

**DONCASTER METROPOLITAN BOROUGH COUNCIL**

**PLANNING COMMITTEE - 14th November 2017**

**Application**      **09**

<b>Application Number:</b>	15/01306/FUL	<b>Application Expiry Date:</b>	22nd September 2015
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<b>Application Type:</b>	Full Application
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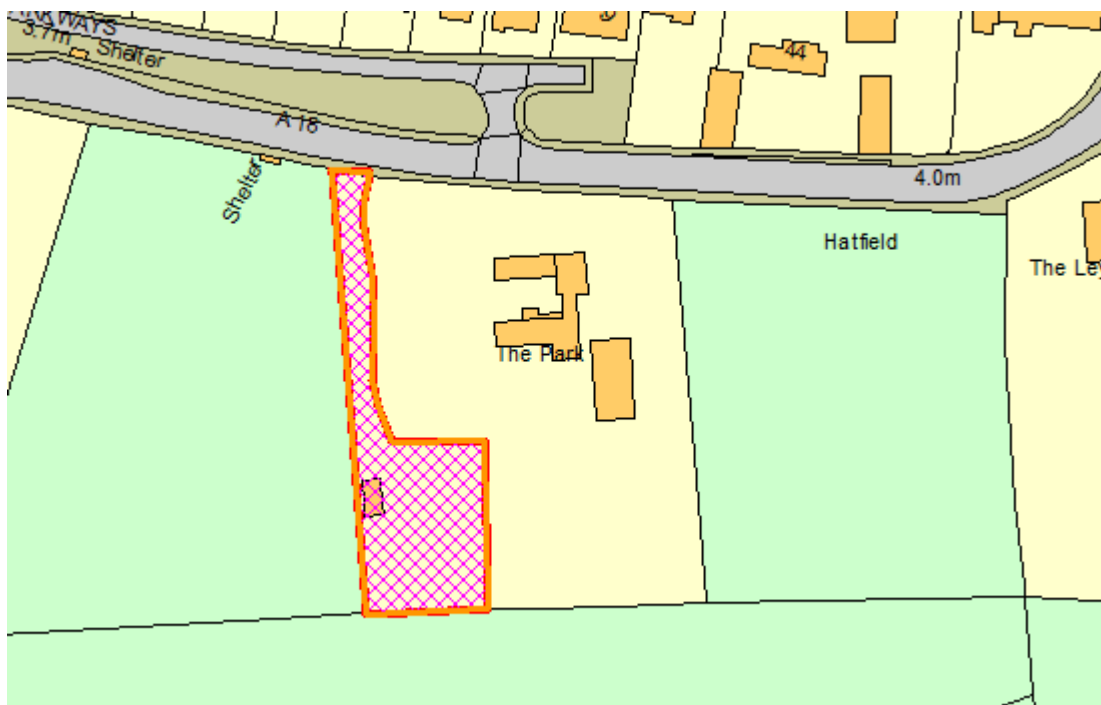
<b>Proposal Description:</b>	Erection of detached bungalow on approx 0.16 ha of land
<b>At:</b>	The Park Manor Road Hatfield Doncaster

<b>For:</b>	Mr P Thompson
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<b>Third Party Reps:</b>	One objection	<b>Parish:</b>	Hatfield Parish Council
		<b>Ward:</b>	Hatfield

<b>Author of Report</b>	Nicola Elliott
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<b>MAIN RECOMMENDATION:</b>	GRANT
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## **1.0 Reason for Report**

1.1 This report is being presented to Planning Committee as it is a departure from the Development Plan, and has been called in by Councillor Derek Smith.

## **2.0 Proposal and Background**

2.1 Planning permission is sought for the erection of a carbon neutral, single storey dwelling within the curtilage of The Park, Manor Road, Hatfield. The proposed dwelling has been amended during the course of the application to try to overcome officer's concerns that the development was not appropriate within the Countryside Policy Area. Those changes include;

- \* introduction of a carbon neutral built form
- \* redesign to create innovative woodland setting built form
- \* re-siting of built form to reduce visual impact from the streetscene
- \* introduction of green roof
- \* timber clad exterior treatments
- \* introduction of domestic solar farm within complex
- \* introduction of energy efficient design features and internal heating systems.

2.2 Access is proposed from the existing on Manor Road, which will be widened to 5m and then split to provide access to each dwelling. A suitable turning area and passing place will be incorporated.

2.3 The site is located within the curtilage of The Park, a large detached property with several ancillary buildings and structures set within a large mature garden. The site lies on the south side of Manor Road. The built up residential area is located to the north of Manor Road, and further to the west. Hatfield contains a number of facilities including a secondary school, several public houses, local shops, public transport, places of worship and a community centre. There is a bus stop, served by a regular bus service to Doncaster town centre, located directly outside the site.

2.4 The proposed dwelling is to be sited in the south western corner of the site, replacing a number of polytunnels, greenhouse and stables. It is partly visible from Manor Road.

## **3.0 Relevant Planning History**

There are seven permissions for alterations extensions and structures relating to The Park over the last thirty six years none of which have a bearing on the determination of this application. An eighth application was for a Certificate of Lawfulness that a building to be constructed on the site was permitted development.

14/01507/CPL

Decision: Certificate of Lawfulness Issued

Date Issued: 1st September 2014

Certificate of proposed lawful development for erection of an outbuilding

## **4.0 Representations**

The application has been advertised as a departure from the Development Plan, and development affecting the setting of a Conservation Area; by neighbour notification, press advertisement and site notice.

One objection has been received as a result, stating the following;

I wish to object to the proposed development, on the grounds that it is on the site of a stable block, and as such would be a departure from the use intended. This is a semi-rural location, and could set a precedent for further development, in an area of particular merit, with the conservation area close at hand.

## **5.0 Parish Council**

5.1 No comments received.

## **6.0 Relevant Consultations**

Local Plans Team (Policy) - On balance, it is not believed that the proposal would result in overriding significant harm to the countryside sufficient to warrant a recommendation for refusal on Development Plan housing and countryside policy grounds. As such it is not wished to raise an objection.

