

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE - 19th September 2017

Application 3

Application Number: 17/01656/FUL Application Expiry Date: 22nd August 2017

Application Type: Full Application

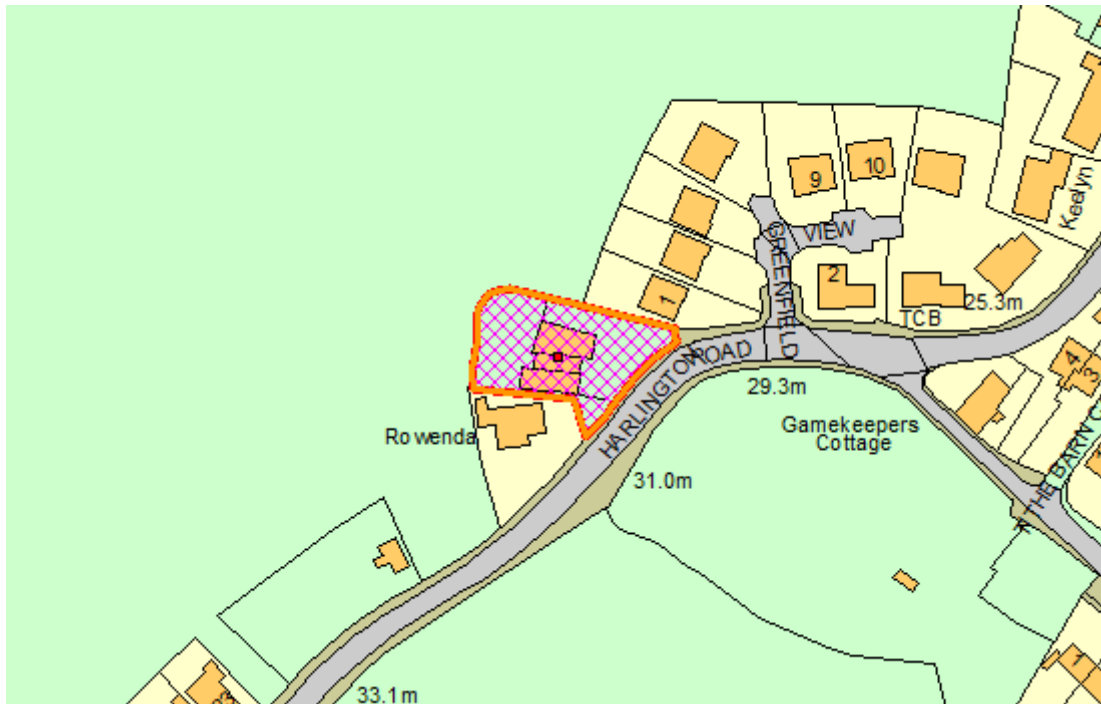
Proposal Description: Erection of bungalow following demolition of existing building
At: Unit 3 Harlington Road Adwick Upon Dearne Mexborough

For: Mr Brian Hargreaves

Third Party Reps: 1 Parish: Adwick-on-Dearne Parish Council
Ward: Sprotbrough

Author of Report: Mark Ramsay

MAIN RECOMMENDATION: GRANT



1.0 Reason for Report

1.1 This application is being presented to the committee as it represents a departure from the allocation shown in proposals maps that accompany the Unitary Development Plan, being within the Green Belt.

2.0 Proposal and Background

2.1 This is an application for the erection of a bungalow on the site of a commercial garage site fronting Harlington Road on the edge of Adwick on Dearne. Previously the site housed a bus company. The site is designated as Green Belt in the Unitary Development Plan.

2.2 The site is a garage site fronting Harlington Road with a modern cul de sac of houses just to the north and a ribbon of older single storey and two storey houses to the south. To the east and west is open countryside.

