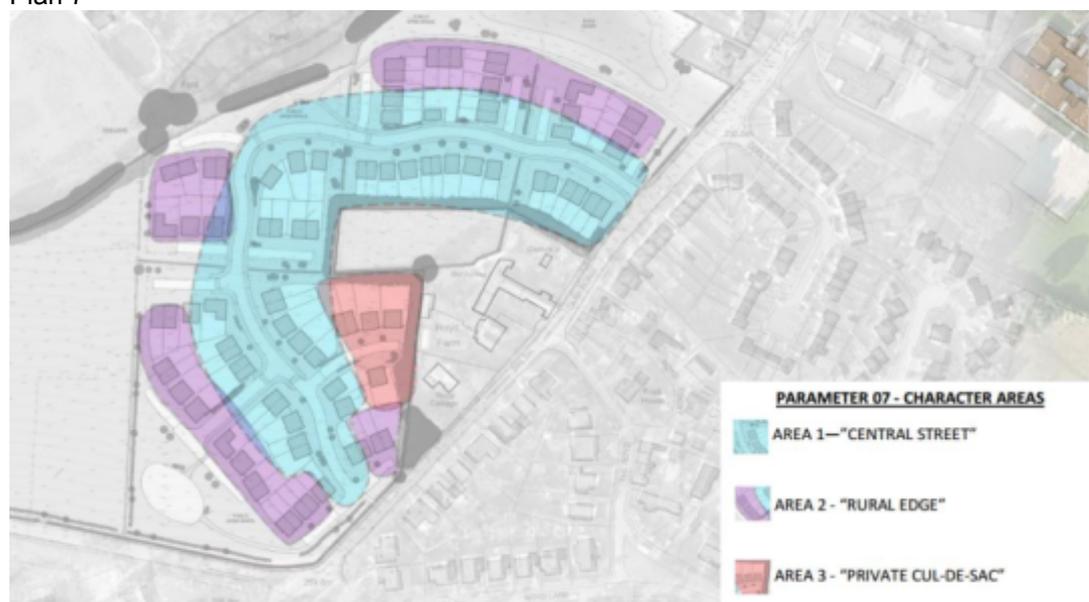
I would suggest that visually the densities could be higher facing the primary spine and Carr Road, and lower abutting the green countryside setting.

Plan 6:



Front boundary treatments should include a hedge, wall or a combination of wall and railings as a minimum with the precise detail to be considered at the next stage. It is important to establish the principle of a strong front boundary now rather than leave it completely open as proposed..

Plan 7



Explanation within the design code is required as to the meaning and reasoning behind these character areas. These should be about how the development responds to the existing landscape/ green setting whilst creating a distinct character.

Key aspects that define the character of that area could be pulled out for each area, for example;

- Central street/ primary street- distinct spine/ street running through the site having distinct character and density that could reflect the tight, semi-rural character as seen in the farm buildings within the area.
- Rural edge- important built edge to the countryside; should create a strong positive edge, avoiding

- rear gardens, houses with simpler roof scape and limited high quality materials.
- Private cul-de- sac- not convinced this should be identified as such. This area is really a secondary portion of the central street, abutting the listed cluster. This area calls for simpler roofscape and limited high quality palette.

Indicative design solution:

- No 1: development entrance: Houses should create a frontage to Carr Road, and be pulled as far forward as possible to achieve this. The houses abutting Royd Farm should be turned to face the road, albeit with a vehicular drive in front.
- This plan should indicate front boundary treatments along the main street/ spine stated within the design code plan 6
- No 7: existing dry stone walls- these form part of the public realm/ landscape corridors as per parameter plan 4, which is reasonable. The key is to have text supporting the character envisaged for these corridors, for example: houses will front onto the landscape corridors, new boundary treatments will utilise sensitive contextual materials, a clear management plan will be set out for ensuring these are managed and maintained as such etc
- No 16 –where it says no use of hipped roofs- there should be something about the roofscape for the rest of the rest the development, within the character areas portion of the code, referenced to plan 7

UED Officer: Harshada Deshpande

Time recording: 90 mins

To achieve a successful scheme it is recommended that:

- See above

Access Recommendation:

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Public Art Recommendation:

Offsite commuted sum

Onsite by Developer

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Referrals:

- Sheffield Sustainable Development and Design Panel
- Sheffield Conservation Advisory Group
- Access Liaison Group
- Historic England
- Design Council Caba