Conservation Officer - From a conservation viewpoint there is no objection to the design of the building which is appropriate to its location in the conservation area and generally complements the countryside character. The proposal subject to some further details is not considered to result in any harm to its character and appearance and the overall impact is a slight enhancement.

Design Officer - The building is relatively low key and located in an inconspicuous position to the rear of the spacious grounds of the plot. It will be read, where visible, as subservient to the main building and has a semi-agricultural ancillary building appearance. In terms of the appearance, the building is arguably not very innovative, or particularly distinctive ( the location warrants something more low key as proposed). However the commitment to sustainable construction and carbon neutrality is commendable, and to my knowledge would be a first in Doncaster, so in this respect the building could be considered innovative to the local area.

Given the location within an existing curtilage at the edge of the settlement, with little prominence, it could be argued that the proposal is more closely aligned to the village context rather than the countryside despite the designation as CPA. In this respect there might be less concern of setting a negative precedent and in any case each proposal has to be judged on its own considering the context of each site.

Highways Development Control – No objections following amendments to the site access and turning area. It is recommended that contact be made with the Fire Officer in respect of access for a fire appliance.

Environment Agency - No objection, subject to condition requiring floor levels to be set not lower than 4.4m AOD and resilience measures are incorporated. It is stated that the Sequential Test should be applied and evidence added to the public file. Emergency planning issues should also be considered.

Local Plans Team (Flooding) - Having reviewed the addendum to the Sequential Test it is agreed that this additional site search to include Stainforth has not identified any reasonably available sites that are sequentially preferable and capable of accommodating this proposal. The sites identified are either too large and/or already have planning permissions so, in accordance with the adopted Development & Flood Risk SPD, can be discounted. I have recently reviewed the market in the PGT of Hatfield-Stainforth as part of a different application and found similar conclusions.

Drainage Officer - No objections, subject to condition.

Tree Officer – No objections following amendments to the turning area to ensure that the 15m radius root protection area of the historically important Lime tree, and subject to condition.

Ecologist - Remains of the opinion that even with a change in the proposed building footprint there are no significant ecological constraints. Would want to apply the condition for ecological enhancement as a small loss in biodiversity will result from the development. The Ecologist is aware of the arboricultural issue of the proximity of the proposed building to the mature and 'venerable' lime tree and would add that any negative impacts on the tree would have equivalent ecological impacts. Hence, supportive of the tree officers opinion on the value of the lime tree and the need to protect it from any impacts. The scheme has now been amended to the satisfaction of the Tree Officer.

Natural England - No comments to make.

National Grid- No comments received.

Yorkshire Water - No comments received.

Internal Drainage Board - No comments received.

Pollution Control - No objections, subject to conditions.

## **7.0 Relevant Policy and Strategic Context**

The site lies within the Countryside Policy Area, and is partly within the Hatfield Conservation Area. The land is also within Flood Zone 3 as identified by the Environment Agency.

Doncaster Unitary Development Plan (1998);  
Policy ENV2 - Countryside Policy Area Designation  
Policy ENV4 - Development within Countryside Policy Area  
Policy ENV25 - Development within Conservation Areas  
Policy ENV59 - Protection of Trees

Doncaster Core Strategy (2012);  
Policy CS2 - Growth and Regeneration Strategy  
Policy CS3 - Countryside  
Policy CS4 - Flooding and Drainage  
Policy CS14 - Design and Sustainable Development  
Policy CS15 - Valuing our Historic Environment  
Policy CS16 - Valuing our Natural Environment

National Planning Policy Framework (2012);  
Section 6 - Delivering a wide choice of high quality homes  
Section 7 - Design and sustainable construction  
Section 10 - Meeting the challenge of climate change  
Section 12 - Conserving and enhancing the historic environment

Supplementary Planning Document - Development Guidance and Requirements  
Supplementary Planning Document - Residential Backland and Infill Development  
(adopted 2010)  
Doncaster Local Plan Settlement Audit February 2017 Update

## **8.0 Planning Issues and Discussion**

8.1 The main issues are the principle of residential development in the countryside, impact on the openness of the countryside, impact on the character and appearance of the Conservation Area, arboricultural and ecological issues, flood risk, residential amenity and highway safety.

### Principle of Development

8.2 The proposal is for a single dwelling in the curtilage of an existing property (known as 'The Park') within the Unitary Development Plan (UDP) defined Countryside Policy Area. As such it is also considered to lie within the broad extent of the Core Strategy (CS) defined Countryside Protection Policy Area. The site also lies within a Conservation Area. In terms of the Development Plan's housing and countryside policy, the proposal should be primarily assessed against UDP Policies ENV 2 and ENV 4 and CS Policy CS3.

8.3 Policy ENV 2 states that the Borough Council will maintain a Countryside Policy Area in the Eastern part of the Borough and states the purposes of the Countryside Policy, which includes assisting in safeguarding the countryside from encroachment. Policy ENV 4 sets out the development which is acceptable in the countryside.

8.4 Aside from the existing 'The Park' property, and its associated curtilage, the proposal would be largely surrounded by open countryside. The only other existing built form lies to the north of the site beyond the A18 / High Street; and to the west and east but at significant distance. The A18/ High Street in particular strongly defines the southern settlement boundary to Hatfield in this location - the site clearly lies south of this boundary.

8.5 The proposed development is not consistent with the purposes for the designation of Countryside Policy Area in UDP ENV2 or the stated purposes of appropriate development in such areas given in UDP ENV4.

8.6 In terms of the Core Strategy, the proposal lies to the south of Hatfield. Hatfield is part of the Stainforth and Hatfield Potential Growth Town (as defined by CS Policy 2). However, as a single dwelling the proposal cannot contribute in any meaningful way to that settlement's role within the CS' Growth and Regeneration Strategy. It therefore falls to be considered against CS3 Parts B3, B4 and C. (As a single dwelling the development cannot be regarded as an urban extension and given the site's relationship to the built form of Hatfield in this location, i.e. to the south of a strongly defined settlement boundary, it would not constitute an appropriate minor amendment to a settlement boundary - so Parts B1 and B2 are not relevant in this instance).

