



Doncaster Council

Agenda

To all Members of the

PLANNING COMMITTEE

Notice is given that a Meeting of the above Committee is to be held as follows:

Venue: Council Chamber, Civic Office, Waterdale, Doncaster DN1 3BU

Date: Tuesday, 13th December, 2022

Time: 2.00 pm.

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Damian Allen
Chief Executive

Issued on: Monday, 5 December 2022

Governance Services Officer for this meeting

David Taylor
Tel: 01302 736712

Doncaster Metropolitan Borough Council
www.doncaster.gov.uk

1. Apologies for Absence
 2. To consider the extent, if any, to which the public and press are to be excluded from the meeting.
 3. Declarations of Interest, if any.
 4. Minutes of the Planning Committee Meeting held on 15th November, 2022 1 - 6
- A. Reports where the Public and Press may not be excluded.**
- For Decision**
5. Schedule of Applications 7 - 112
- For Information**
6. Appeal Decisions 113 - 120

Members of the Planning Committee

Chair – Councillor Susan Durant

Vice-Chair – Councillor Duncan Anderson

Councillors Bob Anderson, Iris Beech, Steve Cox, Aimee Dickson, Sue Farmer, Charlie Hogarth, Sophie Liu, Andy Pickering and Gary Stapleton

Agenda Item 4.

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE

TUESDAY, 15TH NOVEMBER, 2022

A MEETING of the PLANNING COMMITTEE was held at the COUNCIL CHAMBER, CIVIC OFFICE, WATERDALE, DONCASTER DN1 3BU on TUESDAY, 15TH NOVEMBER, 2022, at 2.00 pm.

PRESENT:

Vice-Chair - Councillor Duncan Anderson (in the Chair)

Councillors Bob Anderson, Iris Beech, Steve Cox, Sue Farmer, Sophie Liu, Andy Pickering and Gary Stapleton.

APOLOGIES:

Apologies for absence were received from the Chair, Councillor Susan Durant, Aimee Dickson and Charlie Hogarth

34 DECLARATIONS OF INTEREST, IF ANY.

In accordance with the Members' Code of Conduct, Councillor Steve Cox, declared an interest in relation to Application No. 22/01367/3FUL, Agenda Item No. 5(2), by virtue of being a Local Ward Member.

35 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 18TH OCTOBER, 2022.

RESOLVED that the minutes of the meeting held on 18th October, 2022 be approved as a correct record and signed by the Chair.

36 SCHEDULE OF APPLICATIONS.

RESOLVED that upon consideration of a Schedule of Planning and Other Applications received, together with the recommendations in respect thereof, the recommendations be approved in accordance with Schedule and marked Appendix 'A'.

37 ADJOURNMENT OF MEETING

RESOLVED that in accordance with Council Procedure Rule 18.11(f), the meeting stand adjourned at 2.40 p.m. to be reconvened on this day at 2.55 p.m.

38 RECONVENING OF MEETING.

The meeting reconvened at 2.55 p.m.

39 APPEAL DECISIONS.

RESOLVED that the following decision of the Secretary of State and/or his Inspector, in respect of the undermentioned Planning Appeal against the decision of the Council, be noted:-

Application No.	Application Description & Location	Appeal Decision	Ward	Decision Type	Committee Overturn
21/02575/FUL	Erection of first floor flat roof rear extension at The Old Chapel, Fenwick Lane, Fenwick, Doncaster	Appeal Dismissed 13/10/2022	Norton and Askern	Delegated	No
22/00766/FUL	Erection of single storey extension to front (Retrospective) at 12 Lodge Road, Skellow, Doncaster DN6 8PT	Appeal Dismissed 04/10/2022	Adwick-Le-Street and Carcroft	Delegated	No

40 PLANNING ENFORCEMENT QUARTERLY REPORT - SEPTEMBER 2022.

The Committee considered a report which detailed all Planning Enforcement performance in the second Quarter 2022/23.

Darren Horton provided Members with an update in regard to current recruitment to the Team and an update with regard to the advertisements for the Rugby World Cup.

Discussion took place with regard to the land at Queens Gate and when action would be taken. It was reported that this was a 215 action which has been regularly brought up and whilst officers could not provide a timescale, this has been escalated to the Assistant Director and direct action was being pursued. Members would be kept informed of the progress.

A request was made for a further update with regard to the property at Moss Road, Askern in regard to the fencing and concern was expressed in relation to the trees on site being potentially damaged. It was reported that Planning permission was required for the fencing. However, no application has been submitted to date, the officer would seek an update following the meeting. In response to the query regarding the trees onsite, it was reported that officers were monitoring the situation.

In response to a query regarding Old School, Top Road, Barnby Dun, it was noted that officers would provide an update outside of the meeting.

A query was made in relation to The Corner Pockett at Mexborough in regard to the rebuilding of the stone wall and the material being used. Officers would raise the issue with the Conservation Officer and provide an update outside of the meeting.

RESOLVED that all Planning Enforcement Cases received and closed for the period for 1st July to 30th September, 2022, be noted.

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 15th November, 2022

Application	1		
Application Number:	22/01366/3FUL		
Application Type:	Planning FULL (REG3)		
Proposal Description:	Erection of 2 dormer bungalows, 100% affordable council houses on vacant land. The application is for the houses, roads, and all associated infrastructure to serve them.		
At:	Garage Site, Moor View, Branton, Doncaster DN3 3NE		
For:	Adam Goldsmith - DMBC		
Third Party Reps:	Non	Parish:	Cantley with Branton Parish Council
		Ward:	Finningley

A proposal was made to grant the Application subject to Conditions.

Proposed by: Councillor Iris Beech

Seconded by: Councillor Sue Farmer

For: 7 Against: 0 Abstain: 1

Decision: Planning permission granted subject to Conditions

(Receipt of additional representations made by occupants at 24 Silverdale Close in regard to alleged inconsistencies with the property boundary were reported at the meeting).

Application	2
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Application Number:	22/01367/3FUL
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Application Type:	Planning FULL (REG3)
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Proposal Description:	Erection of 4no 2-bedroom 100% affordable council houses on vacant land. The application is for the houses, roads and all associated infrastructure to serve them
At:	Former Barnburgh House, Edlington Lane, Edlington, Doncaster DN12 1BX

For:	Adam Goldsmith - DMBC
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Third Party Reps:	None	Parish:	Edlington Town Council
		Ward:	Edlington and Warmsworth

A proposal was made to grant the Application subject to the agreement of the highway officer offering no objections to the application and Conditions.

Proposed by: Councillor Duncan Anderson

Seconded by: Councillor Sue Farmer

For: 5 Against: 0 Abstain: 3

Decision: Planning permission granted subject to the agreement of the highway officer offering no objections to the application and Conditions.

(Receipt of additional consultations with the Conservation Officer in regard to Edlington War Memorial and memorial gardens and the Highway Officer in regard to an updated plan which had been agreed with the Applicant and Doncaster Highways were reported at the meeting).

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DONCASTER METROPOLITAN BOROUGH COUNCIL

To the Chair and Members of the PLANNING COMMITTEE

PLANNING APPLICATIONS PROCESSING SYSTEM

Purpose of the Report

1. A schedule of planning applications for consideration by Members is attached.
2. Each application comprises an individual report and recommendation to assist the determination process. Any pre-committee amendments will be detailed at the beginning of each item.

Human Rights Implications

Member should take account of and protect the rights of individuals affected when making decisions on planning applications. In general Members should consider:-

1. Whether the activity for which consent is sought interferes with any Convention rights.
2. Whether the interference pursues a legitimate aim, such as economic well being or the rights of others to enjoy their property.
3. Whether restriction on one is proportionate to the benefit of the other.

Copyright Implications

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Scott Cardwell
Assistant Director of Economy and Development
Directorate of Regeneration and Environment

Contact Officers: Mr R Sykes (Tel: 734555)

Background Papers: Planning Application reports refer to relevant background papers

Summary List of Planning Committee Applications

NOTE:- Site Visited applications are marked 'SV' and Major Proposals are marked 'M'
Any pre-committee amendments will be detailed at the beginning of each item.

Application	Application No	Ward	Parish
1. M	21/03670/FULM	Bessacarr	
2.	22/00006/REM	Norton And Askern	Norton Parish Council
3.	22/02210/FUL	Sprotbrough	Barnburgh Parish Council

Application	1
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Application Number:	21/03670/FULM
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Application Type:	Full Planning Permission
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Proposal Description:	Residential development of up to 70 dwellings, public open space, landscaping and construction of a new access from Carolina Way
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At:	Plot 5A Off Carolina Way, Lakeside, Doncaster, DN4 5PN
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For:	Rachael Martin - ID Planning C/O Vistry Yorkshire
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Third Party Reps:	16 objections	Parish:	N/A
		Ward:	Bessacarr

Author of Report:	Dave Richards
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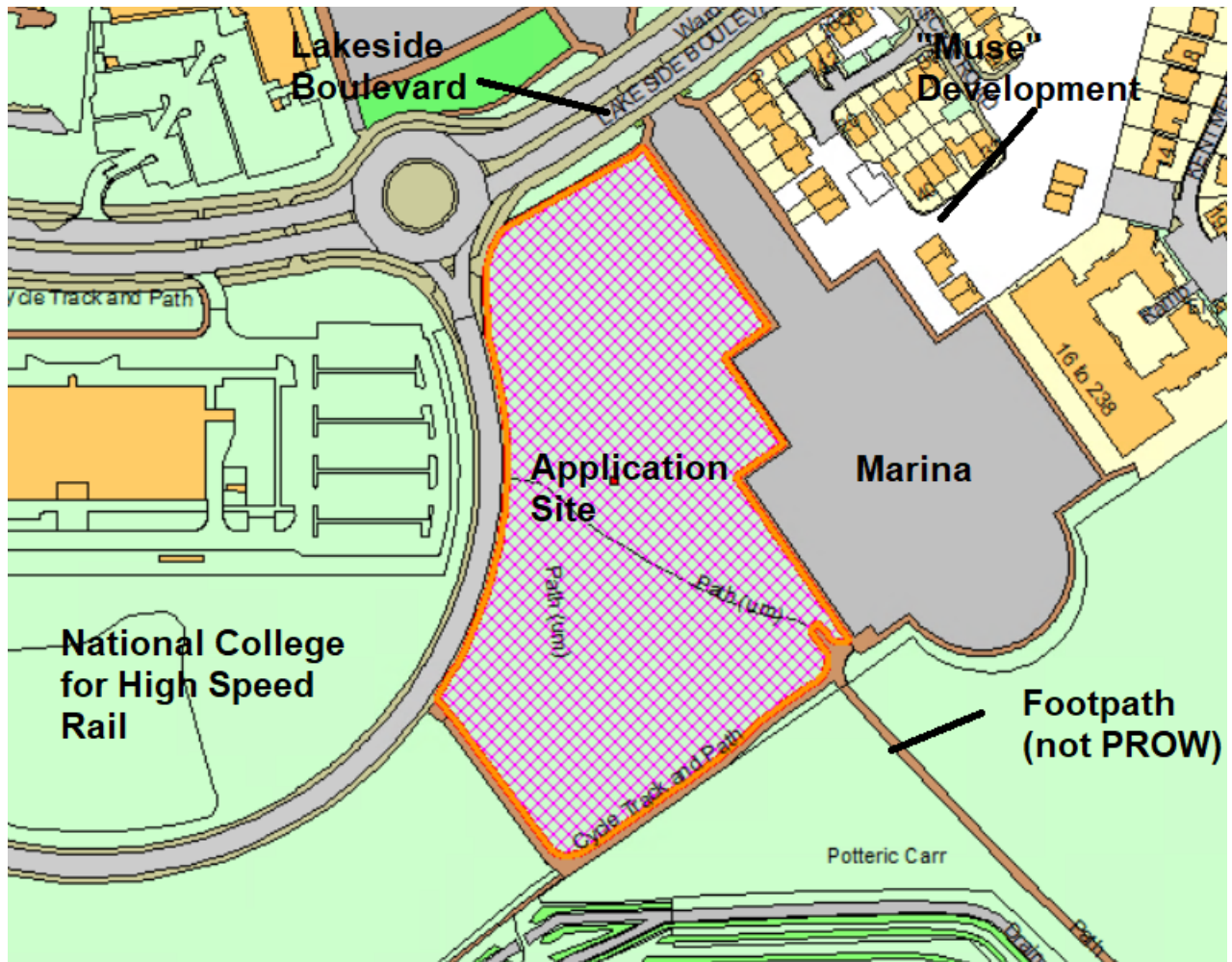
SUMMARY

The proposal seeks full planning permission for the erection of 70 dwellings within a site allocated for housing in the adopted (Sept 2021) Doncaster Local Plan - Site Allocation Ref: (MUA54).

The proposal is considered to be an acceptable and sustainable form of development in line with paragraphs 7 and 8 of the National Planning Policy Framework (NPPF), (2021).

The development would not cause an unacceptable level of harm to the highway network, local infrastructure, ecology, flood risk, archaeology or the wider character of the area - subject to suitably worded conditions and the provision of a legal (S106) agreement securing 1) Affordable Housing; 2) Public Open Space; 3) Education contribution; and 4) Biodiversity Net Gain. The scheme will deliver housing supply for the Borough in line with its allocation within the Local Plan.

RECOMMENDATION: GRANT subject to conditions and signing of a Section 106 agreement.



1.0 Reason for Report

- 1.1 This application is being presented to Planning Committee due to the level of public opposition and as a result of a 'call in' by Cllr Majid Khan who is concerned about the level of public interest and believes the access and egress to the site is compromised by poor visibility splays, particularly from the west.

2.0 Proposal and Background

- 2.1 The proposal seeks full planning permission for the erection of 70 dwellings, along with the associated infrastructure including access, landscaping, public open space and parking. The application site is known as Plot 5A Lakeside and is owned by Doncaster Council. The site is under offer by Vistry Homes (the applicant) subject to planning permission being agreed.

- 2.2 In summary, the proposal makes provision for a variety of house types with the mix of size, type and tenure summarised below:

A) Market Housing Total = 54 dwellings

- 50 no. x 3 bedroom (Hazel, Rowan, Beech, Poplar, and Pear)
- 4 no. x 4 bedroom (Mylne)

B) Affordable Housing = 16 dwellings

- 10 no. x 1 bedroom (Worsley)
- 6 no. x 2 bedroom (Atkins)

- 2.3 The scale of the proposed dwellings are in keeping with the local character and scale being a mix of 2, 2.5 and 3 storeys in height. The properties fronting on to the most important elevations to the street scene, the roundabout and frontage to the marina, have been amended to add interest and variation.

- 2.4 During the course of the application, the scheme has been amended several times to take account of comments received, primarily by the Council's Urban Design, Public Open Space, Highways and Tree Officers respectively. The main amendments centre around a reduction of proposed dwellings to 70 in total from an initial 74, a configuration of the site layout to ensure technical compliance with design/highway standards, and a general retention of existing structural landscaping within the site.

- 2.5 The application itself has been submitted with numerous technical documents, which include:

- Design and Access Statement
- Statement of Community Involvement
- Detailed Plans
- Street scenes
- Sections
- Landscape Masterplan
- Flood Risk Assessment and Drainage Assessment
- Transport Assessment
- Travel Plan

- Phase 1 Ground Conditions Assessment
- Air Quality Assessment
- Drainage Feasibility Layout
- Ecological Appraisal
- Reptile and Bat Activity Survey
- Biodiversity Net Gain Assessment
- Arboricultural Survey, Tree Protection Plan and Impact Assessment
- Tree Management Strategy
- Archaeology and Heritage Desk Based Assessment

2.6 The proposal complies with all Local Plan policy asks in terms of Affordable Housing, Public Open Space, Education contributions and Biodiversity Net Gain. All houses meet Nationally Described Space Standards and further comply with the policy requiring a proportion of the new homes to be Building Regulations M4(2) ('accessible and adaptable') and M4(3) ('wheelchair adaptable') compliant.

3.0 Site Description

3.1 The site is located on the southern side of Lakeside Boulevard, adjacent to a roundabout junction forming the 'ring road' around the lake. The site is sandwiched between a lake basin on the east side and existing office space and the College for High Speed Rail to the west, with the ring road to the north and open space to the south forming a buffer to Potteric Carr Nature Reserve

3.2 The site comprises 2 hectares (4.9 acres) and is currently bound by structural planting first seeded when the site was formed as part of the original Lakeside development. The site has been largely left untouched and so this landscaping has been allowed to self seed and grow naturally to form boundary landscaping. There is evidence of desire lines through the site, with the Southern Greenway footpath bordering the site which forms a pedestrian thoroughfare between Bessacarr and Lakeside.

3.3 To the east of the application site lies the lakeside marina which is framed by the relatively modern housing development site (the "Muse" development. Ref 13/02239/4FULM) which is accessed from Lakeside Boulevard and comprises of two & three storey dwellings constructed from red and buff brick and dark tiled roofs. The layout takes the opportunity to make use of the views across the marina with the three storey properties having living accommodation on the first floor overlooking the water edge. These properties have been designed to have the appearance of two primary elevations, one over the marina and the other within the site.

3.4 The properties opposite have also been designed in a fashion to take opportunities of facing outward towards the water edge. They are to be constructed in a simple palate of materials consisting of contrasting bricks with a darker brick feature and grey flat roof tiles. Railings would provide security but allow a transparency to the edge, with walling to side boundaries adjacent the public realm. The highway is to be a mixture of tarmac, with coloured raised table tops leading to tarmac drives. Textured concrete paving flags (450mm x 450mm) will be used for footpaths and patios in gardens.

3.5 The access is to be taken from a new site entrance from Carolina Way. The layout of the development is in the form of two main streets leading to a number of cul-de-sacs. Appendix B. The layout takes the opportunity to make use of the views across

the marina with the three storey properties having living accommodation on the first floor and maximises the connectivity through the site by connecting existing footpaths and desire lines which cross the area. The southern edge of the site is intentionally given over to open space and a pumping station in order to provide a buffer space to Potteric Carr which extends beyond the site to the south.

- 3.6 In general, the application site is located to the south east of Doncaster City Centre, approximately 3 miles to the Minster. It is well located in relation to the city centre of Doncaster, with bus services towards Doncaster (north bound) and outer villages (south bound).
- 3.7 Land to the west of the application site (MUA54) underneath the National College for High Speed Rail is an undeveloped field, and within the Residential Policy Area. Land to the south of the site forms part of Potteric Carr and is within the South Yorkshire Green Belt.

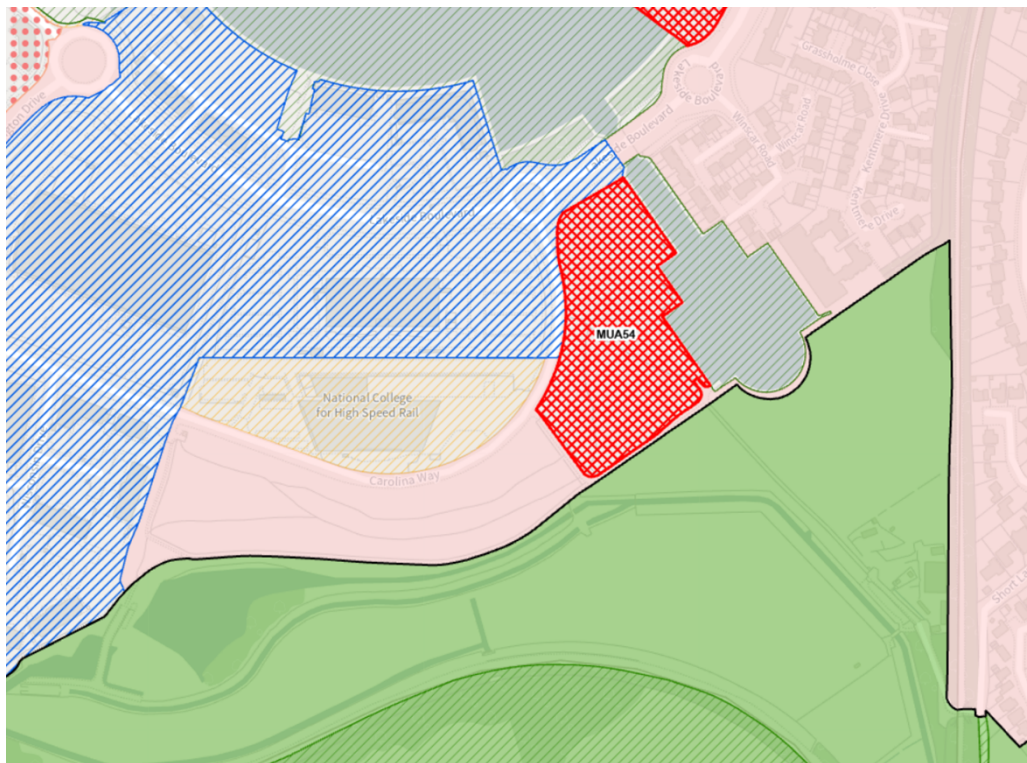


Figure. 1 Doncaster Local Plan Proposals Map (extract)

- 3.8 The proposed development site is within Flood Zone 1 of the Environment Agency's (EA) Flood Map for Planning, presenting the lowest risk of flooding. The EA have raised no objections to the proposal in terms of flood risk.