3.0 Relevant Planning History

07/03655/OUT Outline application for erection of one dormer bungalow on approx. 0.05ha of land
Inappropriate in the Green Belt Highway Safety
Refused 05/11/2007

08/02491/FUL Erection of detached dormer bungalow on approx. 0.09ha of land
Inappropriate in the Green Belt
Refused 29/10/2008 Appeal dismissed 21/05/2009

09/01858/FUL Erection of 1no detached bungalow on approx. 0.9ha of land.
Inappropriate in the Green Belt
Refused 25/09/2009 Appeal dismissed 12/02/2010

10/00838/RET Retrospective application for erection of block work frontage and installation of roller shutters to existing garages.
Granted 28/05/2010

10/02555/FUL Change of use of highway to part service yard and part garden.
Granted 3/11/2010

3.1 While previous applications sought to resist residential development, National Policy has since altered in relation to the redevelopment of Brown Field sites.

4.0 Representations

This application has been advertised in accordance with article 13 of the Development Management Procedure Order 2015 by way of site notice, press advert and letters to neighbouring properties. One representation received with no objections to the erection of a single dwelling as shown on the plans. Concerns were raised if more than one dwelling were proposed and also previous acts by the owner in relation to a boundary hedge.

5.0 Parish Council

No comments received

6.0 Relevant Consultations

HIGHWAYS

6.1 The proposal seeks to use an existing access which currently serves commercial use. Given that one residential dwelling will be a less intensive use of the site and the proposal meets the required minimum parking standards there are no objections subject to condition for surface and sealing hard standing and any boundary treatment to the front of the development not exceeding a height of 900mm.

POLLUTION CONTROL

6.2 No indication of any previous potentially contaminative use at the site. A screening assessment was provided and a full contamination assessment is not required, however given this is currently a commercial site, conditions requiring the testing of soil brought on to site and the reporting to the authority in the eventuality of discovering contamination have been requested.

{b 7.0 Relevant Policy and Strategic Context}

SITE ALLOCATION

7.1 The site is allocated as Green Belt as defined by the Doncaster Unitary Development Plan 1998.

7.2 The following policies are relevant to consideration of the proposal;

Unitary Development Plan

ENV 3 Green Belt

Core Strategy

CS3 Countryside

CS14 Sustainable Construction

National Planning Policy Framework

Core Planning Principles - paragraph 17

9. Green Belt Land - Paragraph 89

7.3 While the site is designated as Green Belt it is, by definition of the National Planning Policy Framework, previously developed land or 'Brown Field'. National Policy allows for the redevelopment of Brown Field sites. Core Strategy policy, which in part supersedes the Unitary Development Plan, on Green Belt land also requires that decisions follow National Policy.

{b 8.0 Planning Issues and Discussion}

8.1 The main issues are:

- * Principal of development
- * Design and appearance
- * Sustainability

PRINCIPLE OF DEVELOPMENT

8.2 The site is allocated in the proposals map of the Unitary Development Plan as Green Belt and has been publicised as a departure from that plan. Previous applications have been turned down and dismissed on appeal on the basis of its allocation. However, since then, the Core Strategy of the Local Development Framework has been adopted and the National Planning Policy Framework has been published by Government. The Core Strategy states that while the general extent of the Green Belt will be retained, National Planning Policy will be applied in decisions.

8.3 National Planning Policy allows for 'the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value' and the section about Green Belt states that an exception to the rule that Local Planning Authorities should regard new buildings as inappropriate is '... the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.'

8.4 The site is currently commercial so meets the criteria of being brownfield land and eligible for the exemption from the presumption of being inappropriate development in the Green Belt. The site currently comprises a large single storey flat roof block work building that sprawls across the land and the area in front is almost completely covered by hard standing. The proposal for a bungalow covers roughly 60% of the equivalent footprint and has a tightly defined parking and turning area in front of it. It is considered therefore that the proposal to redevelop this brown field site meets the tests of the exception and therefore should not be viewed as inappropriate.

8.5 Further the current use of the site does not provide high environmental value and the removal of a commercial enterprise and replacement with a dwelling would enhance the environment, through its appearance and also by the provision of soft landscaping. In applying national policy, therefore, in this instance the proposal is in accordance with the Core Strategy in strategic terms.