8.7 The proposal is in principle not compliant with this policy. However, as a single dwelling of the scale and design proposed, in this particular location, lying within a well-defined and landscaped existing residential curtilage, the proposal would, (subject to the restriction of permitted development rights in relation to any further extension of the building or further development within its curtilage) have minimal impact on the intrinsic character and beauty of the countryside (see NPPF para 17). The development proposed at this location would not lead to any encroachment into the countryside and given the nature of the existing landscaping associated with the curtilage of the existing 'The Park' development would be appropriately contained. The site relates reasonably well to the services of Hatfield and Stainforth and lies on a public transport route. From a policy point of view, it is not considered that the proposal would set a precedent for further development in the neighbouring countryside. The proposal's high sustainability credentials give additional benefit.

8.8 Given the well-defined boundaries of the site and its relationship to surrounding development being on the edge of the settlement, the proposal would have no significant impact on the openness of the countryside. Furthermore, it may be worth noting that the building which is subject to the Certificate of Lawful Development would have more impact on the countryside, given its design. The site is reasonably accessible and in a sustainable location close to local facilities and services.

8.9 Although the development would be contrary to the approach to the location and supply of housing and the protection of the countryside set out in policy CS 2 and ENV 2, and would not be in accordance with the development plan, the National Planning Policy Framework indicates that planning permission should not be granted unless material considerations indicate otherwise and in this case, it is not considered that the proposal would result in overriding significant harm to the countryside. This is a material consideration and as such the weight given to it would be sufficient not to warrant a recommendation for refusal on Development Plan housing and countryside policy grounds. There is no objection on these grounds. Identifying the presence or absence of harm in this way is appropriate and consistent with the approach taken by planning inspectors on such matters.

### Sustainable Construction

8.10 Policy CS 14 (C) of the Doncaster Council Core Strategy states that the design and layout of development must also be designed to adapt to a changing climate change, by using energy, water and materials in the most efficient way as possible. In order to help achieve this, proposals will be supported which meet or exceed the following minimum standards; (1) all new housing must meet all criteria to achieve Code for Sustainable Homes of at least Level 3 and new non-domestic buildings must meet the BREEAM rating of at least 'Very Good', and (2) all new developments must secure at least 10% of their total regulated energy from decentralised and renewable or low carbon sources.

8.11 The applicants have submitted a Sustainability Appraisal, prepared by an Energy Consultant, with the proposal to explain and evaluate the measures incorporated into the design of the development to reduce predicted carbon emissions, improve energy efficiency and enhance the sustainability of the development, in accordance with policy CS 14 and the SPD. The applicants hope that a carbon neutral building will be an innovative and unique design proposal for the site.

8.12 The report examines the measures that are proposed to;

- \* construct a Zero Carbon building through the use of enhanced fabric specification and renewable technology
- \* achieve A rating for Energy Efficiency and Environmental Impact
- \* improve the environment around the site
- \* improve the well-being of the occupants
- \* reduce emissions and pollution from the building
- \* reduce the use of natural resources

8.13 The report concludes that the dwelling will achieve the highest standards of sustainability in carbon emissions, energy consumption, water efficiency and site activities. The development will be a Zero Carbon dwelling, with additional sustainability measures which will enhance the site and ensure that the dwelling benefits from built-in energy reduction measures and that the development meets the needs of the present without compromising the ability for future generations to meet their needs.

8.14 Such measures include, but are not limited to, enhanced fabric specification and renewable technology in the form of an Air Source Heat Pump and Photovoltaics. A green roof is proposed which provides a habitat for wildlife, and also shields the top of the roof from the UV and heat of direct sunlight. Sedum roofs also have rainwater absorbing properties, holding up water run-off, thus reducing the potential for local flooding. Green roofs also cool the rooms below in summer and insulate them during winter, lowering heating and cooling demands.

8.15 The benefits of passive solar design have been considered and sufficient glazing will be provided to the principal living rooms of the dwelling to ensure sufficient natural lighting, thus reducing the energy consumed in artificially lighting the room. In addition, where possible, glazed elevations are within 30 degrees due south, which is most effective at utilising solar gain, and reducing energy consumption.

8.16 The Design Officer states that the commitment to sustainable construction and carbon neutrality is commendable, and to their knowledge would be a first in Doncaster, so in this respect the building could be considered innovative to the local area. As the sustainability credentials may be a key material consideration in weighing the balance of acceptability, the sustainability measures outlined in the submitted SA doc dated Feb 2017 are to be conditioned to ensure the building takes place as planned. Post completion evidence will need to be presented to discharge sustainability conditions. Although incorporating modern technology the design of the dwelling is not of such exceptional quality to be justified in the countryside on its own merits under paragraph 55 of the NPPF but contributes to the overall planning balance along with other matters being assessed in this application.

## Sustainable Location

8.17 The application site, whilst being within the Countryside Policy Area, is part of the residential curtilage of The Park. It is also on the edge of the settlement of Hatfield. As part of the preparation of the Doncaster Local Plan, it is necessary to form a settlement hierarchy on which the development strategy will be based i.e. the location of housing, employment sites and other development. The Settlement Audit forms an important part of the basis for establishing the Hierarchy; its purpose is to set out the key services that each settlement has and then ranked them in order of the number of key services each has. The combined primary and secondary services score for each settlement will form an important component in determining the settlement hierarchy along with population, development potential and constraints, developments in the pipeline and so on.

8.18 Within the Doncaster Local Plan Settlement Audit, Hatfield is merged with Dunscroft, Dunsville and Stainforth, as it is described as a contiguous settlement. This settlement scores 10 out of a possible 12 in terms of access to primary and secondary services/facilities. This determines its position as 7th (out of 55) in the Settlement Hierarchy. The combined area can therefore be considered sustainable in terms of its access to facilities and services.

8.19 It should be noted that the application site falls outside of the residential policy area of the settlement, and is for a standalone dwelling. However, despite the policy allocation, it can be considered as a sustainable location. There is a bus stop located directly out the access to the site which offers a regular service to Doncaster Town Centre (approximately every hour from around 6am to 9pm Monday to Friday).