4.0 Relevant Planning History

- 4.1 An associated application (ref 22/00705/FUL) has granted the provision of a temporary access near the proposed main site entrance. There is no other recent planning history which is relevant.

5.0 Site Allocation

- 5.1 The application site is an allocated site (MUA54) for housing in the Local Plan. The indicative capacity for housing within the site is shown to be 53 dwellings within the

Developer Requirements briefing document for the site. These requirements are shown within Appendix 1 of this report.

5.2 National Planning Policy Framework (NPPF 2021)

- 5.3 The National Planning Policy Framework 2021 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions and the relevant sections are outlined below:
- 5.4 Paragraph 2 states that planning law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.5 Paragraphs 7 – 11 establish that all decisions should be based on the principles of a presumption of sustainable development.
- 5.6 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 5.7 Paragraph 47 reiterates that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.8 Paragraphs 55 and 56 states that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. Planning conditions should be kept to a minimum and only be imposed where necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.
- 5.9 Paragraph 60 states to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay
- 5.10 Paragraph 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.11 Paragraph 119 requires planning policies and decisions to promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

- 5.12 Paragraph 124 states that planning policies should support the development that makes efficient use of land when taking into account the identified need for different types of housing and other forms of development.
- 5.13 Paragraph 130 states that planning decisions should ensure developments will function well and add to the overall quality of the area, are visually attractive and optimise the potential of the site. Paragraph 127(f) sets out that planning decisions should create places which provide a high standard of amenity for existing and future users.
- 5.14 Paragraph 131 emphasises that trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined.
- 5.15 Paragraph 174 states planning policies and decisions should contribute to and enhance the natural and local environment, including preventing new and existing development from being put at unacceptable risk from land instability.
- 5.16 Paragraph 183 states planning policies and decisions should ensure that a site is suitable taking account of ground conditions and any risks arising from land instability and contamination.
- 5.17 Paragraph 184 states where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

5.18 Local Plan

- 5.19 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.20 The development plan consists of the Doncaster Local Plan (DLP) (adopted 2021), and the Barnsley, Doncaster and Rotherham Joint Waste Plan (JWP) (adopted 2012). The following Local Plan policies are the most relevant in this case:
- 5.21 Policy 1 sets out the Settlement Hierarchy for the Borough. It seeks to concentrate growth at the larger settlements of the Borough with remaining growth delivered elsewhere to support the function of other sustainable settlements and to help meet more local needs taking account of existing settlement size, demography, accessibility, facilities, issues and opportunities
- 5.22 Policy 5 sets out housing allocations to deliver the housing requirement and distribution as set out in Policy 2. Allocations have been selected having regard to the Spatial Strategy and the findings of the site selection methodology. The site is allocated under Policy 5 for housing.
- 5.23 Policy 7 Delivering the Necessary Range of Housing (Strategic Policy) - sets out the requirements for the range of housing including the need for affordable housing.
- 5.24 Policy 13 relates to sustainable transport within new developments. Part A.6 states that proposals must ensure that the development does not result in an unacceptable impact on highway safety, or severe residual cumulative impacts on the road

network. Developments must consider the impact of new development on the existing highway and transport infrastructure.

- 5.25 Policy 16 seeks to improve cycling provision in Doncaster (including new routes and improved links to existing networks and to existing and new development).
- 5.26 Policy 17 states walking will be promoted as a means of active travel as well as for recreation. Improvements will be sought to walking connectivity throughout the Borough on new development schemes through a number of key principles.
- 5.27 Policy 26 state the Council will protect, maintain, enhance and, where possible, extend or create Doncaster's green infrastructure (GI), including landscapes, ecological networks, natural environment, open spaces, public rights of way, geodiversity, biodiversity, navigable river and waterway assets.
- 5.28 Policy 28 deals with open space provision. Developments of 20 family dwellings or more will be supported which contribute 10% to 15% of the site as on-site open space to benefit the development itself – the nature and type of which will be determined by having regard to the Council's Green Space Audit and Playing Pitch Strategy.
- 5.29 Policy 29 states proposals will only be supported which deliver a net gain for biodiversity and protect, create, maintain and enhance the Borough's ecological networks.
- 5.30 Policy 30 deals with the need to value biodiversity and assets will be protected through the following principles (amended):

A) All proposals shall be considered in light of the mitigation hierarchy in accordance with National Policy.

B) Proposals which may harm designated Local Wildlife Sites, Local Geological Sites, Priority Habitats, Priority Species, protected species or non-designated sites or features of biodiversity interest, will only be supported where:

1. they use the DEFRA biodiversity metric to demonstrate that a proposal will deliver a minimum 10% net gain for biodiversity;
2. they protect, restore, enhance and provide appropriate buffers around wildlife and geological features and bridge gaps to link these to the wider ecological network;
3. they produce and deliver appropriate long term management plans for local wildlife and geological sites as well as newly created or restored habitats;
4. they can demonstrate that the need for a proposal outweighs the value of any features to be lost; and
5. if the permanent loss of a geological site is unavoidable, then provision will be made for the site to first be recorded by a suitably qualified expert.

C) Proposals which may impact Special Areas of Conservation, Special Protection Areas or RAMSAR Sites will only be supported where it can be demonstrated that there will be no likely significant effects and no adverse effects on the integrity of European sites.

D) Proposals that may either directly or indirectly negatively impact Sites of Special Scientific Interest will not normally be supported.

- 5.31 Policy 32 states that proposals will be supported where it can be demonstrated that woodlands, trees and hedgerows have been adequately considered during the design process, so that a significant adverse impact upon public amenity or ecological interest has been avoided.
- 5.32 Policy 39 refers to development affecting archaeology.
- 5.33 Policy 41 relates to character and local distinctiveness and states that development proposals will be supported where they recognise and reinforce the character of local landscapes and building traditions; respond positively to their context, setting and existing site features as well as respecting and enhancing the character of the locality. Developments should integrate visually and functionally with the immediate and surrounding area at a street and plot scale.
- 5.34 Policy 42 requires proposals to reflect and respect character and local distinctiveness. In all cases, the components of a development must be designed and assessed to ensure that, amongst other things, it provides safe and secure private property, public areas and the adoptable highway ensuring access points.
- 5.35 Policy 44 relates to residential design and sets out the key design objectives which residential development must achieve, as well as stating that all developments must protect existing amenity and not significantly impact on the living conditions or privacy of neighbours.
- 5.36 Policy 45 new housing proposals will be supported where they are designed to include sufficient space for the intended number of occupants, and are designed and constructed in a way that enables them to be easily adapted to meet existing and changing needs of residents in Doncaster over their lifetime.

A) In order to ensure homes are large enough for the intended number of inhabitants, all new housing should meet the Nationally Described Space Standard as a minimum.

B) In order to provide suitable and genuine housing choices for an ageing population and those with Limiting Long Term Illnesses or Disabilities, at least 65% of all new homes on housing developments of over 0.5 hectare or 10 or more units should meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'.

C) In order to provide suitable and genuine housing choices for occupants with more specific needs, at least 5% of all new homes on housing developments of over 0.5 Hectare or 10 or more units should meet Building Regulations requirement M4(3) 'wheelchair adaptable dwellings'.

The required number and mix of accessible and Nationally Described Space Standard compliant homes should be clearly illustrated on submitted plans, and in the case of accessible homes will be controlled via planning condition. Exemptions to these requirements will only be considered where the applicant can robustly demonstrate, with appropriate evidence, that adhering to the standards is not feasible due to physical constraints.

- 5.37 Policy 47 aims to create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. Developments will be supported which are designed in a way that reduces the risk of crime and the fear of crime through safe street design.
- 5.38 Policy 48 states that development will be supported which protects landscape character, protects and enhances existing landscape features, and provides a high quality, comprehensive hard and soft landscape scheme.
- 5.39 Policy 50 states the Council will improve and promote strong, vibrant and healthy communities by ensuring a high quality environment is provided with local services to support health, social and cultural wellbeing.
- 5.40 Policy 54 states development proposals that are likely to cause pollution, or be exposed to pollution, will only be permitted where it can be demonstrated that pollution can be avoided, or where mitigation measures will minimise significantly harmful impacts to acceptable levels that protect health, environmental quality and amenity.
- 5.41 Policy 55 deals with the need to mitigate any contamination on site.
- 5.42 Policy 56 requires the need for satisfactory drainage including the use of SuDS.
- 5.43 Policy 58 deals with low carbon and renewable energy within new developments.
- 5.44 Policy 65 deals with developer contributions.

5.44 Other material planning considerations and guidance

- 5.45 Doncaster Council's previous suite of adopted Supplementary Planning Documents (SPDs) have been formally revoked in line with Regulation 15 of the Town and Country Planning (Local Planning) (England) Regulations 2012, following the adoption of the Local Plan.
- 5.46 The Transitional Developer Guidance (April 2022) provides guidance on certain elements, including design, during the interim period, whilst new SPDs to support the adopted Local Plan are progressed and adopted. This guidance is attached limited weight. The Council have adopted a Bio Diversity Net Gain Supplementary Planning Document which attracts full weight.
- 5.47 Other material considerations include:
- National Planning Practice Guidance (ongoing)
 - National Design Guide (2019)
 - Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990)
- 5.48 Other Council initiatives include:
- Doncaster Green Infrastructure Strategy 2014 – 2028
 - Doncaster Masterplan
 - Doncaster Delivering Together

5.49 Launched in September 2021, Doncaster Delivering Together (DDT) is the Council's new 10 year Borough Strategy. DDT is about everyone being able to thrive and contribute to thriving communities and a thriving planet. This strategy does not form part of the adopted development plan but it is important that the policies of the Doncaster Local Plan achieve the aims and objectives of DDT strategy. The DDT has identified 8 priorities to deliver for Doncaster over the next ten years.

1. Tackling Climate Change
2. Developing the skills to thrive in life and work
3. Making Doncaster the best place to do business and create good jobs
4. Building opportunities for healthier, happier and longer lives for all
5. Creating safer, stronger, greener and cleaner communities where everyone belongs
6. Nurturing a child and family - friendly borough
7. Building transport and digital connections fit for the future
8. Promoting the borough and its cultural, sporting and heritage opportunities

5.50 The body of the report below reflects the planning considerations for the site. However, it is considered that the application would directly contribute towards the aims of DDT. The development would deliver a minimum of 10% net gain towards bio-diversity, delivered through the legal agreement (1). The scheme would deliver open space areas, affordable housing with access to good quality housing which is safe and efficient. There would be opportunities to employ a local workforce during the construction phase (2, 3). The layout of the scheme would be safe and inclusive, with improved links connecting the new development within the existing urban edge of Lakeside (4). The properties and layouts would meet nationally prescribed space standards with access to external amenity space (4) and play areas suitable for children. There would be decent access to local services and education provision (5, 6). The development would have access to local public transport services and the properties would benefit from gigabyte ready broadband connections (7). Finally, the urban extension would represent a suitable expansion of housing on the edge of the Lakeside area and would be suitably landscaped to ensure it blends into the urban environment in this key location (8).

6.0 Representations

6.1 This application has been advertised in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) by means of site notice, council website, press advertisement and neighbour notification.

6.2 Representations from 16 households have been received raising the following issues:

- The site is overdeveloped
- The proposal is out of character
- The proposal would impact on wildlife
- The drainage systems cannot cope with the proposed development
- The schools are over capacity
- Impact from noise/disturbance
- The proposal would result in significant tree loss
- The proposal appears too crowded
- There is no need for additional housing

- Concerns about the long term impact on the existing infrastructure
- Increased traffic, congestion and pollution
- Concerns with the access and highway safety
- The application has not been publicised

6.3 The following non material objections were raised for which no weight can be afforded:

- Devaluation of property
- Loss of a view

7.0 **Relevant Consultations**

7.1 **DMBC Highways DC** - No objections in principle following numerous amendments to the layout/design – subject to conditions. Any update will be reported at planning committee.

7.2 **DMBC Urban Design** - No objections in principle following a number of amendments to the site plans and subject to conditions relate to landscaping, materials, provision of Public Open Space and securing the M42 and M43 houses. Any update will be reported at planning committee.

7.3 **DMBC Ecology** - No objections subject to conditions. The scheme provides a good appraisal of the site in terms of ensuring protected species are not impacted by the development. The applicant has indicated that biodiversity offsetting will take place in line with the hierarchy, through an appropriate bio-diversity scheme in association with Environbank.

7.4 **DMBC Tree Officer** – Initial objection due to excessive tree removal of the pre-planted peripheral structural landscaping along with unrealistic retention of trees too close to properties. This was due to the design and layout of the scheme being imposed upon the existing landscaping whereby the BS5837 tree survey assessed the trees on the basis of whether they were “in the way” rather than on merit. The submitted scheme is evidently not in accordance with the aspirations of the developer brief, evidenced by the high attrition rate of category A and B trees.

In mitigation, the Tree Officer noted that the dense planting (a) would likely involve a natural rate of failure and, (b) such schemes are designed with future thinning in mind). As such a series of amendments were made to fully account for the loss of trees within proximity of the properties, and a more selective thinning of the boundary vegetation – not wholesale removal – was proposed. However, the starting position remains that the scheme continues to be designed around the houses rather than the existing landscaping and therefore concerns regarding the loss and long term retention of trees remain.

7.5 **DMBC Affordable Housing** - The application complies with the Council’s policy for delivering the necessary range of housing (Strategic Policy) in that it includes 16 affordable units, which equates to 23% of the total proposed. It is also part of a residential allocated site in the newly adopted Local Plan.

Demand and need for affordable housing in the Lakeside area of Doncaster is very high; with the main requirement being for 2 bed properties. The layout plan provides 10 x 1 bed and 6 x 2 bed houses as affordable properties, these will need

to be included in the signed S106 agreement, along with the trigger points to meet Policy 7.

- 7.6 **DMBC Open Space** – Supports the development. The requirement for this location, as per Policy 28 of the Local Plan is that between 10% and 15% of the site is delivered as open space. In light of the area being deficient in 2 out of 5 typologies of open space, additional open space was sought and agreed on site.
- 7.7 **DMBC Transportation** - No objections subject to conditions requiring cycle parking and EV charging points. The condition will also include a commitment to development being delivered in accordance with the submitted Travel Plan.
- 7.8 **DMBC Internal Drainage** - No objections subject to conditions.
- 7.9 **DMBC Education** - Have advised that two schools are impacted – Bessacarr Primary School and Hall Cross Academy (secondary). There are currently enough spare places at Bessacarr Primary School and a Primary contribution is not required.

To ensure capacity is accommodated, Education have advised an additional 10 places would be required at Hall Cross Academy to ensure the school has capacity beyond 2027/28 (the Projection period). This requires a contribution of £232,710 (for 10 places) delivered through an s106 agreement.

- 7.10 **DMBC Pollution Control** – No objections subject to a condition requiring part remediation of the site.
- 7.11 **DMBC Environmental Health** – No objections subject to a condition requiring compliance with suitable levels of noise attenuation.
- 7.12 **DMBC Air Quality** – No objections subject to a condition following the submission of an air quality assessment.
- 7.13 **DMBC Waste and Recycling** – No objections, design guidance given.
- 7.14 **DMBC Street Scene** – No objections. Comments on design provided.
- 7.15 **DMBC Public Rights of Way** – No objections. There are no recorded public rights of way across the land nor has any application been made to add any to the definitive map. There are desire lines across the site which should be taken into consideration with the design layout.
- 7.16 **DMBC Ward Councillors** – Cllr Majid Khan – wishes to call in the application as he has concerns with the safe access and egress to the site, particularly from the west. There is also a high level of public interest.
- 7.17 **SY Architectural Liaison Officer** – No objections, design guidance given.
- 7.18 **SY Archaeological Service (SYAS)** – No objections in principle following an on-site trial trenching investigation. Any update will be reported at planning committee.
- 7.19 **Environment Agency** – No objections subject to suitable conditions required to protect the site from groundwater contamination.
- 7.20 **Yorkshire Water** - No objections subject to conditions and informatives.

- 7.21 **Doncaster East Internal Drainage Board** – No objections and consent for discharge in principle allowed.
- 7.22 **South Yorkshire Transport Executive** – No objections.
- 7.23 **Network Rail** – No observations.

8.0 **Assessment**

8.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that:

‘Where in making any determination under the planning acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise’.

8.2 The NPPF at paragraph 2 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan, and is a material consideration in planning decisions.

8.3 The main issues for consideration under this application are as follows:

- Principle of development
- Design and the character of the area
- Landscaping/trees
- Ecology
- Residential amenity
- Highway safety and traffic
- Local infrastructure
- Flooding and drainage
- Archaeology
- Viability and S106 obligations
- Overall planning balance

8.4 For the purposes of considering the balance in this application, planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

8.5 The NPPF seeks to significantly increase the overall quantity and quality of housing and to ensure that it is built in sustainable locations. In terms of principle, the proposal is in conformity with the Local Plan and National Planning Policy objectives

and as such is considered acceptable. This weighs considerably in favour of the application.

8.6 Policy 5 sets out housing Allocations to deliver the housing requirement and distribution set out in Policy 2 of the Local Plan. The site is described as housing allocation MUA54 in the Local Plan, and has been sequentially assessed as suitable for significant housing development subject to the specific site constraints. The 'Developer Requirements' detailed in Appendix 2 (pages 264-265) of the Local Plan details the following matters need to be taken into detailed consideration:

- Archaeology – A desk- based assessment has been provided – recommending further work (to be secured via condition).
- Bio-diversity – An ecological appraisal and BNG calculation has been provided and is accepted.
- Design – provides general guidance on the development layout principles, which have been accepted by the Urban Design officer. It is acknowledged that the brief states homes should be set back from the existing landscaped edges by sufficient distance and existing vegetation with trees subject to survey and retained where ever possible. This has been achieved in part, although the scheme is not as comprehensive as envisaged and there will be some inevitable loss of landscaping.
- Education – a contribution is likely to be required – which has been evidenced and is to be secured via a s106 agreement.
- Public Open Space – to be provided on site and include play provision.
- Transport – the need for a Travel Assessment and Travel Plan is required and has been submitted and is acceptable subject to conditions.
- Trees and Hedgerows - along Carolina Way should be retained and allowed adequate tree-to-development distances for future growth. This has been considered and amended in part.

The application accords on the whole with policies 2 and 5 of the Local Plan in principle and is given significant weight in favour of the application.

Sustainability

8.7 The National Planning Policy Framework (NPPF 2021) sets out at paragraph 7 that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs

8.8 There are three strands to sustainability, social, environmental and economic. Para.10 of the NPPF states that in order sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

SOCIAL SUSTAINABILITY

Impact on neighbouring residential amenity

8.9 In terms of the development proposal, the site is an allocated housing site on a currently undeveloped parcel of land, bounded by landscaping and a busy thoroughfare between Lakeside and the southern side of Doncaster. The closest

residents are the MUSE development properties to the east, some 37m from the edge of the application site.

The Council has published Transitional Developer Guidance (TDG, April 2022) but this is not an SPD, nor will it be adopted as one. The TDG states that habitable room windows that overlook neighbouring garden space should normally be at least 10 metres from the boundary, which the latest proposal looks to achieve. The TDG also goes on to state that 2-3 storey properties should have back to back distances (between facing habitable rooms) of no less than 21m, and front to front distance of no less than 12m, dependent upon the street hierarchy.