DESIGN AND APPEARANCE

8.6 The proposal would sit at one end of a ribbon of low rise dwellings and next to a more modern estate of two storey dwellings. The design is as simple single storey dwelling with modest eaves and ridge height and positioned so it does not project into the street scene any more than the neighbouring property. Its appearance therefore would not be out of character with the street scene and would complement the dwellings further to the south.

SUSTAINABILITY

8.7 The proposal is on the edge of a village, although one that has few services. However, the applicants have noted that there is a regular bus service that links much of the Dearne Valley from the main road approx. 160m away from the site. The site is also a relatively short drive from the commercial areas of Mexborough and Manvers. It is, therefore, not considered so unsustainable that the proposal would warrant refusal on this basis alone.

OTHER MATTERS

8.8 Details of the materials to be used have not been provided or specifics in regard to restoring the site from its current state to a dwelling with soft landscaping, so conditions requiring prior approval of both are necessary.

8.9 Provision of off street parking in front of the dwelling has been provided and the scale of the development will not adversely impact the local highway network.

8.10 If approved, permitted development allowances could allow significant expansion of the dwelling through extensions and the erection of outbuildings covering much of the rear curtilage of the house. This could lead to a greater loss of openness of the Green Belt than the current building and not meet the intentions of national policy in allowing redevelopment of 'Brownfield' sites. It would appear sensible, therefore, to remove permitted development rights for both extensions and outbuildings in order that the Local Planning Authority can scrutinise the scale of any development that might be proposed in order to protect the openness of the Greenbelt.

9.0 Summary

9.1 The proposal, despite its allocation in the Unitary Development Plan, is considered to be a redevelopment of a Brownfield site and meets the requirements set out in the National Planning Policy Framework and in turn the requirement in the Core Strategy to apply national policy in Green Belt decisions. The design and layout is considered acceptable and not out of character in the street scene and has a lower impact on the openness of the Green Belt than the existing development. For the above reasons the proposal is recommended for approval.

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

RECOMMENDATION

Planning Permission **GRANTED** subject to the following conditions.

01. STAT1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.
REASON
Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.
02. ACC1 The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans and specifications.
REASON
To ensure that the development is carried out in accordance with the application as approved.
03. MAT1A Prior to the commencement of the relevant works, details of the proposed external materials shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved materials.
REASON
To ensure that the materials are appropriate to the area in accordance with policy CS14 of the Doncaster Core Strategy.
04. V30D Prior to the commencement of the development hereby granted full details of the proposed landscaping and natural ground treatments shall be submitted to and approved by the Local Planning Authority. These details should include plans and specifications of layout, drainage, soils, grass seed mixes, turfing, tree and/or shrub planting together with proposals for maintenance and other horticultural operations necessary to implement the development and in particular of any area to be retained for indigenous ecological conservation purposes.
REASON
In order that the Council may be satisfied about the landscaping details of the proposal.
05. CON2 Should any unexpected significant contamination be encountered during development, all associated works shall cease and the Local Planning Authority (LPA) be notified in writing immediately. A Phase 3 remediation and Phase 4 verification report shall be submitted to the LPA for approval. The associated works shall not re-commence until the reports have been approved by the LPA.
REASON
To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to guidance set out in the National Planning Policy Framework.
06. CON3 Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filing and level raising shall be tested for contamination and suitability for use on site. Proposals for

contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and be approved in writing by the LPA prior to any soil or soil forming materials being brought onto site. The approved contamination testing shall then be carried out and verification evidence submitted to and approved in writing by the LPA prior to any soil and soil forming material being brought on to site.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to guidance set out in the National Planning Policy Framework.

07. HIGH1

Before the development is brought into use, that part of the site to be used by vehicles shall be surfaced, drained and where necessary marked out in a manner to be approved in writing by the local planning authority.

REASON

To ensure adequate provision for the disposal of surface water and ensure that the use of the land will not give rise to mud hazards at entrance/exit points in the interests of public safety.

08. U54494

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 as amended, all walls, fences, gates and enclosures forward of the principal elevation towards the highway shall be no higher than 900mm above ground level.

REASON

In the interest of highway safety.