8.20 Furthermore, from the site access, Ash Hill Academy secondary school is approximately 350m and Coppice school is next door to this, Sheep Dip Lane Primary School is approximately 850m, Hatfields public house is approximately 160m. The centre of the village of Hatfield are approximately 600m from the site access, which includes a church, public houses, post office, newsagent, florist. Hatfield Travis Church of England Primary School is approximately 750m. There is also a parade of shops including a Tesco Express, hairdressers and bakers approximately 750m from the site access.

8.21 The South Yorkshire Residential Design Guide sets out accessibility targets. For development with a corridor (for which this development would fall rather than a rural settlement), local services should be within a 15min walk, bus stop within 5-10min walk and primary health/education 20min walk/30min journey. As a general rule of thumb, a 5min walk equates to a distance of 400m for non-disabled people. Account must be taken of indirect routes and topography. In terms of this site, the facilities noted above can be accessed via a footpath and the topography is relatively flat. Using the 400m/5min walk as a general rule of thumb, the bus stop which provides access to Doncaster town centre is well within a 5min walk, the secondary school would be approximately a 5min walk, and shops/local services within approximately 20min walk.

8.22 It is therefore considered that, despite the site being located within land defined as Countryside Policy Area, it is sustainable in terms of its access to facilities and services, with Hatfield being within an acceptable walking distance.



## Design, Scale and Appearance and Impact on the Surrounding Area

8.23 Policy ENV 25 of the Doncaster Unitary Development Plan states that within the Conservation Areas, as defined on the proposals map, new development will be expected to preserve or enhance the character or appearance of the area. Development will not be permitted if it would detract from the character or appearance of the area by virtue of its nature, height, density, form, scale, materials or design or by the removal of trees or other important landscape features.

8.24 The curtilage of The Park, where the new bungalow is proposed, lies partly within the Hatfield - Manor Road Conservation Area and wholly within the Countryside Policy Area designation. The rear of the site extends outside the conservation area, such that the bungalow and its curtilage would straddle the conservation area boundary. The proposals would still need to be in keeping with UDP saved policy ENV25 (development in or adjacent to a conservation area).

8.25 This conservation area lies to the south of the village core and its origins are later. It has a more open and green character with detached properties of architectural character dating from the 18th Century onwards. These lie either side of Manor Road set in the middle of larger than average curtilages. Several of these are listed properties. The buildings are mainly made of handmade brick on early buildings with the more recent being brick or render. Roofing material ranges from red clay pantiles on properties of agricultural character to Welsh slate on larger domestic buildings. The Park follows this pattern of development. This conservation area has a distinctive green character derived from the tree-lined Manor Road as well as the garden trees and shrubs of these properties.

8.26 This part of the conservation area is particularly significant as on either side of the host property the flat fields of the countryside come right up to the main road giving views into the countryside and a rural, green and open character to the area.

8.27 As well as the residential property, a large detached house, the site contains a number of other outbuildings and ancillary buildings, as well as garden areas. The large amount of trees and shrubs on the site shield these buildings so they are barely perceived from the road such that the green and open character of the conservation area is maintained.

8.28 The building has a semi courtyard character composed of two rectilinear buildings at right angles to each other with a linking corridor. The form is of a low shallow pitched roof structure with eaves height each side of 2.5m and 3.7m with the slope pitched towards the main road and 2m overhang to the south facing elevation. Both elements of the building have spans of around 8.15m and the single garage is integrated into one of the structures. The building is designed to be carbon neutral and the principle large windows are south and west facing with views towards over the courtyard towards the countryside policy area. The proposal also removes the assorted garden structures to the west of the building.

8.29 In terms of materials, the building has dark brown vertical boarded cladding and similar colour windows, soffits, and overhang and is surmounted by a green roof. From a design and conservation viewpoint the design is low key in relation to its surroundings and is not traditionally domestic in character as the original proposal was. The footprint has been amended slightly away from the boundary such that the development will barely be perceived from the main road and, if seen, the material and colour will denote an ancillary building which might be expected at the back of this plot. The materials (timber cladding/green roof) will complement this well treed plot unlike a traditional brick/pantile building, and not result in an obtrusive structure. In terms of appearance this would be of net benefit to the conservation area considering the removal of some of the existing white framed structures. This is borne out in the pictorial representations of the impact within the planning statement.

8.30 The site is demarcated from the host building and the countryside policy area by green boundaries which complement its character.

8.31 The proposal is supported by a statement of energy efficiency confirming that it would be carbon neutral. Most elements of the carbon neutral proposals complement the character of the conservation area in this location. To the south of the building the proposal shows 14 photovoltaic panels i.e. a mini solar farm which is part of the zero carbon proposals. These are beyond the building facing away from the conservation area and do not impact on it but it would be useful to understand the height at which they are set to fully understand their impact from elsewhere, as such a condition is attached.

8.32 Taking note of the tree officer's comments, the adjacent mature lime tree is also significant to the conservation area and the proposal should consider how its root protection area can be safeguarded both in terms of the hard standing/reversing area and with regard to services. The proposal describes the drive as permeable paving, which should be acceptable provided it was not 'suburban' in character and further details of this which presumably extends to include the reversing area, are requested by condition.

8.33 A significant conservation consideration is the impact of any approval on the status of the open areas either side of the main plot. These fields separate the large properties of the conservation area (Bow House/The Park/The Leylands) and contribute to its character as described above. The introduction of buildings to the rear of the plot adjacent to the countryside would undermine any conservation case to retain the fields either side free from development to retain the significant views of the countryside from the main road. The proposal as described will not be perceived as a separate dwelling and, if approved, this should not be considered as a precedent or justification for further subdivision of the plot.

8.34 The Design Officer is of the opinion that given the location within an existing curtilage at the edge of the settlement, with little prominence, the proposal is more closely aligned to the village context rather than the countryside despite the designation as CPA. In this respect there might be less concern of setting a negative precedent and in any case each proposal has to be judged on its own merits considering the context of each site. In this instance it could be argued that this is a first for Doncaster and in that respect arguably could represent exceptional circumstances.

## Flooding and Drainage

8.35 The site is located within Flood Zone 3, as shown on the Environment Agency flood map. Land and property in flood zone 3 have a high probability of flooding. A site specific flood risk assessment has been prepared, and the applicant has undertaken a Sequential Test, in accordance with policy CS 4 and the NPPF.