- 8.10 Residential amenity has however been considered for the potential future occupiers of this development – in terms of separation distances and layout. All proposed properties are considered acceptable in terms of separation distances. As such, there is not considered to be an impact in terms of overlooking and loss of privacy or other residential amenity impacts for existing residents.
- 8.11 Part of the TDG states that private amenity areas should not be located where shade is excessive and overbearing and at least 50% of a private amenity area should receive unobstructed sunlight in summer. During the course of the application, there has been tension between the retention of existing landscaping and the incorporation of new dwellings and trees within their site curtilage. Some properties will experience some periodic shading as a result of this landscaping to windows and garden areas, but overall is not considered to offer a demonstrably poor living environment.
- 8.12 Generally, the layout of the proposal is also considered acceptable. The Urban Design Officer advises, following the amendments, that there are no objections. There remains some tension between landscaping and building layout and it cannot be said that the layout fully accords with the aspirations of successfully incorporating existing trees into the development. This weighs moderately against the application.

Impact on local infrastructure

- 8.13 Although the development has access to a good range of community infrastructure, there are concerns about the increasing pressure on facilities within the Lakeside area which the proposed development would add to.
- 8.14 In terms of recreation, a play area for use by the general public would be included in the on-site open space provision. The proposals have been amended to include more an imaginative play area set apart from the typical play equipment seen nearby and the development would contribute directly towards the diversification of play areas for differing ages for children within Lakeside. The development would also benefit from a smaller, village green space to allow opportunity for sitting out and resting. The space would be necessary to mitigate the impact of the development on recreational provision in the area and would be fairly and reasonably related in scale and kind. The open space provision would be secured within by planning condition and would meet the necessary tests.
- 8.15 With regard to education infrastructure, the S106 undertaking proposes a financial contribution towards the provision of 10 secondary school places at Hall Cross Academy. This would provide the necessary capacity to accommodate the additional pupils projected to arise from the proposed development in line with the funding formula and requirements of the Local Education Authority (LEA). The LEA have confirmed that there is existing excess capacity at Bessacarr Primary School and no

contribution is required towards primary school places. A contribution of £232,710 towards improvements to education provision at Hall Cross Academy would be secured within by inclusion within the Section 106 Agreement and would meet the necessary tests.

- 8.16 The provision of local medical services is administered through a number of local NHS services including The Burns Practice, The Oakwood Surgery and the Regent Square Group Practice. The site is located roughly up to a 30 minute walk to any of these services and appear to be open to accepting new patients. Furthermore, the provision of medical services is also open to provision both through the NHS and also private services and any uplift in demand can be countered by market forces. Therefore, the development would have an acceptable effect on surgery provision.

Conclusion on Social Impacts.

- 8.17 In conclusion of the social impacts of the development, it is not considered that residential amenity will be adversely affected by the proposal in accordance with Policy 44 of the Local Plan.
- 8.18 The proposal has been able to adequately demonstrate that residential development can be achieved on the site without adversely affecting the residential amenity of neighbouring properties through overlooking, over dominance or loss of privacy.
- 8.19 It is noted that neighbouring residents view of the site would change should planning permission be granted and the development built. However it has long been held that a right to a view is not a material planning consideration and that planning control is not concerned with the creation or preservation of private rights (see Wood-Robinson v Secretary of State for the Environment and Wandsworth London Borough Council [1998]). As such, no weight should be afforded to this matter.
- 8.20 The development would have an acceptable effect on local infrastructure provision having regard to the level of existing services and facilities and the contribution towards education provision set out in the S106. Importantly, the site has been 'sustainability appraised' as part of the Local Plan allocation process and the site provides much needed housing in a sustainable location.
- 8.21 It is anticipated that the proposal would lead to some noise and disturbance being generated whilst construction is taking place and this is a concern that has been raised in representations. However, this is considered to be short term when considered against the lifetime of the development.
- 8.22 Notwithstanding this, planning conditions are proposed to mitigate this harm through the submission of a Construction Impact Management Plan. This carries very limited weight against the proposal.

8.23 ENVIRONMENTAL SUSTAINABILITY

Design and character

- 8.24 The NPPF sets out that achieving high quality places and buildings is fundamental to the planning and development process. It also leads to improvements in the quality of existing environments. In this case, the Local Plan expands upon the fundamental principles of good design to define what is expected for well-designed places in Doncaster.

- 8.25 Policy 41 requires applicants to undertake a detailed assessment of the character and architectural qualities of the surrounding area and demonstrate how the development has responded to it, how it has created a new distinctive identity. At a very high level, the Council will seek to resist 'anywhere housing' within the Local Plan framework, which provides no sense of place or any distinction that the housing is located in South Yorkshire, never mind Doncaster.
- 8.26 During the course of managing and marketing Plot 5A, a planning brief was produced which sets out some key design parameters including:
- The lake basin and footpaths must be well surveyed by new development and include open aspect rear gardens if properties back onto the basin (as per the MUSE development on the opposite side of the basin).
 - Opportunities for small incidental public spaces with planting and seating should be provided at footpath connection points adjacent to the basin.
 - Views of the basin from within the site should be maximised as far as possible.
 - Surveillance of the greenways to the west and southern edges should be improved.
 - A landmark development response to the Lakeside Boulevard / Carolina Way roundabout corner is required, potentially with taller apartment blocks
- 8.27 The Developer Requirements for the site states that proposals on this site should reflect the requirements of the Development Brief which has been prepared by the Local Planning Authority. It states that development must be outward looking on all sides of the site, fronting toward Carolina Way, Lakeside Boulevard, the lake basin and footpaths / greenways to the west and southern edges. It also states a landmark development response to the Lakeside Boulevard / Carolina Way roundabout corner is desirable. The requirements also include incorporating existing pedestrian desire lines and routes and properties set back from the existing landscaped edges by sufficient distance to be retained where ever possible.
- 8.28 Lakeside has a rich variety of contemporary urban environments, so there is no single vernacular or simple solution to reflecting local character. In the case of multiple house builders bringing forward development proposals in the locality, it has been a requirement to alter standardised or 'off the shelf' house types to complement or re-interpret local character, or make them more distinctive.
- 8.29 Initially, the proposal included the standard house type elevation range with no robust justification or design development. The scheme failed to maximise the opportunity of the waterside setting in addition to providing generally, bland, flat, and uninteresting architectural qualities of the houses. The 'landmark' response to the roundabout was also deemed to be architecturally weak, consisting of bland 3 storey properties positioned awkwardly in pairs around the corner, with significant gaps between them exposing tall bland gables.
- 8.30 Officers worked with the applicant to include a number of revisions to the scheme to provide a stronger visual identity to the scheme. The house types were improved to appear more bespoke, interesting and visually rich. The corner edge of the roundabout location was revised to provide a more solid and visually more solid frontage to the key landmark location. The rear elevation of properties backing on to the basin site were improved with a more interesting pallet of materials and depth in the form of balconies and extensions. The connectivity through the site was improved and the type and quantity of public open space was also revised to provide

something more unique and a benefit to the Lakeside area. Overall, the proposal was considered to comply with Local Plan design policies with regard to an overall scheme which respects and enhance identity, character and local distinctiveness.

- 8.31 The proposal is a mixture of two/three storey terraced, semi-detached and detached brick built dwellings to be built of modern appearance and design. This development would continue the built 'parcel' theme of housing within Lakeside granted within a period of some 20 years but all retain their own identity and contribution to the area.
- 8.32 In terms of wider visual impact, the prevailing character of the surrounding built form is for greenery to be pushed to the edges of the development parcels within Lakeside. This is not a criticism because of the relatively small scale of each estate and the relatively high quality of the greenery to the edges. The retention and enhancement of street scene trees in the public realm is another key characteristic, albeit this continues within the development plots on Carolina Way as opposed to the street trees on Lakeside Boulevard.
- 8.33 One of the key assets of the application site is the green character to the site as a result of it lying relatively undisturbed for a long period of time. The introduction of development into the site, under its allocation, would naturally curtail much of these green character to the site boundary edges during the first few years. Over time, the site would become landscaped but would be different compared to the current, dense grouping of trees. The curve of the proposed dwellings fronting the site, together with the angles created, would provide a more sporadic but suitable structured form of landscaping. It is acknowledged that the immediate impact will be tree lost and replacement with trees which are smaller and younger, but in time they would soften the appearance of the development in line with its allocation and establish an appearance similar to other development parcels in Lakeside.
- 8.34 Concerns have also been raised that the proposal may impact the local environment being situated on the edge of Lakeside and are concerned that the infrastructure local cannot cope with new development. The site has been 'sustainability appraised' as part of the Local Plan allocation process and the site has a defensible boundary comprising the Green Belt edge to the south and the marina basin to the east. The most important relationship between this allocation and other development opportunities would be any proposal on the parcel of land to the west of the current planning application, which will be considered on its merits if an application is submitted.
- 8.35 Importantly, the site provides much needed housing in a sustainable location – being well related to the Main Urban Area of Doncaster. As such, the proposal will not lead to a coalescence of settlements and instead is to be read as an expansion of the existing urban area around the Lakeside basin.
- 8.36 Doncaster's Urban Design officer has requested amendments to the scheme which have been incorporated into the design in the latest layout and is now generally content that the proposal meets the necessary standards subject to suitably worded conditions. The exception being that pedestrian access was suggested to be provided to properties along the lakeside edge, however this applicant has pointed to land levels and the position of utilities crossing the rear boundary of the site (along the existing tree line) which would preclude this taking place without substantial alterations being made to the site levels and loss of trees. It is noted that these properties would have railing boundary treatments and alternative access to the marina edge via a footpath connection between plots 28 and 29. This would

therefore provide suitable means of generating footfall and monitoring activity along this area. Finally, the development provides M4(2) and M4(3) housing, which are 'accessible and adaptable dwellings' and 'wheelchair adaptable dwellings'. These will be secured through condition.

- 8.37 On balance having considered the latest proposals and having consideration to the context of the surrounding area, it is not considered that the proposal would be out of character with its immediate surroundings and thus is in accordance with Local Plan Policies 41 and 44 and carried moderate weight in support of the proposal.

Highways

Access

- 8.38 Access to the site will be provided via a new junction on the north western boundary of the site from Carolina Way. Initial concerns from Highways Development Control in relation to a safe access and internal road layouts/parking have been addressed following amendments to the submitted plans - specifically site plan Revision AD, which is to be conditioned as an approved plan.
- 8.39 Policy 42 lists safe and secure private property, public areas and the adoptable highway ensuring access points, street design, and parking and operational highway requirements safely cater for pedestrians, cyclists and vehicles as qualities of a successful place. Policy 13 of the Local Plan states that proposals will be supported which make an overall contribution to the improvement of travel choice and the transport network.
- 8.40 It is noted that local representations have considered that the site access would be unsafe, however this is not considered to be the case. Highways Development Control Officers have assessed the proposal against the required standards and relevant software and it has been concluded that there would be no adverse impact from a highway safety perspective. Importantly, the NPPF makes clear at paragraph 111 that "development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."
- 8.41 In this case, no such harm has been identified and this weighs positively in favour of the application carrying moderate weight.

Highway Network

- 8.42 There has been local concern with the growth of residential development within the Lakeside area in recent years and the impact on the local transport network. A Transport Assessment has been submitted and reviewed by the Transportation Team. The assessment has assessed capacity in the local area, which has carried out a 10 year future year assessment. This has demonstrated that the area will operate within capacity with the addition of the development, and have spare capacity to accommodate for any further background growth. Computer modelling for the access shows an acceptable level of capacity before it is distributed on the wider network. The Transportation Team raise no objection.

Location to services

- 8.43 National policy seeks to build prosperous and sustainable communities by improving the economic performance of towns and cities, promoting regeneration and tackling deprivation. It seeks to focus development in existing centres accessible to public transport, jobs, key services and infrastructure so as to promote their vitality and viability, support town centre regeneration and minimise the need to travel. Land should be used efficiently and priority given to re-using well located brownfield land.
- 8.44 Section 9 (Promoting Sustainable Transport) of the NPPF goes into further detail on this core principle and at paragraph 110 states that decisions should take account of whether:
- a) Appropriate opportunities to promote sustainable transport modes can be - or have been - taken up, given the type of development and its location;
 - b) Safe and suitable access to the site can be achieved for all users; and
 - c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code;
 - d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- 8.45 A Travel Plan has been provided with the application, which details the strategy for a more sustainable development in terms of transport/access. The site benefits from excellent provision for non-car methods of transport. Segregated pedestrian/cycleways are available on either side of the highway and connect into additional cycle infrastructure, including a cycle route to the north that provides access to Doncaster city centre. There are a number of bus services operating within the vicinity of the site, with the nearest stop provided on the site boundary on Carolina Way. In terms of accessibility by walking, a good level of local facilities are situated in close proximity to the proposed site including:
- Lakeside Lake is within a 5 minute walking distance;
 - The Lakeside Village Shopping Outlet is within a 10 minute walking distance;
 - Three Primary Schools are within a 20 minute walking distance;
 - Two Secondary Schools are within a 20 minute walking distance; and
 - Three Supermarkets are within a 20 minute walking distance.
- 8.46 It is therefore concluded that the site will provide excellent accessibility by foot to a range of local services and facilities provided in and around the local area. In order to promote sustainable transport further, EV charging is also provided for all the proposed houses.
- 8.47 Taken in the round, the proposal is considered to be located within a sustainable location within a reasonable proximity to bus services and local amenities carrying significant weight in favour.

Flooding and Drainage

- 8.48 The application site lies within an area designated as Flood Risk Zone 1 by the Environment Agency's flooding maps and by Doncaster's Strategic Flood Risk Assessment (SFRA). This is the lowest area of flood risk.

- 8.49 A drainage investigation report and drainage strategy has been prepared by OEC Consulting. In accordance with the hierarchy for surface water disposal, infiltration via sustainable urban drainage (SUDs) was considered in the first instance, however, the strategy confirms that the ground water table is less than 1.5m below existing ground level and the Drainage team has also confirmed that the lake is the natural ground water table level in the area. Therefore, the use of infiltration techniques is not appropriate for this development. On this basis, a connection to a local watercourse is proposed.
- 8.50 Due to the low lying nature of the site it is a requirement for an adoptable pumping station to be provided. A proposed pumped rate of 4.75l/s will be required to achieve adoptable standards. The Doncaster East Internal Drainage Board has acceptable in principle a restricted discharge rate of 4.75l/s into a watercourse adjacent to the site.
- 8.51 Doncaster's Drainage team have been consulted as part of the proposal and have commented on the full drainage information that has been submitted. They have concluded that the information submitted is acceptable and provides a clear method for dealing with foul and surface water drainage. The submitted information demonstrates that SUDs cannot be achieved on site and that local discharge to a watercourse can be accepted in line with the drainage hierarchy. Foul water will discharge to a public sewer within the site. No objections have been received from the Council's Drainage team or Doncaster East Internal Drainage Board subject to suitable conditions. The proposal has therefore been undertaken with the approach detailed in Policy 56.

Trees and Landscaping

- 8.52 An Arboricultural Impact Assessment (AIA) has been prepared for the site by Barnes Associates Ltd. This involved a tree survey of the site in accordance with BS5837:2012. Further assessments have been produced in the form of tree retention and protection plans, detailed landscaping plans and a tree management strategy for those identified for retention within the development and maintained by a management company.
- 8.53 The site boundaries comprise a series of densely planted structural planting. The western boundary is characterised by groups of Common Alder, Norway Maple, Horse Chestnut. The northern boundary is a grouping of Lawson Cypress, Elder, Crack Willow and Scots Pine (G1 – C2). The eastern boundary along the waterfront edge are largely self seeded being located on a utility easement where planting is prohibited. The species include predominantly Ash, with a grouping of Crab Apple, Cherry, Dogwood, Butterfly Bush and Yew (G13- C2). The Eastern and Southern parts of the site include Holm Oak, Ash and Goat Willow. The predominant age of the planting is early maturity with stem diameters of 100mm or less, having been planted as a group when the manmade site was formed.
- 8.54 The landscaping is visible from the immediate site boundaries with longer distances views around the Lakeside basin. They are rendered conspicuous by their dense spacing, homogenous size and structure. The avenue of trees along Carolina Way in particular are a prominent feature, however all views are contained to the local area around Lakeside and there are no longer distance views from around Doncaster. Taking into account the previously undeveloped nature of the land enclosed by the site allocation, the existing landscaping makes a positive contribution to the semi-rural character and appearance of the area.

- 8.55 It should be noted from the outset that a level of tree loss is inevitable and acceptable to the Council to enable development to take place. Officers consider this includes:
- The poor quality self-set planting within the internal parts of the site (G51 – C2);
 - The removal of trees to allow a suitable vehicular access to be provided in the safest and most legible part of the site (T42 – B2); and
 - The loss of trees to the north western part of the site to allow a built response to the roundabout edge (G51 – B2).
- 8.56 During the course of the application, discussions took place between the applicant and the LPA with regard to moving the position of new properties away from existing trees on the landscaped edge to ensure their long term survival. The Tree Officer has remained concerned with the level of attrition rate of the pre-planted boundary structural elements, particularly on the western and eastern boundary. Tree removal along the northern boundary is generally accepted given its poor quality. The southern boundary comprises hedge planting with some trees and a group of trees which will be retained.
- 8.57 During the course of the application, the applicant has sought to move development away from the trees on the western and eastern boundary and the number of trees retained on both boundaries has substantially increased and mechanisms for mitigation and long term management are proposed. However the Tree Officer believes there remains significant pressure on the different parts of the existing structural landscaping as part of the development proposals. The areas of concern for the Tree Officer include:
- Plot 1 in relation to T43 (C2) and T44 (B2)
 - Plots 10 and 11 in proximity to T45 (B2) and T46 (B2)
 - Plot 28 in relation to T10 (A2), T11 (B2) and T12 (B2)
 - Plot 29 near T14 (A2) and T17 (B2)
 - Plots 50 in relation to T33 (B2) and T36 (B2)
 - Plot 52 adjacent to T38 (B2) and T39 (B2)
 - Plot 70 adjacent to T41 (B2)
- 8.58 In total, the Tree Officer believes the position of approximately 14 trees show for retention would involve their likely removal, if not immediately, then within the medium term as they come under increasing pressure to be heavily pruned or removed due to pressure from occupants as the trees grow towards their properties. Of the 14 trees, 11 trees can be retained on site according to the project arborist and 3 trees (T11, T17 and T33) are to be removed. Within these individual specimens, 10 are situated within public realm areas to be managed by the Management Company. These trees and the wider boundary area will be managed and enhanced as part of the thirty-year Tree Management Plan.
- 8.59 The applicant considers trees along the western boundary which lie in Management Company can be retained subject to initial pruning and a long term management and maintenance programme as part of the wider site management. As part of the submission, a 30-year Tree Management Plan for the site provides further detail on the tree management strategy to enhance the trees on the site. The intention of this strategy is to provide clear direction for the Management Company for ongoing management and replacement of some trees longer term to create a more diverse and robust landscape scheme for the site. The proposed strategy includes the

planting of eleven trees on the western boundary in the first season to enable these trees to establish so that management of the existing trees can take place in the following years. The strategy will introduce a wider palette of trees which provides greater protection of the landscape against potential diseases. The Management Plan provides a long-term thirty-year plan with five yearly assessments and actions to manage, maintain and enhance the trees and the character of the site.

- 8.60 Where trees are shown for retention, a suitable tree protection plan can be agreed during construction works and managed on site upon occupation. The trees in proposed private gardens have been included for retention and protection, however taking a precautionary approach, the applicant has proposed replacement tree planting in accordance with the requirements set out in Transitional Developer Guidance.
- 8.61 In conclusion, the loss of landscaping at the proposed site access, with some loss to create the roundabout edge will result in some harm, but this is considered in context of compliance with the developer requirement brief for these parts of the site. Provision is made within the application to retain 14 trees in proximity to new residential properties. These trees may not be felled immediately and would retain some amenity value, but this would not be good practice and in the opinion of the Tree Officer would likely to be either felled or would fail to mature to full height/maturity due to conflict from branch, limb and tree failure, overshadowing and leaf fall. In this regard, the proposal would likely result in the loss of trees which should have been incorporated into the design of the scheme and ideally retained. Consequently, there would be tension with the restrictive part of Policy 32 which seeks to ensure that design layouts take into account existing trees where possible which should be retained and allowed to flourish long term.
- 8.62 In response, the applicant has increased the level of replacement planting within the site to offset any potential replacement and implement a Tree Management Plan referred to above. An illustration of the retained and proposed landscaping within the site is illustrated below:

Existing Trees	Trees to be removed	Trees to be retained	Mitigation for removed trees	Proposed Additional tree planting	Total trees proposed	Total existing and proposed trees post development
146	75	71	80	30	110	181

Table 1: Planning Agent Letter dated 29.11.22

- 8.63 In numerical terms, the scheme delivers tree, shrub and hedgerow planting through the retention of 71 trees and planting of 110 new (standard and heavy standard) trees providing an overall increase of 35 trees on the site plus an additional 10 trees off site as part of the Biodiversity net gain credits. Additional landscaping comprising hedges, native hedges, shrub beds and wildflower mix grasses is also proposed. In addition, the applicant has proposed an equivalent of 1 tree per dwelling to be provided to residents for planting in private gardens through a conditioned landscaping scheme.
- 8.64 The wider spacing of the trees would ensure that they were not suppressed or interdependent on neighbouring trees and the mix of tree species would provide structural variety and visual interest. The proposed landscaping scheme would be

appropriate to the increasingly urban residential setting. The replacement trees would serve to soften and screen the hard built environment and they would make a contextually appropriate contribution to visual amenity. Taking into account the close spacing and suppressed growth of the existing boundary screening, a degree of weight is provided in support of providing a level of replacement tree planting which would be adequate.