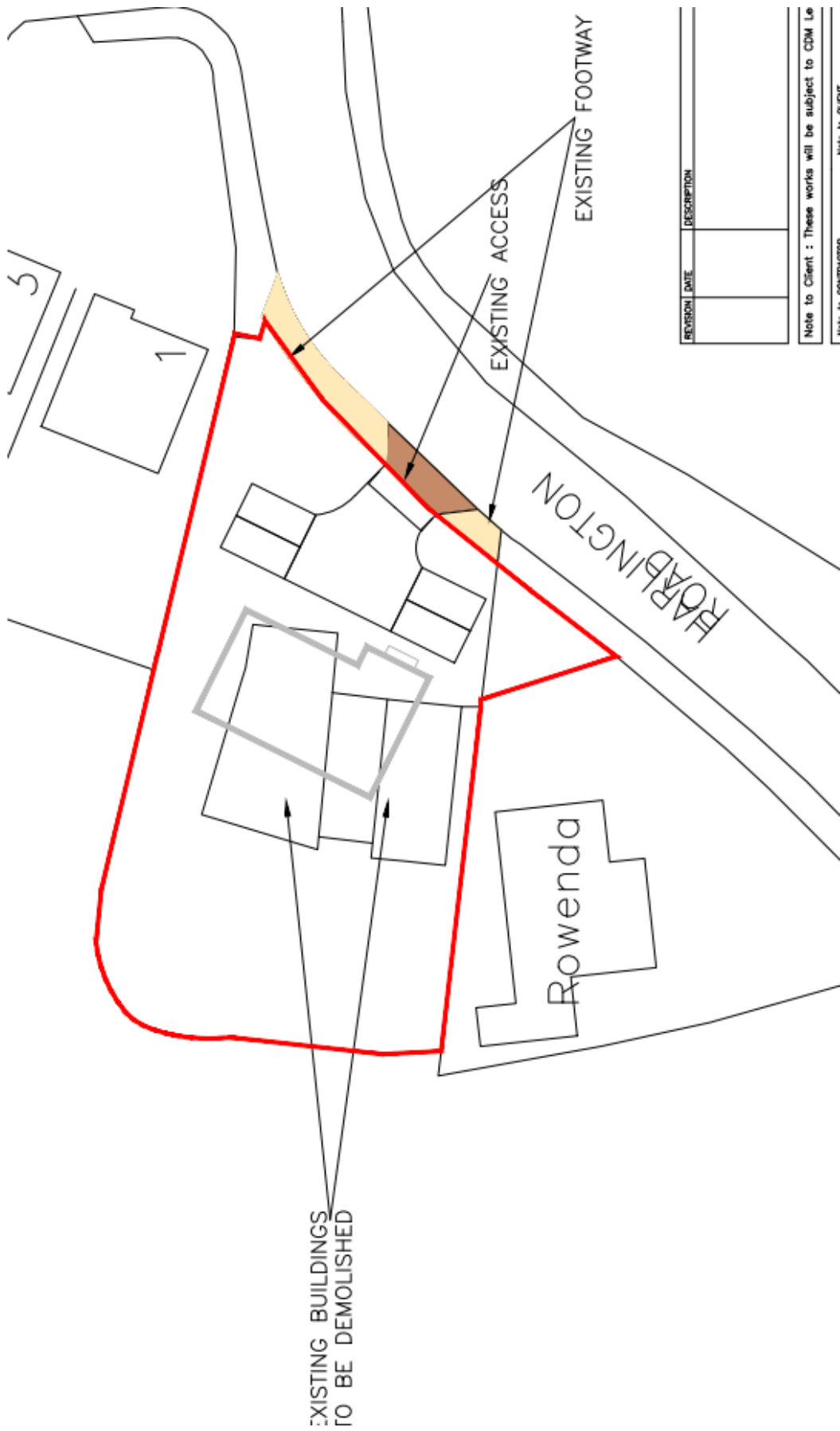
09. U55063

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, Schedule 2, Article 3, Part 1 (or any subsequent order or statutory provision revoking or re-enacting that order); no enlargements (that otherwise would be allowed by Class A of Part 1), and no erection of buildings within the curtilage of the dwelling house (otherwise allowed by Class E of Part 1), other than that expressly authorised by this permission, shall be carried out without prior permission of the local planning authority.