8.36 The Environment Agency have been consulted on the proposal and state that the proposed development will only meet the requirements of the NPPF if the measures as detailed in the Flood Risk Assessment are implemented and secured by way of a planning condition. This includes internal floor levels being set no lower than 4.4m AOD, and flood resilience measures (as set out) being incorporated. Such resilience measures include all services to be routed in the void and brought down the walls to terminate at least 1.2m above floor level, water sensitive apparatus such as boilers, water heaters etc to be mounted at least 1.2m above ground floor level, ground floor construction to be solid concrete slab with water resistant floor insulation and the dwelling is to be registered on the EA's Flood Warning scheme.

8.37 The topographical survey provided with the Flood Risk Assessment shows that in the area where the dwelling is proposed, site levels are approximately 4m AOD to 4.3m AOD, therefore a floor level of 4.4m AOD will not significantly raise the dwelling.

8.38 Paragraph 101 of the National Planning Policy Framework (NPPF) requires decision-makers to steer new development to areas at the lowest risk of flooding by applying a Sequential Test. The Environment Agency state that avoidance is the most effective flood risk management measure. Even when development can be made 'safe' in flood risk areas, there are always residual risks. In accordance with paragraph 103, consideration should only be given to development in flood risk areas following the Sequential Test.

8.39 Development should not be permitted if there are reasonably available sites, appropriate for the proposed development, in areas with a lower probability of flooding. Evidence to support the sequential test should be added to the planning file for the public record. The Sequential Test has been applied and considered by the Local Plans team who comment that having reviewed the addendum to the Sequential Test it is agreed that this additional site search to include Stainforth has not identified any reasonably available sites that are sequentially preferable and capable of accommodating this proposal. The sites identified are either too large and/or already have planning permissions so, in accordance with the adopted Development & Flood Risk SPD, can be discounted.

8.40 The applicant has also applied the Exceptions Test. Paragraph 102 of the NPPF states that for the Exceptions Test to be passed, (i) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and (ii) a site specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. The FRA submitted with the application identifies that the local watercourses pose little or no threat of flooding to the site. Pluvial flooding of the proposed bungalow is considered highly unlikely. The surface water system is to incorporate SUDS techniques where possible and ensure that no surface water run-off or flood water is displaced onto third party land. A Flood Evacuation plan will be subject to a separate condition.

## Trees and Landscaping

8.41 ENV 54 states that in considering proposals for new development the borough council will attach considerable importance to the need to protect existing trees, hedgerows, wetland habitats, watercourses and other natural landscape features and will require that new developments do not cause unnecessary loss of trees, nor imperil trees by building works.

8.42 Policy CS 16 (D) of the Doncaster Council Core Strategy states that proposals will be supported which enhance the borough's landscape and trees by; (i) being appropriate to the landscape's character, sensitivity and capacity; (ii) including measures to mitigate any negative impacts on the landscape; (iii) ensuring designs are of high quality, include appropriate hard and soft landscaping, a long term maintenance plan and enhance landscape character while protecting its local distinctiveness; and (iv) retaining and protecting appropriate trees and hedgerows, and incorporating new tree, woodland and hedgerow planting.

8.43 The Tree Officer has been consulted and comments that of particular merit at the site is a historic Lime tree in apparent good physiological and structural health. This tree has a stem girth measured at 0.5m of 5.1m and is in the region of 200yrs old. This tree has a root protection area (RPA) of 15m radius with considerable above ground constraints (as defined by British Standards Institute 5837 (2012): Trees in relation to design, demolition and construction - Recommendations). In view of the historic significance of this tree (one could imagine, for example, that it was planted to celebrate the Wellington's victory in the Battle of Waterloo) it deserves the greatest of respect which, means that the RPA (which is a minimum figure in any case) needs to be respected and maximised as much as possible with the above ground constraints of this tree taken in to account and the routeing of proposed service runs avoiding the RPA.

8.44 The proposed turning area has been amended, and the plan annotated to show that services will avoid this 15m root protection area is, at the time of writing this report, expected from the agent shortly and will be presented to Members at Planning Committee. Therefore, there are no objections subject to condition.

## Ecology and Wildlife

8.45 Consultation has taken place with the Council's Ecologist who advises that that there were no significant ecological constraints to the original proposal and remains opinion even with a change in the proposed building footprint. It is recommended that a condition is applied for ecological enhancement as a small loss in biodiversity will result from the development. The Ecologist is aware of the arboricultural issue of the proximity of the proposed building to the mature and 'venerable' lime tree and would add that any negative impacts on the tree would have equivalent ecological impacts and is supportive of the tree officers opinion on the value of the lime tree and the need to protect it from any impacts. Following amendments to the turning area, the Tree Officer is satisfied that the Lime will be protected, subject to adherence to conditions.

## Highways and Parking

8.46 Policy CS 14 of the Doncaster Council Core Strategy lists the quality, stability, safety and security of private property, public areas and the highway as one of the qualities that will be assessed to ensure that a development is robustly designed and works functionally.

8.47 Highways Development Control have been consulted and following amendments to the access and turning area, raise no objections. They do however comment that contact should be made with the Fire Officer in respect of the ability to turn a fire appliance, however this is a matter for Building Regulations approval, and following discussions between the agent and the Fire Officer, if necessary a water hydrant may be required if a fire appliance cannot access the site.

## Residential Amenity

8.48 Policy CS 14 of the Doncaster Council Core Strategy sets out the Council's policy on design and sustainable construction. It states that new development should also have no unacceptable negative effects upon the amenity of neighbouring land uses or the environment. Further to this, the Development Guidance and Requirements SPD and Backland and Infill SPD set out design guidance for new development to ensure that new development is not harmful to residential amenity by virtue of overlooking, overshadowing and over dominance.

8.49 Given the location of the application site, with the host dwelling being the only direct neighbour and the distance away from this property, its limited design and scale, there are no adverse impacts to residential amenity as a result of this development. It is sited approximately 38m away from the host dwelling, and whilst sharing the access point, has a separate drive into the site. The proposal therefore accords with policy CS 14 and the relevant SPDs in this respect.