- 8.65 In terms of retained trees, the physical protection of trees and hedgerows during the construction process can be conditioned and is the best way to ensure successful retention. The tree management plan can also be conditioned to ensure the long term maintenance, management and retention of trees in the management company areas. A Tree Protection Plan and a method statement will be conditioned to ensure that an agreed scheme is in place for any works within or abutting the RPA of trees identified for retention.
- 8.66 On balance, therefore, the site is an allocated site for housing within the Doncaster Local Plan. There is some additional harm, by virtue of how the site development has been proposed in relation to some existing landscaping which is removed as a result. This creates tension when assessed against the substantive aims of Policy 32 and the Developer Requirements Brief solely in respect of protecting the existing landscaping of the site and weighs moderately against the application. In other respects, there would be no conflict with the overall aims of Policies 32 and 48 in respect of providing good quality replacement planting on the site protection, management and maintenance of trees in public realm areas via a Tree Management Plan over a 30 year period.

Ecology and Wildlife

- 8.67 A Preliminary Ecological Appraisal of the site has been undertaken by Brooks Ecological, which assessed the site for Bats, statutory designated sites, non-statutory designated sites (Local Wildlife Sites), a summary of 'relevant species records.' A suite of additional surveys have also been carried out due to the site's proximity to Potteric Carr nature reserve including bat activity, vegetation survey, reptile survey and an invasive species management plan.
- 8.68 The report identifies a number of potential ecological enhancements, which include an increase of habitat and species diversity throughout the site through the enhancement of retained habitats and creation of new green space. Whilst these will provide inherent enhancements, the open space would act as a buffer and habitat for the site for a wide range of faunal species. Further enhancements have also been recommended through the provision of a range of new bird and bat boxes.
- 8.69 The report findings have been assessed by the Planning Ecologist, who advises the ecological surveys, the appraisal and the biodiversity net gain assessment have all been carried out by competent and experienced ecologist, with no doubts about the thoroughness of their methods and subsequent appraisal. The majority of the site comprises grassland and following detailed surveys it was concluded that the grassland type is not a BAP habitat or one of primary importance. The bat survey which used walked transects and static recorders in spring, summer and autumn followed current best practice methods. The conclusion of the three survey periods was that there was a low level of activity at a 'district, local, parish' level. Species identified were predominantly common species with very low numbers of less common species. Reptiles were surveyed but no evidence of presence was identified following surveys carried out according to current best practice.

- 8.70 Overall, the Ecologist is satisfied with the ecological appraisal and the outcome of the subsequent surveys and the level of mitigation recommended. The site is of limited biodiversity value in respect of habitats and faunal species. The potential impact on the use of the sites by foraging bats can be mitigated by retention and enhancement of boundary vegetation. With the absence of reptiles and other terrestrial fauna, it was concluded that no further protective measures would be needed during the construction phase. The Ecologist is in agreement with this approach and suggest a suitable biodiversity management plan is recommended in defining enhancements and can be secured by standard condition.
- 8.71 The latest biodiversity net gain assessment sent through by the applicant's agent is to be updated to reflect the amended layout. The outcome of this is that the biodiversity net gain deficit will need to be provided. The on-site biodiversity net gain can be conditioned to ensure delivery. The off-site deficit is to be secured through an s106 agreement. On the basis of suitable controls on ensuring off site mitigation is provided, the proposal is considered to be compliant with the requirements of Policies 29 and 30 of the Local Plan.

Pollution issues

- 8.72 A Phase 1 Geo-environmental Appraisal has been submitted by Lthos Ltd and concludes the only contamination of concern on site, is within a stockpile of part of the site which is unsuitable for private garden areas, due to elevated levels of organics (TPH & PAH). The Pollution Control Officer believes the soil can be re-used in the POS, under a 200mm clean cover system. As such a condition has been suggested which will require this material to be distributed within the POS and covered appropriately. The proposal however accords with Local Plan Policy 54 having assessed the potential for ground pollution.

Air Quality

- 8.73 An Air Quality Assessment has been submitted by ECUS. The Air Quality Officer has commented that it follows standard methodology, uses information from recognised sources and assesses suitable receptors. Consequently, the conclusions of the assessment can be accepted with a high degree of confidence and therefore no objections have been raised. In accordance with Policy 13, properties will receive provision for electric vehicle charging and this is secured by condition.

Archaeology

- 8.74 In line with the development brief, an Archaeology and Heritage Desk Based Assessment produced by MAP Archaeological Practice Ltd was submitted as supporting information with the application. This identified that cropmarks had been recorded within the proposed site boundary and that, based on this evidence, the site was highly likely to contain heritage assets with archaeological interest.
- 8.75 A programme of field evaluation was agreed with South Yorkshire Archaeology Trial Trenching, which consisted of ten trenches and survey work within the site. This revealed no significant archaeological finds, features or deposits. The conclusions of the report are that it is likely that the former use of the site and the construction of the adjacent lake, may have destroyed any archaeological features which may have been present.

- 8.76 Accordingly, given the low archaeological potential, there is considered to be limited/no impact on archaeological remains and no condition is required. The proposal has therefore been undertaken with the approach detailed in Doncaster Local Plan Policy 39.

Conclusion on Environmental Issues

- 8.77 Para. 8 of the NPPF (2021) indicates, amongst other things, that the planning system needs to contribute to protecting and enhancing the natural built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 8.78 In conclusion of the environmental issues, the consideration of existing landscaping weighs against the proposal to a moderate degree but in the round, the development meets the requirements of the Development Brief and the Local Plan. There are other matters which can be mitigated by condition and a S106 contribution. As such, moderate weight can be attached to this in favour of the development through the achievement of BNG offsetting predominantly onsite, EV charging point integration and cycle parking provision.
- 8.79 The proposal has demonstrated that the development is located within a suitable location on an allocated site for housing in the Doncaster Local Plan and this weighs positively in favour of the application carrying significant weight. In addition, the proposal lies within the lowest possible area of flood risk which also weighs positively in favour of the application.
- 8.80 Impact on the character of the area would be seen as an extension to the existing built environment and spatially is confined within defensible boundaries – as per the overall allocated site. The conditions set out below will help to ensure that the proposal is designed and integrated into the surrounding area, with improved pedestrian and cycle links to the wider area and the site making sensitive use of open space to ensure a buffer area remains to the connective area adjacent to Potteric Carr Nature Reserve. There will inevitably be a change in landscape and the environmental quality of the site will become developed in line with its allocation. Consequently, the impact of the development on the appearance of the surrounding area is considered to weigh neutrally.
- 8.81 Noise issues associated with the development construction are considered to be short term negative impacts which can be mitigated through appropriate conditions in terms of Construction Management Plans. Given the relative short term nature of the potential construction noise and disturbance when viewed over the lifetime of the development, it is considered that this carries limited weight against the proposal.

ECONOMIC SUSTAINABILITY

- 8.82 It is anticipated that there would be some short term economic benefit to the development of the site through employment of construction workers and tradespeople connected with the build of the project. However this is restricted to a limited period of time whilst the site is under construction and therefore carries limited weight in favour of the application. Whilst there may be some additional uplift for

business within the area as a result of additional customers, this uplift is unknown and cannot be quantified at this time and so is afforded limited weight.

Conclusion on Economy Issues

- 8.83 Para 8 a) of the NPPF (2021) sets out that in order to be economically sustainable developments should help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
- 8.84 Whilst the economic benefit of the proposal is slight and afforded only limited weight, it does not harm the wider economy of the borough and for that reason weighs in favour of the development.

Planning Obligations

- 8.85 Paragraph 55 of the NPPF states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.
- 8.86 Paragraph 57 states that planning obligations must only be sought where they meet all of the following tests:
- a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development; and
 - c) fairly and reasonably related in scale and kind to the development.
- 8.87 These are the statutory tests as set out in the Community Infrastructure Levy Regulations 2010.
- 8.88 Policy 65 of the Local Plan deals specifically with developer contributions. Where necessary, directly related to the development, and fair and reasonable in scale and kind, developer contributions will be sought to mitigate the impacts of development through:

‘..provision off site, to ensure the development can be delivered in line with other policy objectives, and to a safe and satisfactory standard (such as off-site affordable housing, education facilities, biodiversity net gain, flood mitigation, or highways improvements).’

- 8.89 In terms of the s106 requirements for this site, in line with policy considerations and consultee responses, the following is required:

Affordable Housing

- 8.90 To accord with policy 7 of the Local Plan, the scheme should provide 23% on site affordable housing, as more than 15 dwellings are proposed there is a policy requirement to provide affordable housing. The full provision of Affordable Housing is being provided and will be safeguarded through the s106 agreement.

Public Open Space

- 8.91 Policy 28 requires the delivery of onsite public open space (POS) in the first instance. Where this cannot be achieved an offsite contribution may be considered acceptable. The policy requirement is to provide a contribution the equivalent of 10-15% of the land value. This is to be provided on site via the legal agreement and the management and maintenance of this space is to be via an appointed Management Company.

Education

- 8.92 To ensure capacity is accommodated, Education have advised an additional 10 places would be required at Hall Cross Academy to ensure the school has capacity beyond 2027/28 (the Projection period). This requires a contribution of £232,710.

Biodiversity Net Gain

- 8.93 The Council's Ecologist was consulted and a deficit of 14.078 units to be secured offsite in order for a minimum 10% net gain. The mitigation hierarchy should be followed to either delivery equivalent provision off site or via the Council's compensation scheme. If a financial contribution is required, the payment would equate to **£353,205**. The on-site delivery of 2.29 habitat units can be delivered through a condition that requires a 30 year iterative management and monitoring plan.

9.0 PLANNING BALANCE & CONCLUSION

- 9.1 In accordance with Paragraph 11 of the NPPF (2021) the proposal is considered in the context of the presumption in favour of sustainable development.
- 9.2 The proposal is located within a sustainable location on a site allocated for residential development in the Local Plan and this attracts full policy weight in favour of the application. In addition, the amendments that have been undertaken have shown that a suitable layout can be achieved that would be reflective of the character of the area and retain a greater proportionate of the site landscaping characteristics through revisions made on the application.
- 9.3 All other material planning considerations have been fully explored by the appropriate consultees who have raised no objections to the proposal subject to conditions or S106 contributions and holistically this weighs moderately in favour of the application.
- 9.3 Limited weight in favour of the application has been afforded to the potential economic benefits generated by the proposal.
- 9.4 The impacts associated with equipment used during the construction of the site can be mitigated and controlled by condition and the short term noise and disturbance associated with implementing the planning permission is considered to carry limited weight against the proposal.
- 9.6 Having balanced all material planning considerations, whilst a number of objections have been received in respect to the proposal they have been suitably addressed through the information supplied and further amendments to the scheme. In terms of the planning balance, the positive aspects of the proposal outlined above demonstrably outweigh the material planning considerations weighing against the development proposal.

9.7 The proposal is therefore, on balance, recommended for approval subject to a Section 106 Agreement and the proposed heads of terms are outlined below.

10.0 RECOMMENDATION

10.1 MEMBERS RESOLVE TO GRANT PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT SUBJECT TO THE CONDITIONS BELOW AND FOLLOWING THE COMPLETION OF AN AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 IN RELATION TO THE FOLLOWING MATTERS AND THE HEAD OF PLANNING BE AUTHORISED TO ISSUE THE PLANNING PERMISSION UPON COMPLETION OF THE LEGAL AGREEMENT:

- a) 23% Affordable Housing units to be provided
- b) A total of 13.5% POS to be delivered on site
- c) Education contribution of £232,710 to be provided towards Hall Cross Secondary School.
- d) Biodiversity Net Gain off-setting contribution for remaining units to be agreed with the LPA

The above objections, consideration 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.

Conditions/Reasons

01. 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. 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 listed below:

Design and Access Statement Issue 4 received 9.8.22

Proposed site Layout 2118.01 Rev AD received 22.11.22

Location Plan 2118.02 received 19.10.22

Materials Layout 2118.03 Rev J received 22.11.22

Street Scenes 2118.04 Rev H received 22.11.22

Cross Section 2118.05 Rev F received 22.11.22

Garden Sizes Plan 2118.09 C received 9.8.22

Storey Heights Plan 2118.11 Rev E 22.11.22

M42 and M43 Dwelling Locations 2118.14 received 22.11.22

Boundaries Treatment Plan 2118.06 Rev N received 22.11.22

1.8m High Brick Wall Detail 0261 received 22.11.22

450m Knee rail detail 2118.B.01 received 19.10.22
1.8m Timber Fence 2118.B.02 received 19.10.22
1.8m Wall and fence 2118.B.04 received 19.10.22
1.8m existing brick wall with metal railings 2118.B.05 received
22.11.22
1.2m wall and railings 2118.B.06 received 19.10.22
1.2m Timber Fence 2118.B.07 received 22.11.22
NDSS Table Revision D received 25.11.22
Proposed LEAP Q8143 G Miracle Design received 22.11.22
Proposed Seating Plan Q8143 G received 22.11.22
LEAP Site Plan Q8143 G received 22.11.22
POS Areas Plan 2118.08 REV J received 22.11.22
Tree Retention Plan 21187.11 Rev B received 22.11.22
Tree Retention Plan and Planning Layout 2118.13 Rev D received
22.11.22
Arboricultural Impact Assessment BA10076 AIA D received 22.11.22
Arboricultural Impact Assessment Table BA10076 AIA D received
22.11.22
Detailed Landscape Plan Sheet 1 3779 REV K received 24.11.22
Detailed Landscape Plan Sheet 2 3779 REV K received 24.11.22
Tree Management Strategy Vistry Lakeside Tree Management
received 29.11.22
Tree Management Plans Stage 1-6 Basement Management Plan
Stage 1-6 REV D received 29.11.22
Tree Protection Plan BA10076 TPP D received 22.11.22
AIA Summary received 22.11.22
2118.BEE.01 received 22.11.22
2118.BEE.03 received 22.11.22
2118.BEE.04 received 22.11.22
2118.BEE.05 received 22.11.22
2118.HAZ.ROW.01 received 22.11.22
2118.HAZ.ROW.02 received 22.11.22
2118.HAZ.ROW.03 received 22.11.22
2118.HAZ.ROW.04 received 22.11.22
2118.HAZ.ROW.05 received 22.11.22
2118.HAZ.ROW.06 received 22.11.22
2118.MYL.01 received 22.11.22
2118.PEA.01 received 22.11.22
2118.POP.01 received 22.11.22
2118.POP.02 received 22.11.22
2118.POP.03 received 22.11.22
2118.POP.04 received 22.11.22
2118.POP.05 received 22.11.22
2118.POP.06 received 22.11.22
2118.POP.07 Revised received 25.11.22
2118.POP.08 received 22.11.22
2118.POP.09 received 22.11.22
2118.POP.10 received 22.11.22
2118.POP.11 received 22.11.22
2118.POP.12 received 22.11.22
2118.POP.13 received 22.11.22
2118.POP.14 received 22.11.22
2118.POP.15 received 22.11.22
2118.ROW.01 received 22.11.22

2118.ROW.02 received 22.11.22
2118.WOR.ATK.01 received 22.11.22
2118.WOR.ATK.02 received 22.11.22
2118.WOR.ATK.04 received 22.11.22
2118.WOR.ATK.05 received 22.11.22
Twin Garage 2118.G.01 received 19.10.22
Single Garage 2118.G.02 received 19.10.22

REASON

To ensure that the development is carried out in accordance with the application as approved.

03. The development hereby granted shall not be begun until details of the foul and surface water 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

04. No development shall take place on the site until a detailed hard and soft landscape scheme based on the approved detailed Landscape Plans 3779 REV K has been submitted to and approved in writing by the Local Planning Authority. The hard landscape scheme shall include details of all external hard surfacing materials. The soft landscape scheme shall include a soft landscape plan; a schedule providing plant and tree numbers and details of the species, which shall comply with section 8 Landscape, Trees and Hedgerows of the Council's Development Guidance and Requirements Supplementary Planning Document, nursery stock specification in accordance with British Standard 3936: 1992 Nursery Stock Part One and planting distances of trees and shrubs; a specification of planting and staking/guying; a timescale of implementation; and details of aftercare for a minimum of 5 years following practical completion of the landscape works with detailed scheduling of maintenance/aftercare operations and clear responsibilities. Thereafter the landscape scheme shall be implemented in full accordance with the approved details and the Local Planning Authority notified in writing within 7 working days to approve practical completion of any planting within public areas or adoptable highway within the site. Soft landscaping for any individual housing plot must be implemented in full accordance with the approved scheme, prior to occupation of the home, which will be monitored by the Local Planning Authority. Any part of the scheme which fails to achieve independence in the landscape, or is damaged or removed within five years of planting shall be replaced during the next available planting season in full accordance with the approved scheme, unless the local planning authority gives its written approval to any variation.

REASON

In the interests of environmental quality, Policy 48: Landscaping of New Developments section C, D, E and F and Policy 26: Green Infrastructure (Strategic Policy) section 4.

05. The development shall not be commenced until a scheme has been submitted to and approved in writing by the Local Planning Authority, for ensuring that the following noise standards can be met by all residential properties at the site:

Living rooms - maximum 35 dB LAeq, 16hour (07:00 to 23:00)
Dining rooms - maximum 40 dB LAeq, 16hour (07:00 to 23:00)
Bedrooms - maximum 35 dB LAeq, 16hour (07:00 to 23:00) and maximum 30 dB LAeq, 8hour (23:00 to 07:00) and individual noise events not normally exceeding 45 dB max (F time-weighting)
In all cases, if achieving these noise levels requires windows to be closed, alternative ventilation shall be provided.

Outdoor garden areas: maximum 55 dB LAeq, 16hour (07.00 to 23.00)

All works which form part of the approved scheme shall be completed and brought into use before any of the dwellings are occupied and a report shall be submitted to demonstrate compliance.

REASON

In the interests of the amenity of occupiers of the development.

06. Within one month of commencement of development activities a plan for the provision of integrated bat boxes and hedgehog friendly garden fences shall be submitted to the local planning authority for approval in writing. This plan shall include details of the following measures, all of which 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: Height, location and orientation of these integrated boxes shall be specified and detailed by suitably qualified ecologist. Evidence of the implemented measures must be submitted to the local planning authority:

MEASURES

- Integrated bat boxes of the Ibstock Bat Brick type or similar shall be built into 5% of new dwellings with an emphasis on those adjoining greens spaces and green corridors.

- Integrated swift boxes of the Manthorpe Swift Brick type or similar shall be built into 5% of new dwellings with an emphasis on those adjoining greens spaces and green corridors.

-Garden fences should be provided with hedgehog entry and exit holes (13x13cm) so as to provide access throughout the residential area.

REASON

To ensure the ecological interests of the site are maintained in accordance with Policy 29 of the Local Plan.

07. Prior to the commencement of development and the signing of any S38 agreement, details of the proposed tree pits and utilities siting and alignments within the adoptable highway shall be submitted to and agreed in writing by the Local Planning Authority. This shall include a detailed specification for tree pit construction that utilises either grass verges or a professionally recognised crate system construction to provide the minimum rooting volume set out in the Council's Transitional Developer Guidance and a load-bearing capacity equivalent to BS EN 124 2015 Class C250 for any paved surface above; a specification for planting including details of tree support, tree pit surfacing, aeration and irrigation; a timescale of implementation, and where required a maintenance specification until trees are adopted by the Council.