REASON

The local planning authority considers that further development could cause a significant loss of openness of the Green Belt beyond that of the original building and should have an opportunity to consider the scale of any extensions or outbuildings that may be developed.

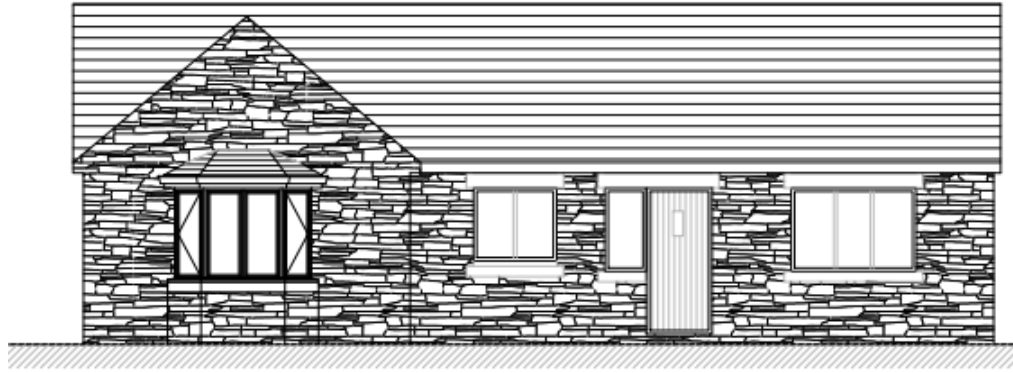
Annex 1 Site Plan



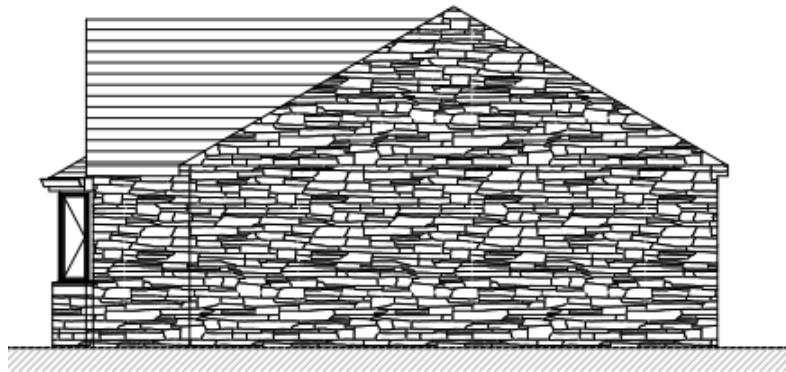