## **9.0 Summary and Conclusion**

9.1 The application is recommended for approval. The recommendation attaches weight to the fact that the proposal does not represent overriding harm to the openness of the countryside. It is noted that the proposal does not accord with the development plan, but the site is within a well-defined and existing landscaped residential curtilage and would not lead to a harmful encroachment into the countryside. The site relates well to the services of Hatfield and Stainforth and lies on a public transport route with regular access to Doncaster town centre. The high sustainability credentials give the proposal additional benefit and its limited scale and design will ensure that it has little impact on the surrounding area.

9.2 Permitted development rights will be removed to ensure that future development requires consent, and the proposal has been designed to ensure that the private amenity space is screened from public view by the property itself, therefore reducing the possibility of associated domestic paraphernalia littering the site and drawing attention to the dwelling.

9.3 The proposal takes account of flood risk implications, highway safety and respects the ecological and arboricultural issues relating to the site. There is no detrimental impact to residential amenity. As such, the proposal is recommended for approval.

## 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. U56319            The development hereby permitted shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows;  
Drg. no. 962/1 D - Amended 06.11.2017  
Drg. no. 962/2 B  
REASON  
To ensure that the development is carried out in accordance with the application as approved.
03. U56353            Prior to the commencement of the development hereby granted a scheme for the protection of all retained trees that complies with clause 6.2 of British Standard 5837: 2012 Trees in Relation to Design, Demolition and Construction - Recommendations shall be submitted to and approved in writing by the Local Planning Authority. Tree protection shall be implemented on site in accordance with the approved details and the local planning authority notified of implementation to approve the setting out of the tree protection scheme before any equipment, machinery or materials have been brought on to site for the purposes of the development. Thereafter, all tree protection shall be maintained in full accordance with the approved details until all equipment, machinery and surplus materials have been removed from the site, unless the local planning authority gives its written approval to any variation. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.  
REASON  
To ensure that all trees are protected from damage during construction in accordance with core strategy policy CS16: Valuing our natural environment
04. U56350            The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) report reference 34751/C prepared by Peter Brett Associates in July 2015 and the following mitigation measures detailed within the FRA:

\* The internal finished floor levels shall be set no lower than 4.4m AOD Above Ordnance Datum.

\* The development shall incorporate the flood resilient design and construction measures recommended in section 5.2.1 of the approved FRA and shall give consideration to the recommendations of the Environment Agency and DEFRA report, improving the flood performance of New Buildings - Flood Resilient Construction (ISBN 9781859462874).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON

To reduce the risk of flooding to the proposed development and future occupants and to reduce the consequent flooding in the event of a flood.

05. U56351 Prior to the occupation of the development hereby approved, a Flood Evacuation Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Flood Evacuation Plan.

REASON

To protect occupants during times of flooding.

06. U56352 The development hereby granted shall not be begun until details of the foul, surface water and land drainage systems and all related works necessary to drain the site have been submitted to and approved by the Local Planning Authority. These works shall be carried out concurrently with the development and the drainage system shall be operating to the satisfaction of the Local Planning Authority prior to the occupation of the development.

REASON

To ensure that the site is connected to suitable drainage systems and to ensure that full details thereof are approved by the Local Planning Authority before any works begin.

07. U56354 Prior to the implementation of the relevant site works details of the materials and RAL/BS colour for the external walls, doors, and windows of the development hereby approved shall be submitted to and agreed in writing by the local planning authority.

REASON

To preserve and/or enhance the character and appearance of the conservation area in accordance with saved policy ENV25 of the UDP.

08. U56355 Any new boundary walls are to match the existing walls in height, brick type, and coping details. Prior to the implementation of the relevant site works samples of any new brick to be used for the construction of the boundary walls and details of the height and coping of any piers and details of any new gates and details or samples of drive materials shall be submitted to and agreed in writing by the local planning authority.  
REASONS  
To preserve and/or enhance the character and appearance of the conservation area in accordance with saved policy ENV25 of the UDP.
09. U56356 Notwithstanding the approved plan, prior to the implementation of the relevant site works details of the height and design of the PV panel array shall be submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved details.  
REASON  
To preserve and/or enhance the character and appearance of the conservation area in accordance with saved policy ENV25 of the UDP
10. U56357 Unless otherwise agreed in writing by the local planning authority a landscaping scheme shall be planted in accordance with the scheme described in drawing 962/1 D and the accompanying schedule and outline specification and completed prior to the occupation of the new dwelling.  
REASON  
To preserve and/or enhance the character and appearance of the conservation area in accordance with saved policy ENV25 of the UDP.
11. U56359 The following measures shall be implemented prior to the first occupation of the site or an alternative timescale to be approved in writing with the local planning authority:  
-An integrated bat box (Schwegler 'bat tube' type or similar) or bird (swift) box shall be built in to the new dwelling in either a westerly or easterly orientation at highest point achievable.  
REASON  
To ensure the ecological interests of the site are maintained in accordance with Core Strategy Policy 16.
12. CON1 No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being accepted and approved by the Local Planning Authority (LPA), unless otherwise approved in writing with the LPA.
- a) The Phase I desktop study, site walkover and initial assessment must be submitted to the LPA for approval. Potential risks to human health, property (existing or proposed) including buildings, livestock, pets, crops, woodland, service lines and pipes, adjoining ground, groundwater, surface water, ecological systems, archaeological sites and ancient monuments must be considered. The Phase 1 shall include a full site history, details of a site walkover and initial risk



assessment. The Phase 1 shall propose further Phase 2 site investigation and risk assessment works, if appropriate, based on the relevant information discovered during the initial Phase 1 assessment.

b) The Phase 2 site investigation and risk assessment, if appropriate, must be approved by the LPA prior to investigations commencing on site. The Phase 2 investigation shall include relevant soil, soil gas, surface and groundwater sampling and shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology and current best practice. All the investigative works and sampling on site, together with the results of analysis, and risk assessment to any receptors shall be submitted to the LPA for approval.

c) If as a consequence of the Phase 2 Site investigation a Phase 3 remediation report is required, then this shall be approved by the LPA prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters, the site must not qualify as contaminated land under Part 2A of the Environment Protection Act 1990 in relation to the intended use of the land after remediation.

d) The approved Phase 3 remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. The LPA must be given two weeks written notification of commencement of the remediation scheme works. If during the works, contamination is encountered which has not previously been identified, then all associated works shall cease until the additional contamination is fully assessed and an appropriate remediation scheme approved by the LPA.

e) Upon completion of the Phase 3 works, a Phase 4 verification report shall be submitted to and approved by the LPA. The verification report shall include details of the remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the verification report together with the necessary documentation detailing what waste materials have been removed from the site. The site shall not be brought into use until such time as all verification data has 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. This is required prior to commencement to ensure that the necessary mitigation measures can be put in place should any contamination be found.