To minimise future conflict with utilities in new developments, where trees are proposed within the footway or highway build outs, the creation of a common utility enclosure with the necessary provisions for safely including both mains services and ducting should be considered in the utility design. This is preferably located adjacent to the property front boundary, under the footway, to facilitate service connections. The developer is to consider the requirements of National Joint Utilities Group guidance volume 4 with regard to the installation of trees and the required installation and maintenance of statutory undertakers apparatus. <http://streetworks.org.uk/wp-content/uploads/V4-Trees-Issue-2-16-11-2007.pdf>

Thereafter, the landscape scheme and utility design shall be implemented in full accordance with the approved details, with the crating system laid prior to any utilities. The Local Planning Authority shall be notified prior to the backfilling of any engineered tree pits to inspect and confirm compliance and within seven days of the completion of landscape works to inspect and approve practical completion in writing.

REASON

To ensure appropriate design of tree's within the adoptable public highway and avoid any potential design conflicts with utilities to meet Local Plan Policy 48.

08. Prior to first occupation of the each of the dwellings listed below, Building Control Completion Certificates must have been provided to the Local Planning Authority demonstrating that the specified optional requirements as set out in the Building Regulations 2010 (as amended) have been achieved for the plots as shown on Dwg. No. 2118.14 Revision A. The certificates shall demonstrate that the prescribed properties on the approved plan have met Part M4(2) 'accessible and adaptable dwellings' and Part M4(3) 'wheelchair adaptable dwellings'.

This condition may be partially discharged by the submission and approval of Completion Certificates for individual plots during a site

build out. This condition will be fully discharged upon receipt of satisfactory Completion Certificates for all the above plots.

REASON

To ensure compliance with the requirements of Local Plan Policy 45 to deliver the agreed accessible and adaptable homes.

09. Prior to the commencement of the development hereby granted a scheme for the protection of the root protection areas of all trees shown for retention on the approved plan 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 in accordance with Local Plan Policy 32.

10. Prior to commencement of development in any part of the site the Planning Authority shall have received and approved a Construction Management Plan (CMP) including:

- (a) the timetable of the works;
- (b) daily hours of construction;
- (c) any road closure;
- (d) hours during which delivery and construction traffic will travel to and from the site, with such vehicular movements being restricted to between 8:00am and 6pm Mondays to Fridays inc.; 9.00am to 1.00pm Saturdays, and no such vehicular movements taking place on Sundays and Bank/Public Holidays unless agreed by the planning Authority in advance;
- (e) the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits;
- (f) the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases;
- (g) areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County

highway for loading or unloading purposes, unless prior written agreement has been given by the Local Planning Authority;

- (h) hours during which no construction traffic will be present at the site;
- (i) the means of enclosure of the site during construction works;
- (j) details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site;
- (k) details of wheel washing facilities and obligations;
- (l) The proposed route of all construction traffic exceeding 7.5 tonnes;
- (m) Details of the amount and location of construction worker parking;
- (n) Photographic evidence of the condition of adjacent public highway prior to commencement of any work;
- (o) no mud, stones, water or debris shall be deposited on the public highway at any time.

The development should be constructed in accordance with the approved CMP.

REASON

In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the highway for the duration of the construction phase of the development as required by Policy 42 A.2 of the Doncaster Local Plan. This condition is required to be discharged prior to commencement as the approved detail may have an impact on construction arrangements.

11. Detailed engineering drawings for the section of highway to be adopted including footways shall be submitted for inspection by the Local Highway Authority before works commence on site. These drawings shall be approved by the Local Highway Authority prior to the occupation of any approved dwelling. A Stage 1 Road Safety Audit and subsequent risk assessment is to be undertaken at every identified hazard to ensure suitable protection is provided for each user. This protection is to be shown on the detailed engineering drawings. The road shall be designed and constructed to an adoptable standard and offered for adoption on completion under Section 38 of The Highways Act (1980).

REASON

In the interests of road safety and residential amenity as required by Policy 13 of the Local Plan.

12. Upon commencement of development details of measures to facilitate the provision of gigabit-capable full fibre broadband for the dwellings/development hereby permitted, including a timescale for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON

To ensure that all new housing and commercial developments provide connectivity to the fastest technically available Broadband network in line with the NPPF (para. 114) and Policy 21 of the Doncaster Local Plan.

13. Prior to the occupation of the development hereby approved, details of electric vehicle charging provision shall be submitted to and approved in writing by the local planning authority. Installation shall comply with current guidance/advice. The first dwelling/development shall not be occupied until the approved connection has been installed and is operational and shall be retained for the lifetime of the development. The development shall be carried out in accordance with the approved details.

REASON

To contribute towards a reduction in emissions in accordance with air quality objectives and providing sustainable travel choice in accordance with policy 13 of the Doncaster Local Plan.

14. The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and/or visitors to the development have been submitted to and approved in writing by the local planning authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times. The development shall be carried out in accordance with the agreed Travel Plan for the site and its recommendations in full.

REASON

To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy 13 of the Doncaster Local Plan.

15. Before the first occupation of any dwelling hereby approved, details of the vehicular access, parking and turning area for the site and how it is surfaced, drained and where necessary marked out shall be approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details prior to first occupation and shall remain available for access for the lifetime of the development.

REASON

To ensure adequate parking, delivery and turning provision in the interests of public safety as required by Policy 42 B.4 of the Doncaster Local Plan.

16. Before the first occupation of any dwelling hereby approved, details of the vehicular crossing over the footpath/verge shall be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved details prior to the occupation of each respective dwelling.

REASON

To avoid damage to the verge and to ensure the access is constructed to an appropriate standard in accordance with Policy 42 B.4 of the Doncaster Local Plan.

17. No building shall be erected within 10 metres of the water course or culvert, which passes through/runs adjacent to the site.

REASON

To ensure that maintenance of the site, notwithstanding the approved plans, is maintained.

18. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

REASON

To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 170 of the National Planning Policy Framework.

19. No infiltration of surface water drainage into the ground by soakaway or infiltration SUDS on land affected by contamination is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

REASON

To ensure that the development does not contribute to or is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution.

20. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.

REASON

To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the public sewer network.

21. No building or other obstruction including landscape features shall be located over or within 4 (four) metres either side of the centre line of the water main i.e. a protected strip width of 8 (eight) metres, that enters the site. If the required stand-off distance is to be achieved via diversion or closure of the water main, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker.

REASON

In order to allow sufficient access for maintenance and repair work at all times.

22. No building or other obstruction including landscape features shall be located over or within 3.5 (three point five) metres either side of the centre line of the public sewer i.e. a protected strip width of 7 (seven) metres, that crosses the site. Furthermore, no construction works in the relevant area(s) of the site shall commence until measures to protect the public sewerage infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times. If the required stand-off or protection measures are to be achieved via diversion or closure of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that, prior to construction in the affected area, the approved works have been undertaken.

REASON

In the interest of public health and maintaining the public sewer network.

23. The stockpile (drawing No. 3782/2A) reuse shall be in accordance with the Geo-Environmental Appraisal. Lithos. 3782/1B. No soil or soil forming materials from the stockpile shall be placed within private garden areas. Details of the stockpile disposal or re-use shall be approved in writing by the LPA prior to any such works on site.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.

24. Prior to the commencement of development works a 30 year adaptive Management and Monitoring Plan for proposed onsite habitats shall be submitted to the Local Planning Authority for approval in writing. The Management and Monitoring plan shall detail the following:

- A 30 year adaptive management plan for the site detailing the management measures to be carried out over the phased restoration of the site in order to achieve the target conditions proposed for each habitat parcel.
- Objectives relating to the timescales in which it is expected progress towards meeting target habitat conditions will be achieved.
- A commitment to adaptive management that allows a review of the management plan to be undertaken and changes implemented if agreed in writing by the LPA and if monitoring shows that progress towards target conditions is not progressing as set out in the agreed objectives.

- That monitoring reports shall be provided to the LPA on the 1st November of each year of monitoring (Years 1, 2, 3, 5, 10, 15, 20, 25 and 30) immediately following habitat creation. GIS files showing the current habitat condition of each habitat parcel will accompany each monitoring report.

- The detailed scope of proposed monitoring reports including (but not exclusively), presence of any target species, date stamped photos accompanied by detailed site notes on the extent of growth and condition of habitats, notes on factors that could be hindering the progress towards proposed target condition, detailed recommendations on changes to the management actions for parcels where progress is not as planned.

- Data will be provided in an agreed standard format to allow for collation into a district-wide biodiversity network database.

Once approved in writing the management measures and monitoring plans shall be carried out as agreed.

REASON

To ensure the habitat creation on site and subsequent management measures are sufficient to deliver a net gain in biodiversity as required by the NPPF paragraph 174 and a minimum 10% biodiversity net gain in accordance with Local Plan policy 30B.

25. The boundary treatments shown on the approved plans for each respective plots shall be completed before the occupation of the approved dwelling on site.

REASON

To ensure the satisfactory appearance and safety of the dwellings.

26. Before the development commences, product details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority. This may include submission of samples if requested by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the development shall be carried out in accordance with the approved materials.

REASON

To ensure the satisfactory appearance of the development.

27. Notwithstanding the approved plans, the development shall not be occupied until details of the public open space areas have been submitted to and approved in writing by the local planning authority. These details shall include:

- i) Play equipment;
- ii) Surfacing;
- iii) Landscaping;
- iv) Means of enclosure;
- v) Street furniture.

The play areas shall be completed and available for use in accordance with the approved details prior to 50% of the dwellings being first occupied.

REASON

To ensure that good quality play equipment is provided in accordance with Policy 28.

28. The development hereby permitted must be carried out and completed entirely in accordance with the submitted Travel Plan. The measures set out in Section 5 and 6 of the Travel Plan shall be implemented by the developer and/or Travel Plan Co-Ordinator and submitted for approval by the Local Planning Authority within the timescales specified in Section 6 of the Travel Plan.

REASON

To promote the use of sustainable methods of transport as required by Policy 13 of the Local Plan.

Informatives

01. **INFORMATIVE**

Works carried out on the public highway by a developer or anyone else other than the Highway Authority shall be under the provisions of Section 278 of the Highways Act 1980 and adoption roads within the development shall be carried out under Section 38 of the Highways Act. The S38 and S278 agreements must be in place before any works are commenced. There is a fee involved for the preparation of the agreement and for on-site inspection. The applicant should make contact with Malc Lucas - Tel 01302 735110 as soon as possible to arrange the setting up of the agreement.

Street lighting design and installation is generally undertaken by the Local Highway Authority. There is a fee payable for this service and the applicant should make contact with Fiona Horgan - Tel 01302 735097 or e-mail Fiona.Horgan@doncaster.gov.uk as soon as possible. Further information on the selected DNO / IDNO together with the energy supplier will also be required as soon as possible as they directly affect the adoption process for the street lighting assets.

Doncaster Borough Council Permit Scheme (12th June 2012) - (Under section 34(2) of the Traffic Management Act 2004, the Secretary of State has approved the creation of the Doncaster Borough Council Permit Scheme for all works that take place or impact on streets specified as Traffic Sensitive or have a reinstatement category of 0, 1 or 2. Agreement under the Doncaster Borough Council Permit Scheme's provisions must be granted before works can take place. There is a fee involved for the coordination, noticing and agreement of the works. The applicant should make contact with Paul Evans - Email: p.evans@doncaster.gov.uk or Tel 01302 735162 as soon as possible to arrange the setting up of the permit agreement.

The developer shall ensure that no vehicle leaving the development hereby permitted enter the public highway unless its wheels and

chassis are clean. It should be noted that to deposit mud on the highway is an offence under provisions of The Highways Act 1980.

02.

INFORMATIVE

Arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the system/scheme throughout the developments lifetime shall be supplied as part of the drainage management and maintenance plan. In addition, the arrangements shall have clarified the access that is required to each surface water management component for maintenance purposes.

03.

INFORMATIVE

ANY surface water discharge into ANY watercourses in, on, under or near the site requires CONSENT from the Drainage Board.

If the surface water were to be disposed of via a soakaway system, the IDB would have no objection in principle but would advise that the ground conditions in this area may not be suitable for soakaway drainage. It is therefore essential that percolation tests are undertaken to establish if the ground conditions are suitable for soakaway drainage throughout the year.

If surface water is to be directed to a mains sewer system the IDB would again have no objection in principle, providing that the Water Authority are satisfied that the existing system will accept this additional flow.

If the surface water is to be discharged to any watercourse within the Drainage District, Consent from the IDB would be required in addition to Planning Permission, and would be restricted to 1.4 litres per second per hectare or greenfield runoff.

No obstructions within 9 metres of the edge of a watercourse are permitted without Consent from the IDB.

For further application information, consent guidance & forms Visit: www.shiregroup-idbs.gov.uk, Select 'IDB', then select 'Doncaster East IDB', and select 'Planning, Consent & Byelaws'.

For direct enquiries e-mail: planning@shiregroup-idbs.gov.uk

04.

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

05.

INFORMATIVE

Birds may be nesting in trees and shrubs on the site. It is an offence under the Wildlife and Countryside Act 1981 (as amended) to disturb nesting birds, and vegetation removal or disturbance should be timed therefore to avoid the nesting season (March to August inclusive).

06.

INFORMATIVE

In order to discharge the above condition relating to gigabit-capable full fibre broadband in new developments, the developer is advised that they will be expected to submit information including but not limited to the following:

1) A contract or invoice for the installation of the physical infrastructure and the connection to gigabit-capable full fibre broadband (must match the stipulation in the original requirement by the Local Authority)

2) Confirmation of the speed that will be achieved by the gigabit-capable full fibre broadband infrastructure, from the network operator

Developers should:

- Contact broadband infrastructure suppliers as soon as possible about their planning application and requirements;
- Provide gigabit-capable full fibre broadband for dwellings/developments; and
- Consider installing gigabit-capable full fibre infrastructure from at least 2 suppliers.

Gigabit-capable full fibre network operators include Openreach, Virgin Media, CityFibre, Hyperoptic and Gigaclear (but this list is not exhaustive).

The Superfast South Yorkshire Team is available to offer advice and discuss connectivity solutions to new sites with developers and can be emailed at hello@superfastsouthyorkshire.co.uk

For more information please visit:

<http://www.superfastsouthyorkshire.co.uk/sfsy/developments>

07.

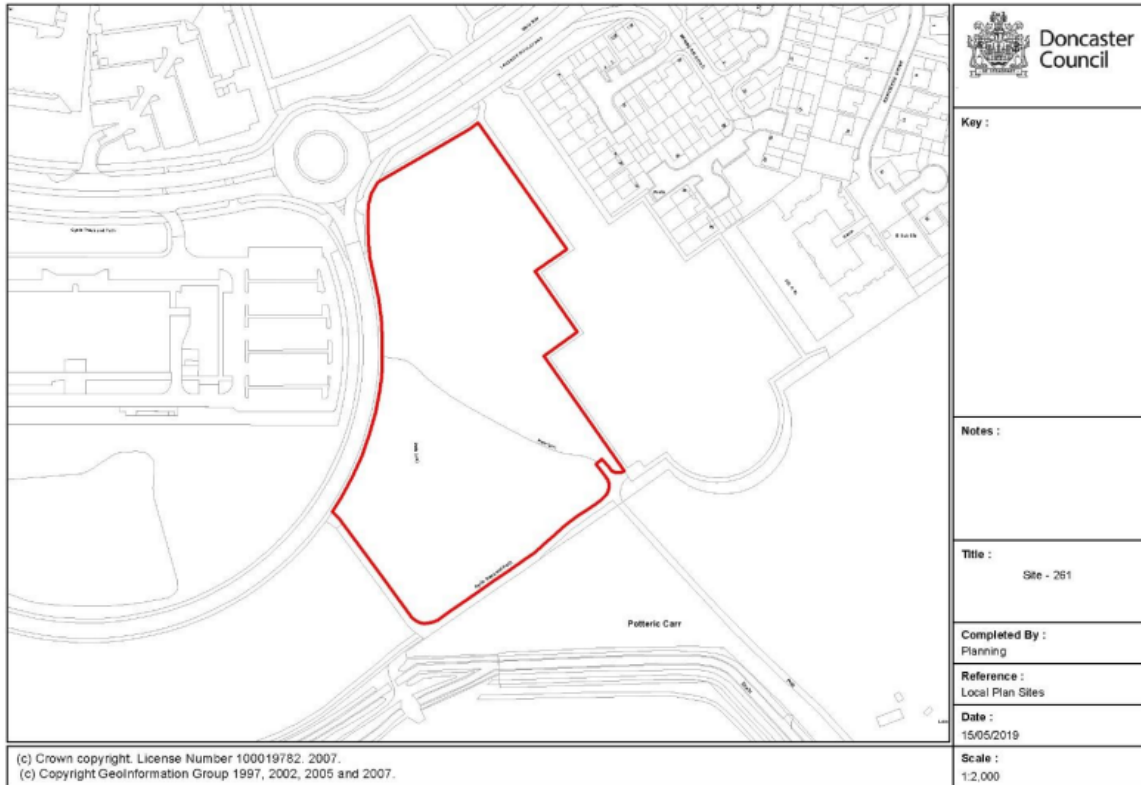
INFORMATIVE

The applicant's attention is drawn towards the informative advice received on the application by the Drainage Officer, Yorkshire Water and the Environment Agency. This advice will be useful in discharging relevant planning conditions on the approval.

Appendix 1 – Developer Requirements (Local Plan)

Site MUA54; East of Carolina Way, Lakeside (Plot 5A); MUA

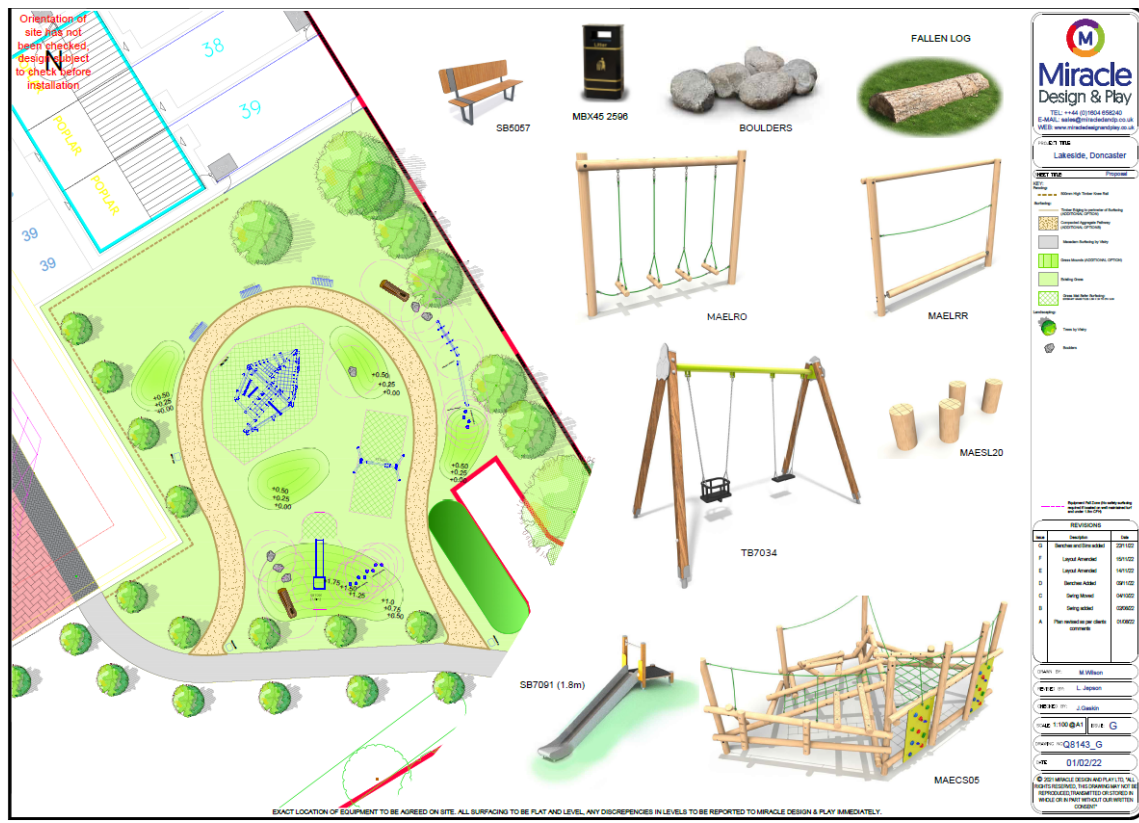
Indicative Site Capacity: 53 dwellings



Site MUA54; East of Carolina Way, Lakeside (Plot 5A); MUA

Archaeology	Uncertain archaeological significance. Further archaeological investigations are likely to be required to inform development proposals.
Biodiversity	The site has biodiversity value and forms part of a wider network of connected and biodiverse greenspaces. Habitat losses would need to be accounted for and would require compensation, which should contribute to the quality of the ecological network. This could potentially be delivered via a biodiversity net gain approach, subject to assessment of the habitats being lost and availability of suitable receptor sites.
Design	Proposals on this site should reflect the requirements of the Development Brief which has been prepared by the Local Planning Authority. Existing pedestrian desire lines and routes should be accommodated in the layout. New development must be outward looking on all sides of the site, fronting toward Carolina Way, Lakeside Boulevard, the lake basin and footpaths / greenways to the west and southern edges. A landmark development response to the Lakeside Boulevard / Carolina Way roundabout corner is desirable. Homes should be set back from the existing landscaped edges by sufficient distance and existing vegetation with trees subject to survey and retained where ever possible.
Education	A contribution towards education will be required.
Public Open Space	The site will require onsite open space; consideration should be given to the likely needs of the residents based on the type of development delivered.
Transport	Access to be taken from Carolina Way, designed in accordance with the technical requirements contained in the South Yorkshire Residential Design Guide. Visibility splay – 2.4m x 43m required and appears achievable. Linkages to existing network of footpaths required as part of any forthcoming application. Design of access junction to consider existing bus stop location.
Trees & Hedgerows	The advance planted avenue of trees along Carolina Way should be retained and allowed adequate tree-to-development distances for future growth.