REVISION	DATE	DESCRIPTION

Note to Client : These works will be subject to CDM Le

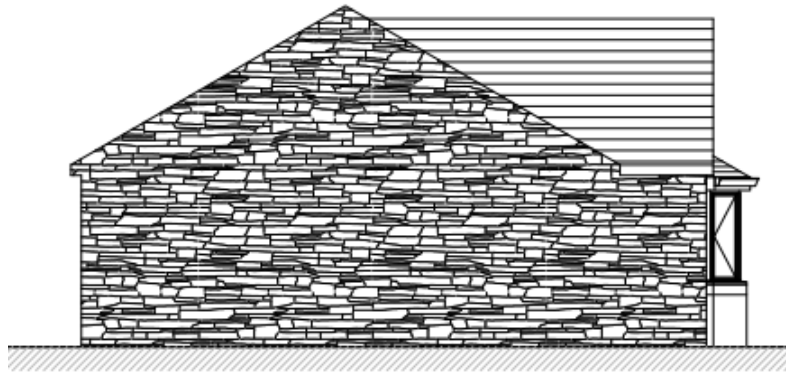
Annex 2: Elevations



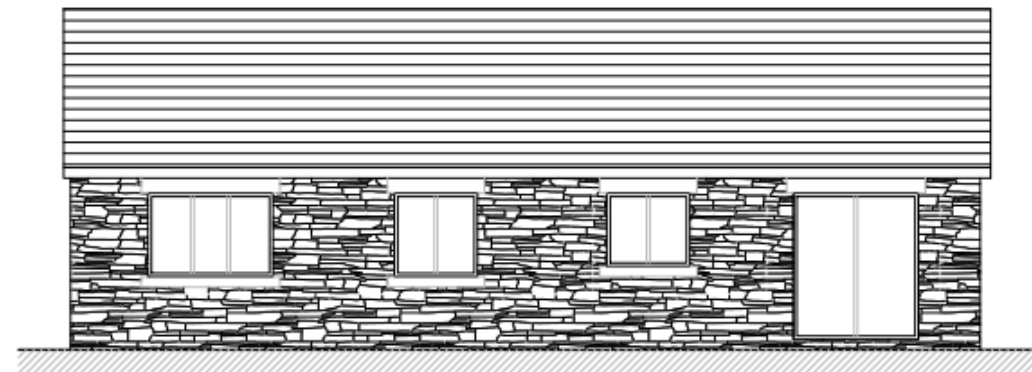
Front elevation



Side elevation

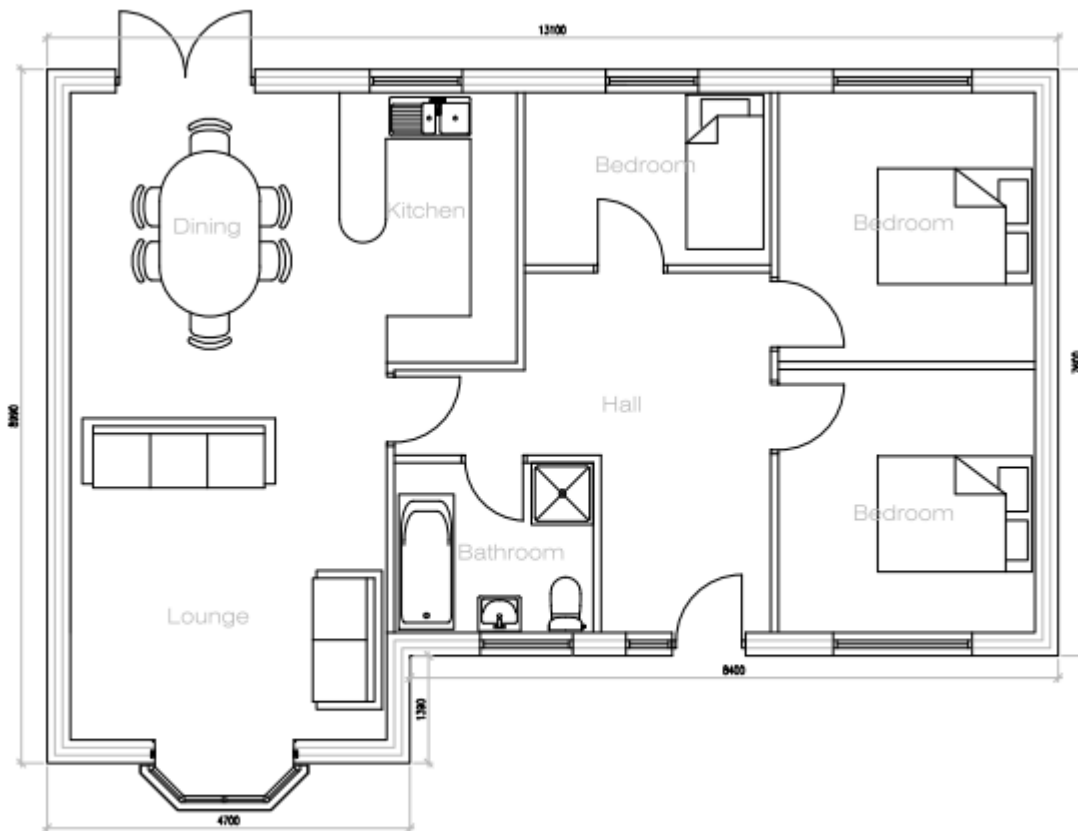


Side elevation



Rear elevation

Annex 3 Floor Plan



Floor plan as proposed