13. 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.
14. CON3                   Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling 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.
15. U56366                Unless otherwise agreed with the Local Planning Authority, the development must take place in accordance with the sustainability measures contained within the approved Sustainability Appraisal statement dated Feb 2017. Prior to the occupation of the dwelling, a post construction review should be carried out and evidence of the implemented measures submitted to the Local Planning Authority. This will enable the planning condition to be fully discharged.  
REASON  
In the interests of sustainability and to minimise the impact of the development on the effects of climate change.
16. NOPD1A               Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (No.596) (England) Order 2015, Article 3, Schedule 2: Part 1 (or any subsequent order or statutory provision revoking or re-enacting that order) no additions, extensions or other alterations 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 detriment to the amenities of the occupiers of nearby properties or to the character of the area and for this reason would wish to control any future development to comply with policy PH11 of the Doncaster Unitary Development Plan.

17. NOPD3A Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (No.596) (England) Order 2015, Article 3, Schedule 2: Part 1 (or any subsequent order or statutory provision revoking or re-enacting that order) no development shall be carried out on any part of the land other than that hereby permitted without the prior permission of the local planning authority.

REASON

The local planning authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area and for this reason would wish to control any future development to comply with policy PH11 of the Doncaster Unitary Development Plan.

01. IFWI INFORMATIVE

At the time of this decision, the site has been identified as being within an area of medium or high flood risk, based on the Environment Agency's flood maps. Therefore, the applicant/occupants should consider registering for the Environment Agency's Floodline Warning Direct, by phoning Floodline on 0345 988 1188 . This is a free service that provides flood warnings direct by telephone, mobile, fax or paper. It also gives practical advice on preparing for a flood, and what to do if one happens. By getting an advanced warning it will allow protection measures to be implemented such as moving high value goods to an elevated level as well as evacuating people off site.

02. IFP INFORMATIVE

We recommend that the developer uses this opportunity to reduce the potential impact of flooding by raising floor levels wherever possible and incorporating flood proofing and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways to help reduce flood damage.

Guidance on how to reduce flood damage can be found at the following websites:-

Communities and Local Government: 'Improving the flood performance of new buildings' -  
<http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>;

Environment Agency: How to reduce flood damage -  
[www.environment-agency.gov.uk/homeandleisure/floods/105963.aspx](http://www.environment-agency.gov.uk/homeandleisure/floods/105963.aspx);

Department for Communities and Local Government: Preparing for floods -  
[www.communities.gov.uk/publications/planningandbuilding/improvingflood](http://www.communities.gov.uk/publications/planningandbuilding/improvingflood);

Ciria: What to do if your property is flooded and how to minimise the damage from flooding - [www.ciria.com/flooding/](http://www.ciria.com/flooding/);

National flood forum-

03. INF1B

INFORMATIVE

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: [www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

This Standing Advice is valid from 1st January 2017 until 31st December 2018

04. U11819

INFORMATIVE

1. Surface Water Discharge From Brownfield Site

There should be no increase in surface water discharge from the site to existing sewers / watercourses. On site surface water attenuation will therefore be required if drained areas to existing sewers / watercourses are to be increased. A 30% net reduction to existing peak discharge (up to a 1/100 yr storm CC) will be required if the site is being re-developed.

Allowances for climate change can be found in National Planning Policy Framework Technical Guidance Document Table 5.

2. On Site Surface Water Management

The site is required to accommodate rainfall volumes up to 1 in 100 year return period (plus 30% for climate change) whilst ensuring no flooding to buildings or adjacent land. This can be achieved by providing additional space for water below or above ground. The applicant will need to provide details and calculations including any below ground storage, overflow paths (flood routes), surface detention and infiltration areas etc to demonstrate how the 100 year +CC rainfall volumes will be controlled and accommodated.

Where cellular storage is proposed and is within areas where it may be susceptible to damage by excavation by other utility contractors, warning signage should be provided to inform of its presence. Cellular storage and infiltration systems should not be positioned within highway.

Allowances for climate change can be found in National Planning Policy Framework Technical Guidance Document Table 5.

If attenuation is to be put forward for adoption by the Sewerage Undertaker, it should be noted that they may only accept volumes up to a 1 in 30 year event by means of oversized pipes or underground tanks. Additional volumes up to 1 in 100 year + CC may therefore have to be provided elsewhere. The applicant should make early consultation with the sewerage undertaker where this applies.

3. Surface water drainage plans should include the following:

- \* Rainwater pipes, gullies and drainage channels including cover levels.
- \* Inspection chambers, manholes and silt traps including cover and invert levels.
- \* Pipe sizes, pipe materials, gradients and flow directions.
- \* Soakaways, including size and material.
- \* Typical inspection chamber / soakaway / silt trap and SW attenuation details.
- \* Site ground levels and finished floor levels.

4. Records indicate history of flooding in this area between 1947 and 2007.

5. Records indicate site to be in Environment Agency Flood Warning Area.

6. 2007 Records indicate that properties in this area were subject to:

- \* External area flooding.
- \* Internal flooding but properties remained habitable.
- \* Major internal flooding which caused property to be temporarily inhabitable.

7. Finished floor levels should be set 300 to 600mm above potential flood water level (refer to DMBC Supplementary Planning Document for guidance).

8. A flood plan including details of escape to a place of refuge should be considered. Residents are also recommended to use the Environment Agency Flood Warning Service.