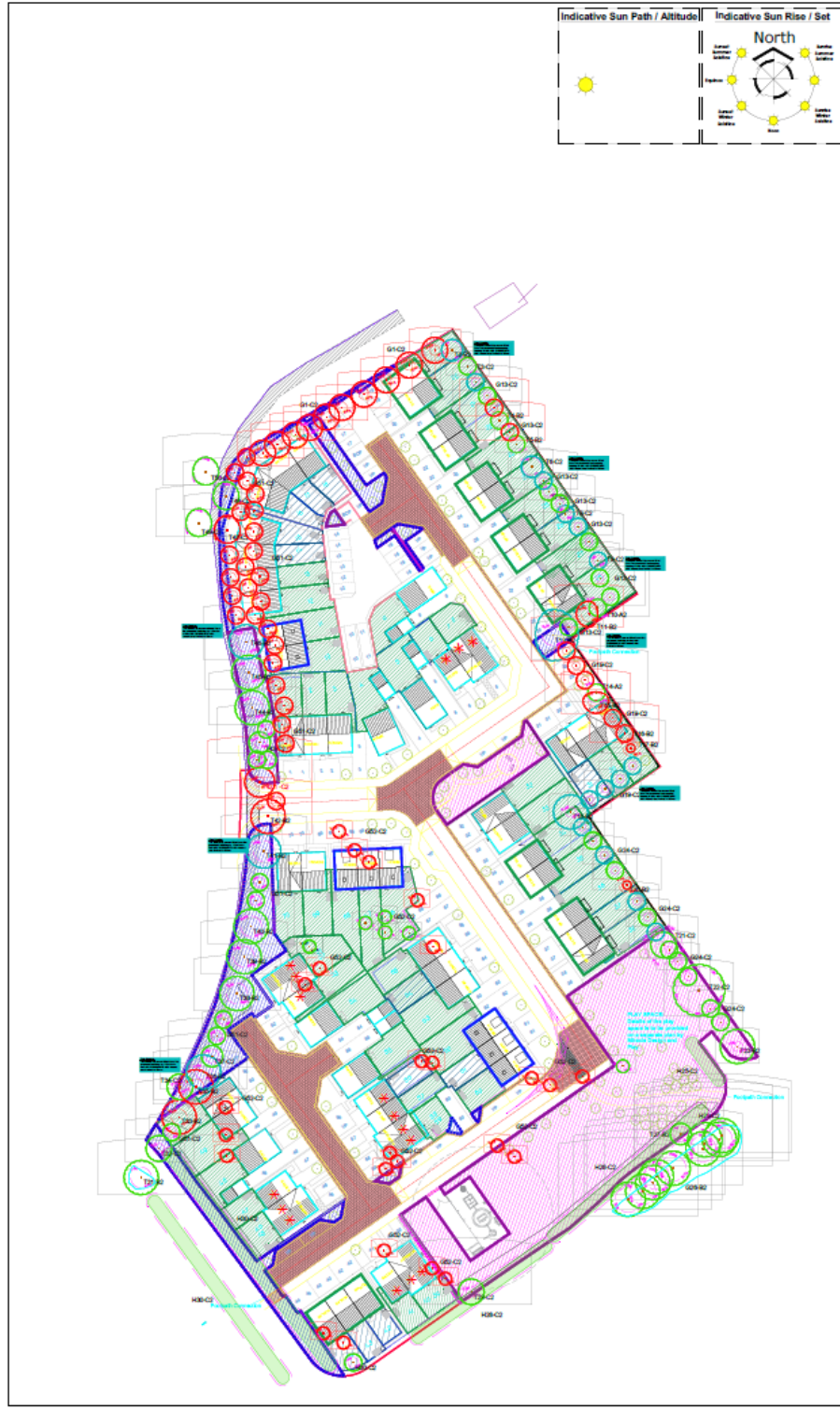
Appendix 5 – Public Open Space



Appendix 6 – Tree Removal Plan (Revision B)



Appendix 7 – Tree Protection Plan (revision D)



Appendix 8 – House Plans

Beech

Plots 10-11



D	Finalised with applicant	16/11/21		1224 ARCHITECTURE Ltd The Studio Riverside House Doncaster S81 1PQ Tel: 01522 898888 LinkedIn: Sten Architecture	2118 Lakeside, Doncaster	Planning Drawing - Beech Pair		
C	Minor changes approved to reflect layout changes, as detailed in section 4.2.1 of the comments.	26/07/21				REVISION NO. DATE BY TS 1/100 03/11/21 2118.BEE.01 TS		
B	Minor changes to the layout and 2D/3D views detailed.	22/03/21				REVISION NO. DATE BY TS 1/100 03/11/21 2118.BEE.01 TS		
A	Final layout agreed. All views and 2D/3D views are approved/indicated.	06/03/21				REVISION NO. DATE BY TS 1/100 03/11/21 2118.BEE.01 TS		
001	Submission	01/01/21				REVISION NO. DATE BY TS 1/100 03/11/21 2118.BEE.01 TS		

Plots 66-68



A	Drawn and checked	16/11/21		1224 ARCHITECTURE Ltd The Studio Riverside House Doncaster S81 1PQ Tel: 01522 898888 LinkedIn: Sten Architecture	2118 Lakeside, Doncaster	Planning Drawing - Beech 3 Block Elevations		
C	Minor changes approved to reflect layout changes, as detailed in section 4.2.1 of the comments.	26/07/21				REVISION NO. DATE BY TS 1/100 03/11/21 2118.BEE.01 TS		
B	Minor changes to the layout and 2D/3D views detailed.	22/03/21				REVISION NO. DATE BY TS 1/100 03/11/21 2118.BEE.01 TS		
A	Final layout agreed. All views and 2D/3D views are approved/indicated.	06/03/21				REVISION NO. DATE BY TS 1/100 03/11/21 2118.BEE.01 TS		
001	Submission	01/01/21				REVISION NO. DATE BY TS 1/100 03/11/21 2118.BEE.01 TS		



@ 1:100



A	Developed site updated	Nr	10/10/22
REV	DESCRIPTION	BY	DATE

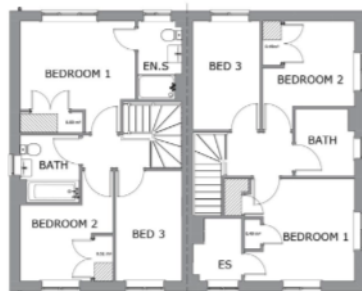
STEN ARCHITECTURE
 STEN ARCHITECTURE LTD. The Studio, Lakeside Road, Doncaster, S71 1PZ. Tel: 0114 200000. Website: www.sten-architecture.co.uk. Email: info@sten-arch.co.uk. Facebook: stenarchitecture. LinkedIn: Sten Architecture.

VistryHomes		Planning Drawing - Beech 3-Block Elevations (Render)	
SCALE	DATE	LS	REVISED
1:100	27.07.22	LS	--
PROJECT NO.	2118	2118.BEE.04	REVISED
Lakeside, Doncaster		A	

Hazel - Rowan



Ground Floor Plan



First Floor Plan



Side Elevation

Scaled @ 1:100



B	Changes to Bed 2 removed and updated to Bed 3 in the House and Total	Nr	16/11/22
A	Developer update	Nr	10/10/22
REV	DESCRIPTION	BY	DATE

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VistryHomes		Planning Drawing - Hazel-Rowan Pair	
SCALE	DATE	LS	REVISED
1:100	28.07.22	LS	--
PROJECT NO.	2118	2118.HAZ.ROW.01	REVISED
Lakeside, Doncaster		B	



Scaled @ 1:100



B	Design to Part 7 removed and replaced in Part 1 of the Design Guide	NO	15.11.22
A	Final design approved	NO	15.11.22
NO	NO	NO	NO

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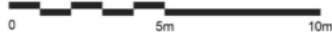
STEN Architecture Ltd
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BPP Plaza
BPP 179
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Lakeland, West Yorkshire

01203 500000
Tel: 01203 500000
Lakeland, West Yorkshire

Vistry Homes		1142 Planning Drawing - Hazel-Rowan Par - Lake Edge (Render)	
NO	NO	NO	NO
1:100	28.07.22	LS	—
2118	2118.HAZ.ROW.02	—	B



Scaled @ 1:100



A	Updated to suit planning layout	NO	15.11.22
NO	NO	NO	NO

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Lakeland, West Yorkshire

Vistry Homes		1142 Planning Drawing - Hazel/Rowan/Hazel 3-Block Lake Edge Render	
NO	NO	NO	NO
1:100	28.07.22	LS	—
2118	2118.HAZ.ROW.04	—	A

Mylne

AS Plots 48, 55
OP Plots 4, 54



Scaled @ 1:100

D	Final plan submitted	16	13.03.21
C	Plan submitted to local planning authority	15	22.07.20
B	Design submitted to local planning authority	14	03.03.20
A	Architectural drawings completed	13	04.03.20
REV	DESCRIPTION	BY	DATE

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Vistry Homes		Planning Drawing - Mylne Detached	
		PROJECT NO	DATE
Lakeside, Doncaster	2118	05.11.21	TS
		2118.MYL.01	D

Pear

Plot 5 - OP
Plot - 9 AS



Scaled @ 1:100

D	Final plan submitted	16	13.03.21
C	Plan submitted to local planning authority	15	22.07.20
B	Design submitted to local planning authority	14	03.03.20
A	Architectural drawings completed	13	04.03.20
REV	DESCRIPTION	BY	DATE

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Vistry Homes		Planning Drawing - Pear Detached	
		PROJECT NO	DATE
Lakeside, Doncaster	2118	10.11.21	TS
		2118.PEA.01	D

Poplar

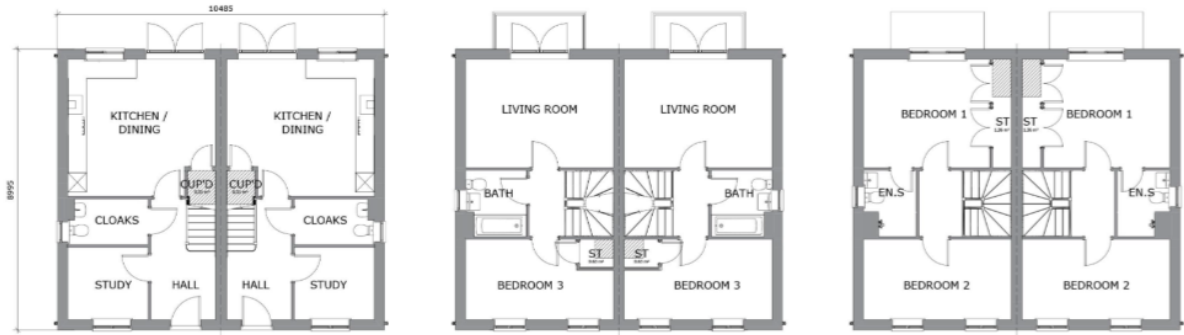
Plots 21-26, 34-35



Front Elevation

Rear Elevation

Side Elevation



Ground Floor Plan

First Floor Plan

Second Floor Plan

Scaled @ 1:100



D Elevator shaft/grate	NO	01.02.21							
C Floor type specified to other than slabs, or specified to other than concrete	OR	03.01.21							
B Storage indicated to be for use with M2000 space savers	OR	03.01.21							
A Risk loading level & floor finish other than 2000mm x 2000mm	TS	04.01.21							
REV	DESCRIPTION	BY	DATE						

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VistryHomes

Lakeside, Doncaster

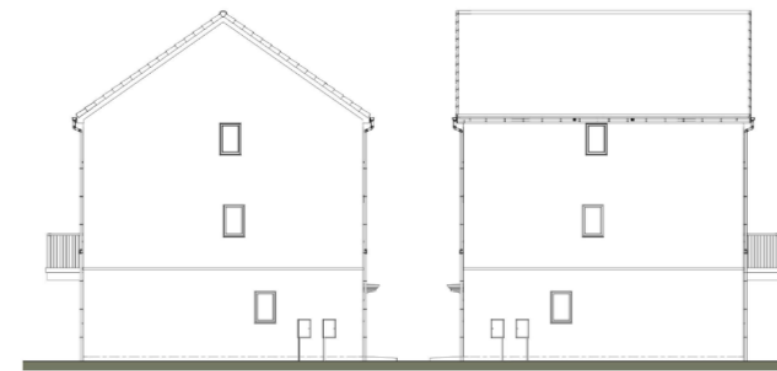
1918 Planning Drawing - Poplar Pair - Lake Edge			
NO/21/01/01	NO/21/01/01	NO/21/01/01	NO/21/01/01
1:100	08.11.21	TS	TS
2118	2118.POP.01	D	D

Plots 19-20



Front Elevation

Rear Elevation



Side Elevation

Side Elevation

Scaled @ 1:100



D Elevator shaft/grate	NO	01.02.21							
C Floor type specified to other than slabs, or specified to other than concrete	OR	03.01.21							
B Storage indicated to be for use with M2000 space savers	OR	03.01.21							
A Risk loading level & floor finish other than 2000mm x 2000mm	TS	04.01.21							
REV	DESCRIPTION	BY	DATE						

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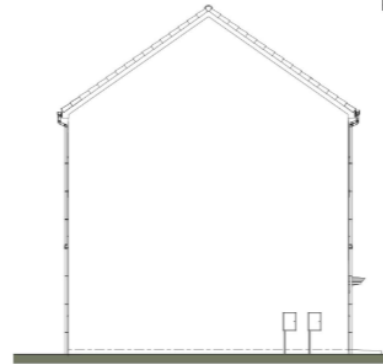
VistryHomes

Lakeside, Doncaster

1918 Planning Drawing - Poplar Pair - Lake Edge Render			
NO/21/01/01	NO/21/01/01	NO/21/01/01	NO/21/01/01
1:100	08.11.21	TS	TS
2118	2118.POP.02	D	D



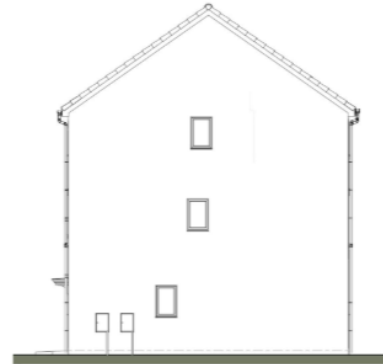
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Scaled @ 1:100



B	Revisions made/added	NO	03.04.22
A	Plans have updated to reflect layout changes, as detailed in other sheets/contracts.	LS	21.01.22
REV	02/03/2020	BT	09/21



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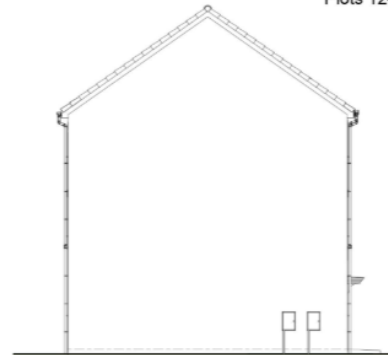
Vistry Homes

Lakeside, Doncaster

Planning Drawing - Poplar 3-Block Elevations			
DATE OF ISSUE	DATE	ISSUED BY	PROJECT
1/100	19.04.22	NJ	TS
REVISED DATE	REVISION	BY	REASON
2118	2118.POP.03		B



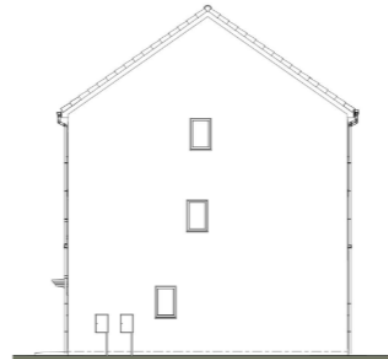
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Scaled @ 1:100



B	Revisions made/added	NO	03.04.22
A	Plans have updated to reflect layout changes, as detailed in other sheets/contracts.	LS	21.01.22
REV	02/03/2020	BT	09/21



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Planning Drawing - Poplar 4-Block Elevations			
DATE OF ISSUE	DATE	ISSUED BY	PROJECT
1/100	19.04.22	NJ	TS
REVISED DATE	REVISION	BY	REASON
2118	2118.POP.06		B



Front Elevation

Side Elevation

Rear Elevation

Side Elevation

Scaled @ 1:100



A	Revised elevations	NO	15/03/22
REV	DESCRIPTION	BY	DATE

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Vistry Homes

Lakeside, Doncaster

2118 Planning Drawing - Poplar 3-Block Elevations - Lake Edge Render			
SCALE	DATE	SHEET	REVISED
1:100	27.07.22	LS	—
PROJECT NO	DESCRIPTION	DATE	BY
2118	2118.POP.11		A



Front Elevation

Side Elevation

Rear Elevation

Side Elevation

Scaled @ 1:100



A	Revised elevations	NO	15/03/22
REV	DESCRIPTION	BY	DATE

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Vistry Homes

Lakeside, Doncaster

2118 Planning Drawing - Poplar Pair Elevations - Lake Edge Render			
SCALE	DATE	SHEET	REVISED
1:100	27.07.22	LS	—
PROJECT NO	DESCRIPTION	DATE	BY
2118	2118.POP.13		A



Scaled @ 1:100



A	Elevation style updated	NO	01.10.22
REV	02.03.2024	NO	01.10.22

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Vistry Homes

Lakeside, Doncaster

2118				Planning Drawing - Poplar 3-Block Elevations	
DATE	SCALE	STATUS	BY	CHECKED	REVISION
1.10.22	1:100	27.07.22	LS	—	—
PROJECT NO.	DATE	SCALE	BY	CHECKED	REVISION
2118	2118.POP.09	—	—	—	A

Rowan



Scaled @ 1:100



D	Elevation style updated	NO	01.10.22
C	Roofline type updated to reflect space changes, as described in related reports documents	LS	26.07.22
B	Roofline updated to conform with NEDD space documents	LS	22.05.22
A	Block loading layout & flat canopy added. Block line numbers included	NO	04.03.22
REV	02.03.2024	NO	01.10.22

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Vistry Homes

Lakeside, Doncaster

2118				Planning Drawing - Rowan 3 Block Elevations	
DATE	SCALE	STATUS	BY	CHECKED	REVISION
1.10.22	1:100	09.11.21	LS	—	—
PROJECT NO.	DATE	SCALE	BY	CHECKED	REVISION
2118	2118.ROW.01	—	—	—	D

Worsley/Atkins

Plots 45-47, 51-53



Scaled @ 1:100

0 5m 10m

STEN Architecture Ltd
124 South
Worsley Street
Worsley
M28 1PS
Tel: 01274 833885

Vistry Homes

Lakeside, Doncaster

Planning Drawing - Worsley/Atkins Pair			
DATE	BY	CHKD	DESCR
1:100	27.07.22	NJ	...
2118	2118.WOR.ATK.01		A

AS Plots 39-41
OP Plots 6-8



Scaled @ 1:100

0 5m 10m

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Vistry Homes

Lakeside, Doncaster

Planning Drawing - Worsley/Atkins Pair Render			
DATE	BY	CHKD	DESCR
1:100	27.07.22	NJ	...
2118	2118.WOR.ATK.02		A



Front Elevation

Side Elevation



Rear Elevation

Side Elevation

Scaled @ 1:100



▲	Update to Worsley town plan & structural plans	N2	13.03.22
▲	2118/2118	N2	13.03.22

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CLIENT	Vistry Homes			
	Lakeside, Doncaster			
PROJECT	Planning Drawing - Worsley/Horns 3-Block Elevations			
	PROJECT NO.	DATE	SCALE	VERSION
	2118	27.07.22	N2	-
	2118	2118.WOR.ATK.04		A

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Application	2
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Application Number:	22/00006/REM
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Application Type:	RESERVED MATTERS
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Proposal Description:	Details of Access, Appearance, Landscaping, Layout and Scale for erection of 1 dwelling (being matters reserved in outline application 18/02033/OUT, granted under appeal reference 20/00003/REF on 08/07/2020).
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At:	Chateau Renee Sutton Road
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For:	Mr Matthew Dale
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Third Party Reps:	10 objections have been received from members of the public.	Parish:	Norton Parish Council
		Ward:	Norton and Askern

Author of Report:	Jessica Duffield
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SUMMARY

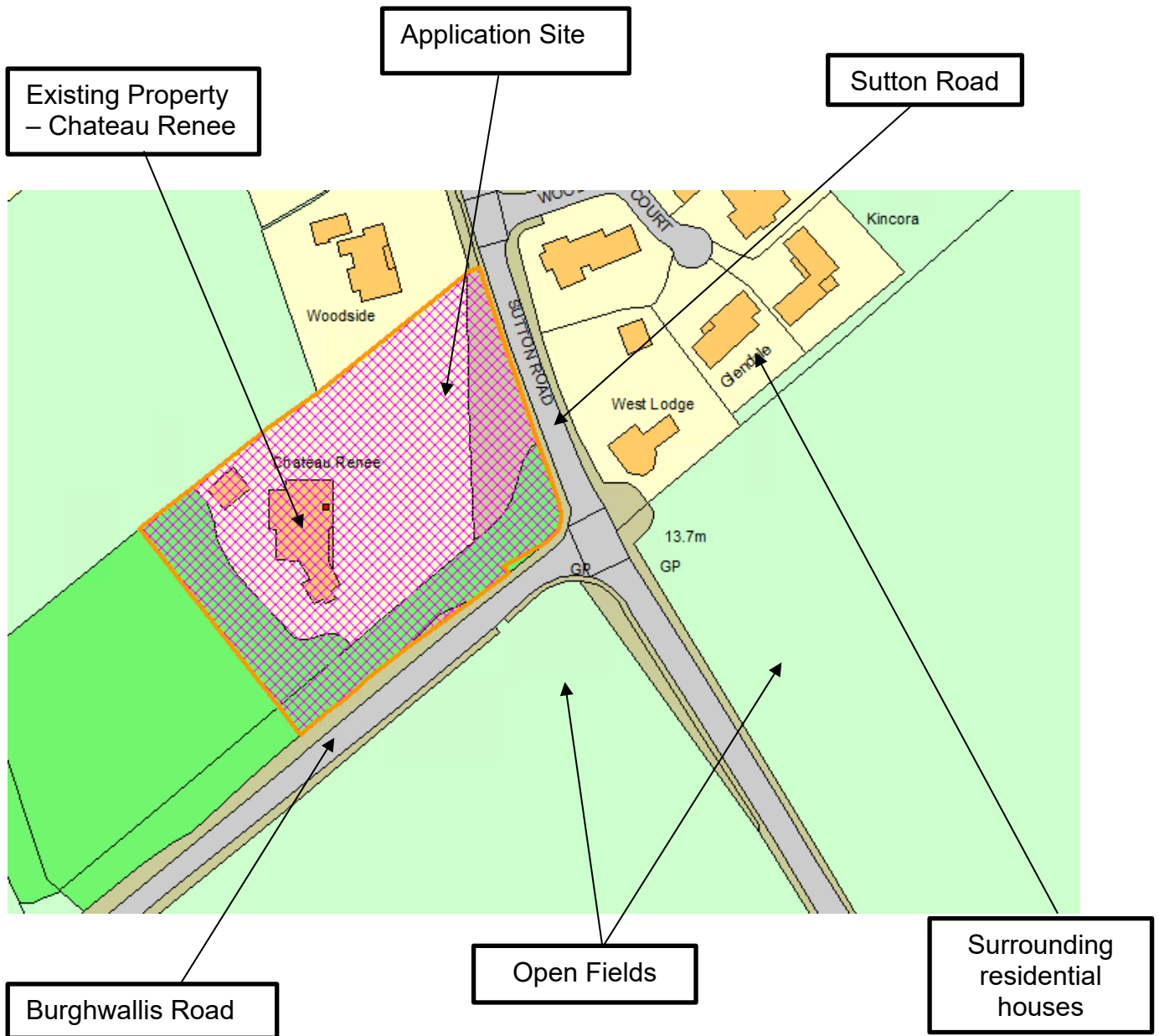
This application is seeking permission for the matters reserved associated with the outline planning permission for 1 dwelling. This application includes details of all 5 matters – access, appearance, landscaping, layout and scale.

The principle of the erection of 1 house has previously been found acceptable as per the outline planning permission- appeal ref: 20/00003/REF. The outline application was initially submitted in 2018 (ref: 18/02033/OUT) and was presented to planning committee with a recommendation for approval based on its position within the residential policy area. Members decided to overturn the officer’s recommendation and refused the application due to concerns with highway safety. This refusal was appealed by the applicant, with the Inspector allowing the application. In terms of highway safety the Inspector stated *‘the proposed access would not be sited close to the junction with Burghwallis Road and there would be good visibility both north and south along Sutton Road, to allow vehicles to exit the site safely...and the visibility splays either side of the proposed access would be clear to allow vehicles to exit safely.’*

As part of the allowed permission, a full award for costs was granted with the Inspector considering that the Council acted unreasonably in the refusal of planning permission which resulted in unnecessary and wasted expense for the applicant. The Council had to pay the applicant to cover the wasted costs.

This application is being presented to members due to the level of public interest with 10 objections received from local residents. The proposed plans have been amended during the application assessment.

RECOMMENDATION: RESERVED MATTERS APPROVED subject to conditions.



1.0 Reason for Report

- 1.1 The application is being presented to Members due to the volume of public interest with 10 objections received.

2.0 Proposal and Background

- 2.1 Planning permission is sought for the matters reserved as part of the outline consent. All matters were reserved meaning details of landscaping, access, appearance, layout and scale are included in this application.
- 2.2 The principle of a detached dwelling at the site has previously been found acceptable as per the outline permission. The area to be developed is currently used as garden space for the existing dwelling known as Chateau Renee, and is accessed off Sutton Road. An indicative site plan was submitted with the previous permission indicating a suggested position for the dwelling and plot boundary.
- 2.3 As part of this application, amended plans have been provided which shows the dwelling in a slightly different position to that indicated on the indicative site plan. The dwelling has instead been sited at a slight angle and set further back within the site. The proposed dwelling's garden boundary follows the curve of the existing driveway meaning its plot is marginally larger than that suggested in the outline permission. However as the entire site falls within the red line application boundary, these slight tweaks between the outline and reserved matters application are acceptable.
- 2.4 Historically a separate outline planning application for the erection of 3 houses was submitted on the land to the rear of the property. This was presented to members with a recommendation to refuse in September 2019. This recommendation was agreed and later dismissed at appeal.

3.0 Site Description

- 3.1 The application site includes the entirety of the Chateau Renee plot though only the front north-eastern part of the site is to be developed. The existing property is a large sized part single storey/part 2 storey dwelling which is positioned towards the rear of the application site. The land owned by the applicant extends to the rear by over 100m though this has been excluded from the application site boundary. The existing property is finished in a light coloured stone/brick.
- 3.2 The front of the site is defined by a 1.8m high wooden fence with wooden gate which is set back from the road with a grass verge between. The fence has been erected in recent years and was subject to an enforcement enquiry however given its distance from the highway, much of the boundary treatment was considered to fall under permitted development. Alterations to the existing boundary treatment are included in this application. A number of protected trees are located on the site, the majority of which are sited towards the front/eastern part of the site.
- 3.3 The site is located on the edge of Campsall, with Burghwallis Road defining the southern boundary of the site. The application site defines the edge of the residential policy area/village boundary. Residential housing border the site to the

north and east, with open fields washed over by Green Belt wrapping around to the south.

- 3.4 The site itself consists of well-kept generous gardens with large areas of lawn. The property is accessed via a wide sweeping driveway which provides parking for multiple vehicles. The existing property is set at a slightly higher level than the road, but is screened by the large trees and planting within the site.
- 3.5 The site adjoins but falls outside of the Campsall Conservation Area, with the front garden fence defining the boundary of the conservation area.
- 3.6 The application site falls within Flood Zone 1 and is at low risk of flooding.

4.0 Relevant Planning History

4.1 Planning history for the application site as follows:

Application Reference	Proposal	Decision
21/01050/TPO	Consent to fell and remove 16 trees that are dead and/or dangerous marked with tape from the tree belt along the property boundary with Burghwallis Road. The trees are subject to Doncaster Borough Council Tree Preservation Order (No.411) 2020 Chateau Renee and Woodside, Sutton Road, Campsall, Doncaster.	EXEMPT WORKS- 30/3/2021
20/00003/REF	Outline application for the construction of 1 dwelling	APPEAL ALLOWED – 8/7/2020
20/00004/REF	Outline application for the construction of 3 houses (all matters reserved)	APPEAL DISMISSED- 29/7/2020
18/02034/OUT	Outline application for the construction of 3 houses (all matters reserved) (resubmission of withdrawn application 17/02311/OUT)	REFUSED- 27/9/2019
18/02033/OUT	Outline application for the construction of 1 dwelling (re-submission of withdrawn application 17/02191/OUT)	REFUSED- 25/7/2019
17/02311/OUT	Outline application for the construction of a detached house with garage and summerhouse (All Matters Reserved)	WITHDRAWN- 20/11/2017
17/02191/OUT	Outline application for erection of 4 dwellings following demolition of existing dwelling (With all matters reserved)	WITHDRAWN- 6/11/2017
97/0520/P	OUTLINE APPLICATION FOR ERECTION OF ONE DETACHED DORMER BUNGALOW ON APPROX 0.07 HA OF LAND	REFUSED – 14/4/1997

5.0 Site Allocation

5.1 The site is identified within the Local Plan as Residential Policy Area. The site borders the Campsall Conservation Area.

5.2 National Planning Policy Framework (NPPF 2021)

5.3 The National Planning Policy Framework 2021 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions and the relevant sections are outlined below:

5.4 Paragraph 60 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed; that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

5.5 Paragraph 119 states that planning decision should promote an effective use of land in meeting the need for homes and other uses.

5.6 Paragraph 124 states that planning policies should support the development that makes efficient use of land when taking into account the identified need for different types of housing and other forms of development.

5.7 Paragraph 130 states that planning decisions should ensure that developments will function well and add to the overall quality of the area; are visually attractive and include effective landscaping; sympathetic to local character; establish and maintain a strong sense of place; and optimise the potential of the site.

5.8 Paragraph 131 states that trees make an important contribution to the character and quality of urban environments. Applicants and local planning authorities should work with highways officers and trees officer to ensure that the right trees are planted in the right places and solutions are found that are compatible with highways standards.

5.9 Paragraph 111 relates to highways and states that development should only be prevented on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impact on the road network would be severe.

5.10 Local Plan

5.11 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Doncaster consists of the Doncaster Local Plan (adopted 23 September 2021). The following Local Plan policies are relevant in this case:

- 5.12 Policy 10 relates to Residential Policy Areas and states that residential development will be supported where the development would provide an acceptable level of residential amenity for both new and existing residents; would protect and enhance the qualities of the existing area; and meets other development plan policies.
- 5.13 Policy 41 relates to character and local distinctiveness and states that development proposals will be supported where they recognise and reinforce the character of local landscapes and building traditions; respond positively to their context, setting and existing site features as well as respecting and enhancing the character of the locality. Developments should integrate visually and functionally with the immediate and surrounding area at a street and plot scale.
- 5.14 Policy 42 relates to urban design and states that new development will be expected to optimise the potential of a site and make the most efficient use of land whilst responding to location, local character, relevant spatial requirement and design standards.
- 5.15 Policy 44 relates to residential design and sets out the key design objectives which residential development must achieve, as well as stating that all developments must protect existing amenity and not significantly impact on the living conditions or privacy of neighbours.
- 5.16 Policy 13 relates to sustainable transport within new developments. Part A.6 states that proposals must ensure that the development does not result in an unacceptable impact on highway safety, or severe residual cumulative impacts on the road network. Developments must consider the impact of new development on the existing highway and transport infrastructure.
- 5.17 Policy 32 states that proposals will be supported where it can be demonstrated that woodlands, trees and hedgerows have been adequately considered during the design process so that a significant adverse impact upon public amenity or ecological interest has been avoided. There will be a presumption against development that results in the loss or deterioration of ancient woodland and/or veteran trees. Proposals will need to include the submission of a survey information of woodland, trees and hedgerow which is able to demonstrate evaluation of these features; demonstrate how retained features are to be protected; and sufficient provision of appropriate replacement planting where it is intended to remove trees and hedgerow.
- 5.18 Policy 48 states that development will be supported which protects landscape character, protects and enhances existing landscape features and provides high quality hard and soft landscaping scheme which includes fit for purpose planting and generous trees, shrubs and hedgerow planting.
- 5.19 Neighbourhood Plan (NP).**
- 5.20 *No neighbourhood plan is relevant to this application.*

5.21 Other material planning considerations and guidance

5.22 Doncaster Council's previous suite of adopted Supplementary Planning Documents (SPDs) have been formally revoked in line with Regulation 15 of the Town and Country Planning (Local Planning) (England) Regulations 2012, following the adoption of the Local Plan. The SPDs refer to superseded development plan policies, and some provide guidance which is not in accordance with the new Local Plan. The Transitional Developer Guidance (April 2022) provides guidance on certain elements, including design, during the interim period, whilst new SPDs to support the adopted Local Plan are progressed and adopted. The Transitional Developer Guidance, Carr Lodge Design Code and the South Yorkshire Residential Design Guide (SYRDG), should be treated as informal guidance only as they are not formally adopted SPDs. These documents can be treated as material considerations in decision-making, but with only limited weight.

6.0 Representations

6.1 This application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015. The application has been advertised on 2 occasions following amendments to the siting of the dwelling and inclusion of alterations to the boundary treatments.

6.2 First Round of Consultation

The original application was advertised via neighbour letter, site notice and in the local press with an overall consultation expiry date of 18th February 2022. Following this publicity, a total of 9 letters of objection were received from local neighbours. A summary of the material planning issues raised is set out below:

- Failure to protect the Conservation Area;
- Impact upon appearance of Conservation Area;
- Lack of consultation period;
- Orientation of house and overlooking;
- Impact of proposed height/overbearing;
- Fence should be replaced traditional wall;
- Property should be carbon neutral;
- Impact upon drainage systems;
- Reflections from glazing;
- Appearance and size not in-keeping with existing development in the locality;
- Proximity of trees to driveway;
- Impact upon highway network;
- Property too large from application site;
- Impact upon protected trees;
- Impact upon ecology;
- Overlooking of neighbouring gardens;
- Impact upon capacity of local amenities;

6.3 Second Round of Consultation

The agent provided amended plans on 3rd and 5th October 2022 resulting in a new press advert, site notice and neighbour letters being published, with a consultation expiry date of 3/11/2022. 6 representations were received, 5 of which were from neighbours who had commented previously as summarised above. This means the second round of consultation in fact generated one additional representation

meaning the total number of objections is 10. A summary of the comments received during the second round of publicity include:

- Amendments do not address previous objections;
- Property still appears dominant;
- Development will result in pruning of trees;
- Impact upon drainage systems;
- Impact upon trees;
- Introduction of overlooking;

7.0 Town/Parish Council

7.1 A separate representation in objection has been received from the Parish Council of Norton raising the following concerns:

- The design/size and particularly the height of the proposed property is considered to be inappropriate in its intended location as all the surrounding properties are bungalows;
- Considerable tree loss;
- Materials are not in-keeping;

8.0 Relevant Consultations

8.1 Parish Council – see above.

8.2 National Grid – No response

8.3 Yorkshire Water – No response

8.4 DMBC Ecology – Biodiversity net gain assessment requested, which was submitted by the agent (received: 6/9/2022). Based on the information received no objections subject to conditions attached relating to Biodiversity Net Gain and Ecological Enhancement Plan.

8.5 DMBC Tree Officer – Initially objected due to inadequate information in regards to trees. However the amended tree reports including the Arboricultural Method Statement and Arboricultural Report and Impact Assessment are satisfactory and on this basis the Tree Officer has no objection subject to the proposed condition relating to the method statement and tree protection.

8.6 DMBC Internal Drainage – Initially objected due to lack of information. Drainage calculations have been provided to address concerns/queries raised. No objection subject to pre- commencement condition and surface water discharge condition.

8.7 DMBC Highways Development Control – Queries were raised in regards to the repositioning of lighting columns and the dropped kerb as part of the proposed works. Further information regarding the proposed wheel wash provision has also been provided. No objection to the development subject to the conditions proposed.

8.8 DMBC Highway Safety – No comments beyond Highways Development Control.

8.9 DMBC Environmental Health- No objection subject to pre-commencement condition relating to noise. Further condition relating to construction hours.

- 8.10 Conservation Officer – The application site falls outside of the Conservation Area. The Conservation Officer suggested finishing the property in only one material, but the proposed elevation materials are considered to be acceptable by the Case Officer, with the property being well screened from the road and in-keeping with the surrounding properties.
- 8.11 DMBC Pollution Control – Phase 1 Desktop Study submitted and reviewed. Phase 2 investigation requested as well as further details of gas sampling/monitoring. Gas Monitoring Study received on 22nd June 2022 and further details provided on 7th and 8th July 2022. Based on the information provided, the Pollution Control Officer is satisfied and no further action is required in regards to ground gases. Remediation is required as per the recommendation in the submitted reports. Conditions required to this affect.

9.0 Assessment

9.1 The proposal seeks approval for the details of access, appearance, landscaping, layout and scale in relation to the erection of 1 dwelling. The principle of the development has already been established as per the existing outline consent granted at appeal in July 2020. In considering the proposal the main material planning considerations are outlined below:

- The acceptability of residential development
- The impact on the character of the area
- The impact on neighbouring residential properties
- The impact on the highway network and highways standards
- The impact on the existing trees
- The impact on the ecology of the site

9.2 For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little
- No

Appropriateness of the proposal

9.3 The application site falls within the residential policy area as defined in the adopted Local Plan (2021). Policy 10 relates to the residential policy area and states that new residential development will be supported in these areas provided that:

- The development would provide an acceptable level of residential amenity for both new and existing residents;
- The development would help protect and enhance the qualities of the existing area and contribute to a safe, healthy and prosperous neighbourhood;
- The development would meet other development plan policies including those relating to flood risk, open space, design and sustainable construction.

- 9.4 Based on the policy allocation the proposed development is acceptable in principle subject to above criteria which will be assessed below. The principle of the development has already been established as per the outline permission.