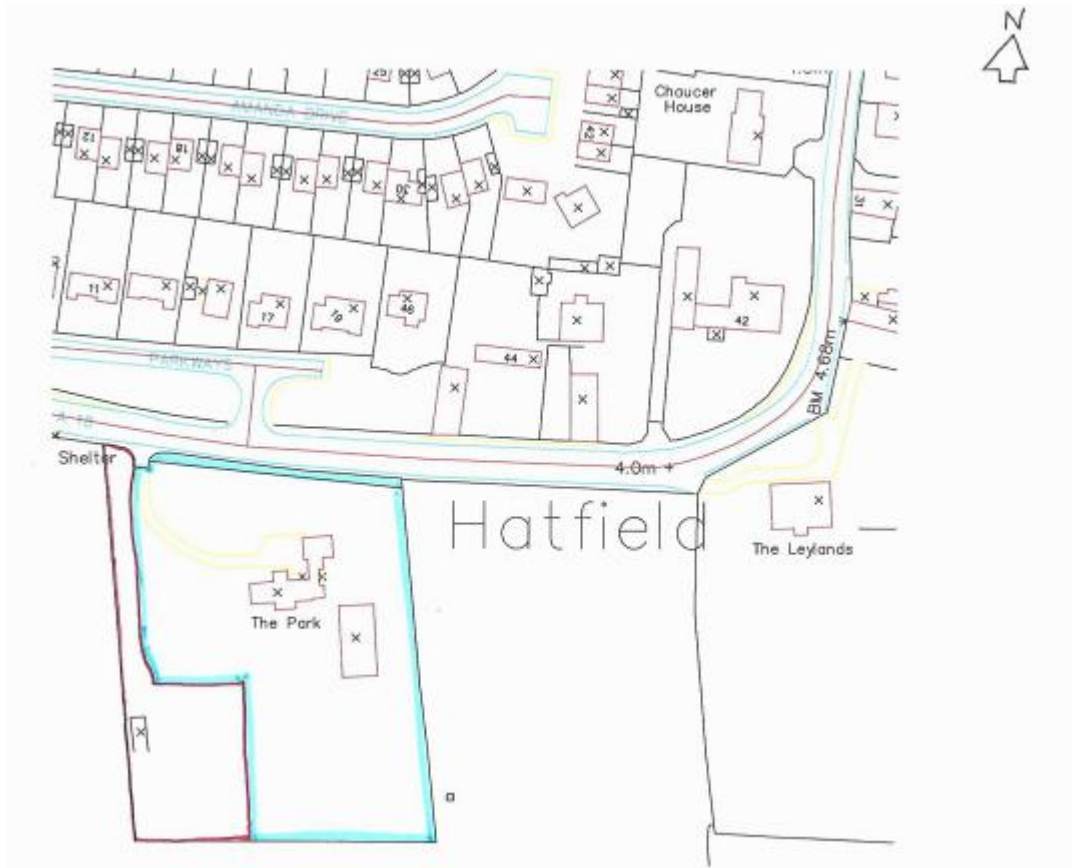
9. If soakaways are to be used, volume design calculations should be undertaken to 1 in 30 year rainfall + 20% climate change standard. Ground percolation test results should be undertaken to ensure viability / correct sizing. Existing ground water levels should be noted.

Where possible, soakaways should be positioned where accessible in soft landscaping and clear of paved areas because of the risk of ground settlement. Soakaways should not be used within 5m of buildings or within highway. Soakaways should not be used where the water table is in close proximity to the soakaway base at any time of the year (1m min clearance from water table recommended).

Soakaway detailed design guidance is given in CIRIA Report 156 and BRE Digest 365. Inspection points should be included, to allow visibility of the base and incoming pipes and for de-silting. To prevent siltation, a sedimentation chamber (silt trap) upstream of the inlet should be included. Where possible these points should be within accessible distance (max 15m) to a jetvac tanker parked on hard standing.

**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.**

# Appendix 1 – Location Plan



## Appendix 2 - Elevations



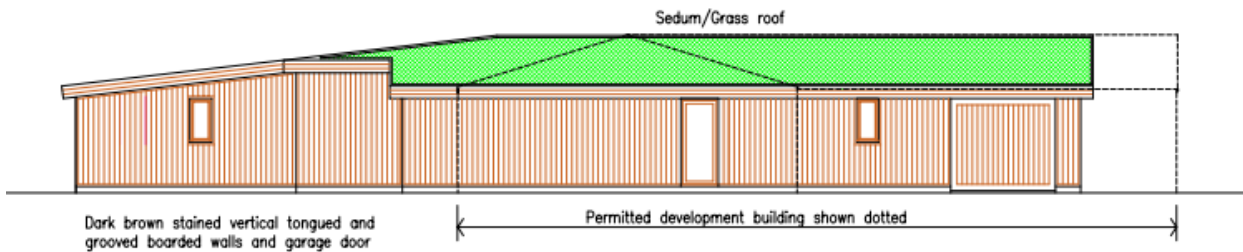
Side Elevation



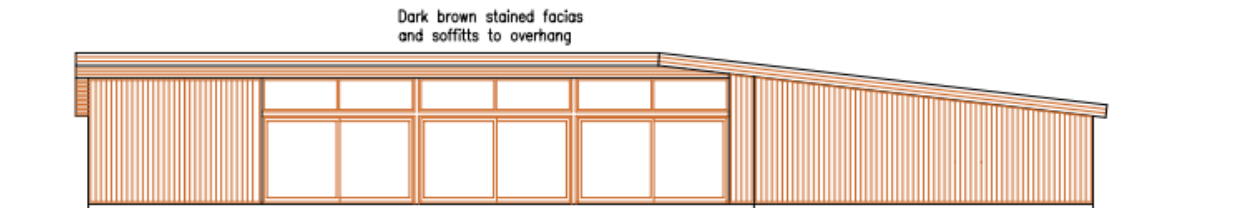
Side Elevation

Vertical boarded personnel door

Two course of brown facing brick up to dpc level



Front Elevation facing Manor Road



Rear Elevation

Dark brown powder coated aluminum double glazed doors and windows, colour to match boarding

Dark brown stained vertical tongued and grooved boarded walls to all elevations



# Appendix 3 – Floor Plans