Sustainability

- 9.5 The National Planning Policy Framework (NPPF 2021) sets out at paragraph 7 that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs
- 9.6 There are three strands to sustainability, social, environmental and economic. Para.10 of the NPPF states that in order sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

SOCIAL SUSTAINABILITY

Impact on Residential Amenity

- 9.7 Part A.1 of Policy 10 refers to residential amenity for both new and existing residents. Policy 44 Part A states that proposals must protect existing residential amenity; not significantly impact the living conditions or privacy of neighbours or the host property; should not be overbearing or result in an unacceptable loss of garden space.
- 9.8 The application site is surrounded by residential properties to the north and east, whilst the existing host dwelling is positioned to the west of the proposed dwelling. Even though the dwelling is to be situated within a current residential front garden, due to the size of the existing plot, limited harm will be introduced upon surrounding residents.
- 9.9 There is a separation distance of circa 15.5m in a diagonal direction between the proposed and existing dwelling. The rear of the dwelling will include one small window which serves the master bedroom at first floor level. Given the distance/orientation between the two properties, no harmful overlooking upon this window would be introduced. Similarly the position of Bedroom 4 window on the rear elevation would not cause overlooking as its view is partially screened by the projecting wall adjacent.
- 9.10 The adjacent property at Woodside is located to the north of the application site. There is a separation distance between the side elevation of the proposal and this existing property of over 12m. No windows are proposed at the upper floor level of the northern elevation and therefore no overlooking upon the neighbouring property will be introduced.
- 9.11 The existing properties to the west are positioned in excess of 37m from the front elevation of the proposed dwelling. It is recognised that the front elevation does include some glazing which will serve the living areas at ground floor level and the landing and bedrooms at first floor. The generous separation distance between the proposed dwellings and those opposite alleviates any possible overlooking, with the

distance significantly exceeding that typically sought (usually 21m between directly facing habitable room windows as per the SPD guidance) with the position of the large trees; the boundary treatment and the road network providing additional screening.

- 9.12 The windows on the southern facing elevation, including the balcony area off the master bedroom, will face over the associated garden and driveway, thus not cause any overlooking upon existing neighbours.
- 9.13 The proposed dwelling has been centrally positioned within the generous application plot. This means that no overshadowing or overbearing impact will be introduced upon neighbouring properties.
- 9.14 Both the proposed dwelling and the existing dwelling will benefit from large sized gardens which wrap around the properties, with the proposed dwelling's garden exceeding 1000sqm. The only impact upon the occupiers of the host dwelling will be by virtue of sharing a private driveway. Though this will not harm residential amenity and is not unusual for proposals of this arrangement.
- 9.15 Overall the proposed development protects existing residential amenity and provides good quality accommodation for future occupiers. The proposal therefore accords with the relevant policies quoted above.

9.16 Conclusion on Social Impacts.

- 9.17 Para. 8 b) of the NPPF (2021) indicates, amongst other things, that the planning system needs to support strong, vibrant and healthy communities, by ensuring well-designed and safe built environments, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
- 9.18 It is not considered that the proposed development would adversely affect future or existing residential amenity. Both the existing dwelling and the proposed dwelling are well proportioned, with generous separation distances between the application site and the surrounding properties. This weighs in favour of the application carrying substantial weight.

9.19 ENVIRONMENTAL SUSTAINABILITY

Impact upon the character and appearance of the surrounding area

- 9.20 This reserved matters application includes details for appearance, layout and scale.
- 9.21 The application site is located on the edge of Campsall which is a medium sized village in the north of the borough. Chateau Renee marks the edge of the settlement boundary with the fields to the south washed over by Green Belt.
- 9.22 The application site falls outside of the Campsall Conservation Area. Therefore there is considered to be no impact upon the appearance or character of the Conservation Area.

- 9.23 The surrounding built form is traditional but varied, with a mixture of stone, render and brick. The surrounding development is relatively low density and consists of large detached properties in generous plots.
- 9.24 The proposed dwelling will be finished in a mix of red brick and off-white render. The Conservation Officer suggested the use of render only. However the Case Officer considers the use of two materials more appropriate as it breaks up the massing of the property and reflects the appearance of both the adjacent properties at West Lodge and Woodside.
- 9.25 The proposed dwelling is modern in style but is not dissimilar in scale and form to existing properties along Sutton Road. It is important to note that as this property is outside of the Conservation Area, the use of more contemporary materials is acceptable. Nevertheless the property responds well to the local characteristics and will not harm the appearance of the locality.
- 9.26 The frontage does include more glazing than the dwellings opposite, but the volume of glazing is not excessive or dominating. The vertical glazing feature at the entrance again breaks up the massing of the dwelling as well as modernising the character of the plot.
- 9.27 The frontage of the dwelling will not be overly noticeable from the highway, with the trees at the front of the site providing screening. The dwelling is well set back from the front of the plot (over 18m). Its position behind the trees and distance from the road means that the impact of the development on the character and appearance of the locality is significantly limited.
- 9.28 The footprint of the dwelling has been arranged so that the garage/master bedroom are positioned at the rear of the plot. The T-shape footprint means that the dwelling appears smaller from the road, with the bulk of the floorspace located out of view, again reducing any harm.
- 9.29 Nevertheless, in comparison to the host dwelling, the proposed property has a much smaller footprint and is in fact more in-keeping with the surrounding properties in terms of scale and massing. The existing property has an overall footprint of over 300sqm whereas the proposed dwelling has a footprint less than half that at 146sqm.
- 9.30 The appearance and design of the proposed dwelling, together with its siting, will cause no harm upon the character of the surrounding area. Its scale, size and appearance reflects the existing building form and is therefore acceptable.

Highways/Access Details

- 9.31 This application includes highways details. The proposal involves the removal of the existing patterned concrete driveway and gated access, with a replacement driveway and access point installed. The new driveway access will be sited slightly south of the existing and will provide a shared access for both the existing dwelling and proposed.
- 9.32 The proposed driveway will be slightly curved in shape to respect the canopy of the protected trees. The proposed dwelling will sit north of the driveway, with the garage element adjoining the driveway to the rear of the plot.

- 9.33 As part of the works a new dropped kerb will need to be installed at the access point and the existing lamppost will need to be repositioned. The Highways Officer has checked the proposed plans and the alterations involved and has no objection to the proposed development subject to the conditions attached.
- 9.34 The development includes sufficient parking availability for both dwellings. The proposed dwelling will benefit from a double garage as well as a private driveway for multiple vehicles. The existing property will retain an excessively sized driveway as well as the existing garage.
- 9.35 Concerns regarding the impact upon highway safety was raised by local residents in relation to the outline application and has again been raised in the neighbour representations for this application. However, the increase in vehicle movements at the site entrance is considered to be negligible based on the development of one dwelling and the issues regarding highway safety were addressed in the appeal decision for the outline.
- 9.36 The Inspector's decision letter states: *Sutton Road has been described as being a narrow, busy road with some bends and vehicles travelling at high speeds. It has also been indicated that vehicles regularly park on the road, along with buses stopping and that there is the potential for overtaking of slower vehicles. Nevertheless, the proposed access is located within a 30mph speed limit zone and with good visibility in both directions, the amount of additional traffic generated from the proposal would not adversely compromise highway safety. 8. Local residents have provided details of a vehicle incident and numerous near misses in the area. However, there is no substantive evidence before me to explain how these events have occurred and what were the causes of the incidents. These matters therefore do not alter my findings above.*
- 9.37 The development of one house is not considered to harmfully impact the local highway network. Based on all of the above the proposal is considered to be in accordance with Local Plan Policy 13 and cause no harmful impact in terms of highways or access.

Impact upon Trees and Landscaping

- 9.38 This application includes details for landscaping. The site includes a number of protected and non-protected trees. There are 6 protected trees (TPO) within the front part of the application site, which are primarily positioned around the north-eastern corner and central part of the site. An additional protected tree is positioned within neighbouring property Woodside's plot but sits in close proximity to the northern boundary. The tree surveys have assessed a total of 19 individual trees and 1 tree group.
- 9.39 The application has been submitted by detailed tree information, including an Arboricultural Method Statement; Arboricultural Report and an Impact Assessment. These reports have been updated and amended in line with the Tree Officer's comments.
- 9.40 The development will require the removal of 4 trees which are situated on the footprint of the proposed dwelling. The trees to be removed are as follows:

T2 – Yew, Category C, Low Amenity Value
T4 – Thuja, Category C, Low Amenity Value

T5 – Cryptomeria, Category C, Low Amenity Value
T12- Hazel, Category C, Low Amenity Value

- 9.41 The trees requiring removal are of low quality and their removal will have minimal impact. None of the trees to be removed are protected under the Tree Preservation Order.
- 9.42 Other works required include the pruning of the large trees labelled T1 and T3 but again such works would have minimal impact or loss of amenity.
- 9.43 The retained trees onsite will be protected during the construction phase as per the proposed condition and details in the AMS.
- 9.44 On this basis the Tree Officer is satisfied with the information and level of detail provided in regards to the proposed works and has no objection.
- 9.45 The existing boundary treatments along Sutton Road vary with an original stone wall along the eastern edge and a mixture of railings and low boundary brick walls along the western.
- 9.46 The application site itself is currently defined by a 2m wooden fence finished in an orange wood tone. The frontage of the site has been updated in recent years to include a patterned concrete style driveway and the modern fencing. Historically the front boundary was defined by a chicken wire and post style fence with a gravel driveway. Although the frontage is modern, particularly in comparison to the stone wall opposite, it does not appear out of character. The fence is a slated panel timber style, allowing views partial views into the plot from the highway.
- 9.47 The boundary treatment to the front of the site will be altered as part of the works. The existing fence will be partially screened by the installation of native hedging on the Sutton Road site and a curved limestone wall feature will be added at the entrance point onto the new driveway. A traditional double style wooden fence will be installed to secure the access.
- 9.48 Due to the position of the proposed dwelling, the recently installed concrete driveway will need to be removed and re-positioned so it adjoins Sutton Road slightly south of the current drive. Within the site, the driveway will curve to the south of tree T3 rather than to the north, to provide the proposed dwelling with a larger plot.
- 9.49 The installation of the new driveway will include a 'no dig' geocell method of construction with no ground level changes, and therefore will not impact the root protection areas (RPA) of the retained trees.
- 9.50 The Tree Officer and Case Officer are both satisfied in regards to the proposed landscaping subject to the condition proposed.

Ecology and Wildlife

- 9.51 The Council's Ecologist has reviewed the proposed development and confirms that there are no habitats or protected species at the application site. A bio-diversity net gain assessment has been submitted in which the outcome of the report is accepted. No objections on ecological grounds subject to the proposed conditions.

Pollution issues

- 9.52 The contamination team have been consulted on the application. Further information relating to gas monitoring was requested and provided the agent. The Pollution Control Officer confirms that the report is satisfactory and no further action is required in regards to ground gases.
- 9.53 Conditions are proposed to ensure that the remediation works accord with the recommendations in the submitted report. Based on this there are no objections.

9.54 Conclusion on Environmental Issues

- 9.55 Para. 8 c) of the NPPF (2021) indicates, amongst other things, that the planning system needs to contribute to protecting and enhancing the natural built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 9.56 The proposed development is not considered to harm the environment. The proposed dwelling will be finished in appropriate materials, and its scale and massing is in-keeping with the surrounding built form.
- 9.57 The proposal includes sufficient private parking and the alterations to the driveway and access are acceptable. There will be no impact upon the TPOs at the site and appropriate tree protection measures will be implemented to protect and preserve the retained trees during construction.
- 9.58 There is no concerns regarding contamination or drainage subject to the proposed conditions. This weighs in favour of the application carrying substantial weight.

9.59 ECONOMIC SUSTAINABILITY

- 9.60 It is anticipated that there would be some short term economic benefit to the development of the site through employment of construction workers and tradesmen connected with the build of the project however this is restricted to a short period of time and therefore carries limited weight in favour of the application.

9.61 Conclusion on Economy Issues

- 9.62 Para 8 a) of the NPPF (2021) sets out that in order to be economically sustainable developments should help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
- 9.63 Whilst the economic benefit of the proposal is slight and afforded only limited weight, it does not harm the wider economy of the borough and for that reason weighs in favour of the development.

10.0 PLANNING BALANCE & CONCLUSION

- 10.1 In accordance with Paragraph 11 of the NPPF (2021) the proposal is considered in the context of the presumption in favour of sustainable development. The proposal is considered to be located within a sustainable location on a site earmarked for residential development in the Local Plan and this weighs considerably in favour of the application.
- 10.2 The submitted plans indicate that the proposed dwelling can be comfortably sited within the application site without harming existing or neighbouring residential amenity. The existing plot is generous in size and both the host dwelling and proposed property will benefit from large private gardens, which reflects the low density character of the surrounding village. The proposed dwelling will have a modern appearance but still echo use of surrounding materials.
- 10.3 The proposed development will include adequate highways/parking arrangements for both dwellings and the re-positioning of the driveway and access point is acceptable.
- 10.4 In regards to trees the proposed works are acceptable. Whilst the loss of 4 trees is unfortunate, these trees are of low value and are not protected, thus could be removed by the applicant without approval. The other trees on site will be protected and suitably preserved as part of the development.
- 10.5 Limited weight in favour of the application has been afforded to the potential economic benefits generated by the proposal.

11.0 RECOMMENDATION – GRANT PLANNING PERMISSION

11.1 MEMBERS RESOLVE TO GRANT PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT SUBJECT TO THE FOLLOWING CONDITIONS:

Conditions / Reasons

01. 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 listed below:

Location Plan, Drawing: PL07, Received: 4/1/2022

Site Plan- Proposed Site Plan, Drawing: PL03, Rev: J, Received: 5/10/2022

Proposed Plans – Boundary Treatments/ Proposed Gateway, Drawing: PL11, Received: 3/10/2022

Proposed Floorplan, Drawing: PL01, Received: 4/1/2022

Proposed Elevations, Drawing: PL02, Received: 4/1/2022

REASON

To ensure that the development is carried out in accordance with the application as approved.

02. 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.

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, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.

03. 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, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.

04. 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, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.

05. Demolition or construction works shall not take place outside 7am to 5pm Mondays to Fridays and 9am to 1pm on Saturdays or at any time on Sundays or Bank Holidays.

REASON

To safeguard the amenities of the occupiers of the adjoining properties.

06. Development shall not begin until a scheme for protecting the residents in the proposed dwelling from noise from Sutton and Burghwallis Roads has been submitted to and approved in writing by the local planning authority. All works, which form part of the approved scheme, shall be completed before occupation of the permitted dwelling, unless otherwise agreed in writing by the Local Planning Authority. The protection measures in the agreed scheme shall be maintained throughout the life of the development.

REASON

To safeguard the amenity of the proposed dwellings from the noise levels which exist on the site.

07. Prior to the commencement of development a Management Plan for proposed onsite habitats shall be submitted to the Local Planning Authority for approval in writing. The Management Plan based on the details as set out in section 4.2 of Ecological Impact Report (Whitcher Wildlife ref. 210609/NE/EcIA 07/04/22) shall detail the following:

- An adaptive management plan for the site detailing the management measures to be carried out over the phased restoration of the site in order to achieve the target conditions proposed for each habitat parcel.
- A commitment to adaptive management that allows a review of the management plan to be undertaken and changes implemented if agreed in writing by the LPA and if monitoring shows that progress towards target conditions is not progressing as set out in the agreed objectives.
- That monitoring reports shall be provided to the LPA on the 1st November of each year of monitoring (Years 1, 3, 5, 10, 20, and 30)) immediately following habitat creation.

Once approved in writing the management measures and monitoring plans shall be carried out as agreed.

REASON

To ensure the habitat creation on site and subsequent management measures are sufficient to deliver a net gain in biodiversity as required by Local Plan policy 30B and the NPPF paragraph 174.

08. Prior to the commencement of development, an ecological enhancement plan shall be submitted to the local planning authority for approval in writing. This plan shall include details of the measures outlined in Section 5 of Ecological Impact Report (Whitcher Wildlife ref. 210609/NE/EcIA 07/04/22), all of which 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:

REASON

To ensure the ecological interests of the site are maintained in accordance with Local Plan policy 29.

09. 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.

10. Unless otherwise approved in writing by the Local Planning Authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

REASON

To ensure that no foul or surface water discharge take place until proper provision has been made for their disposal.

11. Details of how the existing access will be closed must be provided to the Local Planning Authority and agreed in writing within 1 month of the commencement of the development. The existing access must be permanently closed in accordance with the agreed details within 2 months of the proposed (replacement) access being completed.

REASON

In the interests of road safety.

12. No construction works shall take place until full details of offsite highway works have been submitted to and agreed in writing by the Local Planning authority within a Construction Traffic Management Plan. The development shall be carried out in accordance with the agreed details and cover the following points, expanded on as required:

- Volumes and types of construction vehicles
- Identification of delivery routes;
- Identification of agreed access point
- Contractors method for controlling construction traffic and adherence to routes
- Size, route and numbers of abnormal loads

- Swept path analysis (as required)
- Construction Period
- Temporary signage
- Wheel Wash facilities
- Timing of deliveries

REASON

In the interests of Highway safety in accordance with Local Plan Policy 13.

13. 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.

14. The vehicle turning space as shown on the approved plans shall be constructed before the development is brought into use and shall thereafter be maintained as such.

REASON

To avoid the necessity of vehicles reversing on to or from the highway and creating a highway hazard.

15. The development hereby approved shall not be brought into use until a crossing over the footpath/verge has been constructed in accordance with a scheme previously approved in writing by the local planning authority.

REASON

To avoid damage to the verge.

16. The erection of temporary fencing, installation of new hard surfaces/access, use of temporary ground protection, site meetings with relevant parties and arboricultural supervision for the protection of any retained tree shall be undertaken in complete accordance with the Specific Sequence of Operations and particulars within the hereby approved AMS and TPP (AMS Reference: AWA5175AMS.B and Appendix 4: Tree Protection Plan) for the duration of the development. Before any equipment, machinery or materials have been brought on to site for the purposes of the development the development site must reach "Stage 3 Tree Protection Fencing" of the AMS with the protection fencing being installed in accordance with the fencing specifications in section 5.1 Tree Protection Fencing and Appendix 1 of the AMS and positioned on site as shown on Appendix 4: Tree Protection Plan. Thereafter it shall be maintained until all equipment, machinery and surplus materials have been removed from the site (Stage 11 Site Finishing of the AMS). 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 and the adopted Doncaster Local Plan 2015 - 2035 Policy 32: Woodlands, Trees and Hedgerows section B.

INFORMATIVES

01. The Developer should be aware that a Sustainable Drainage System (SuDS) is the LPA's preferred option. A detailed explanation of any alternative option and reasons for rejecting a SuDS solution will be required. Reason: To comply with current planning legislation - National Planning Policy Framework.
02. Any alteration to the existing street lighting as a result of the new access arrangements will be subject to a costs which are to be borne by the applicant. Street lighting design and installation is generally undertaken by the Local Highway Authority. There is a fee payable for this service and the applicant should make contact with Fiona Horgan – Tel 01302 735097 or e-mail Fiona.Horgan@doncaster.gov.uk regarding this as soon as possible. Further information on the selected DNO / IDNO together with the energy supplier will also be required as soon as possible as they directly affect the adoption process for the street lighting assets

Works carried out on the public highway by a developer or anyone else other than the Highway Authority shall be under the provisions of Section 278 of the Highways Act 1980. The agreement must be in place before any works are commenced. There is a fee involved for the preparation of the agreement and for on-site inspection. The applicant should make contact with Malc Lucas – Tel 01302 735110 as soon as possible to arrange the setting up of the agreement.

Doncaster Borough Council Permit Scheme (12th June 2012) - (Under section 34(2) of the Traffic Management Act 2004, the Secretary of State has approved the creation of the Doncaster Borough Council Permit Scheme for all works that take place or impact on streets specified as Traffic Sensitive or have a reinstatement category of 0, 1 or 2. Agreement under the Doncaster Borough Council Permit Scheme's provisions must be granted before works can take place. There is a fee involved for the coordination, noticing and agreement of the works. The applicant should make contact with Paul Evans – Email: p.evans@doncaster.gov.uk or Tel 01302 735162 as soon as possible to arrange the setting up of the permit agreement.

03. The trees identified as T1, T3, T11, T13, T14 and T15 within the approved Arboriculture Method Statement (AMS) Reference: AWA5175AMS.B and Appendix 4: Tree Protection Plan that are within and overhanging the application site is subject to Doncaster Borough Council Tree Preservation Order (No.411) 2020 Chateau Renee and Woodside, Sutton Road, Campsall, Doncaster. It is a criminal offence to wilfully damage a tree subject to a Tree Preservation Order. Failure to implement the above Planning Conditions which seek to protect the tree will be deemed to constitute wilful damage and may result in criminal proceedings being instigated by the council. Preventing damage to the trees is in the interests of tree health and also in the interests of safety of persons and property.

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

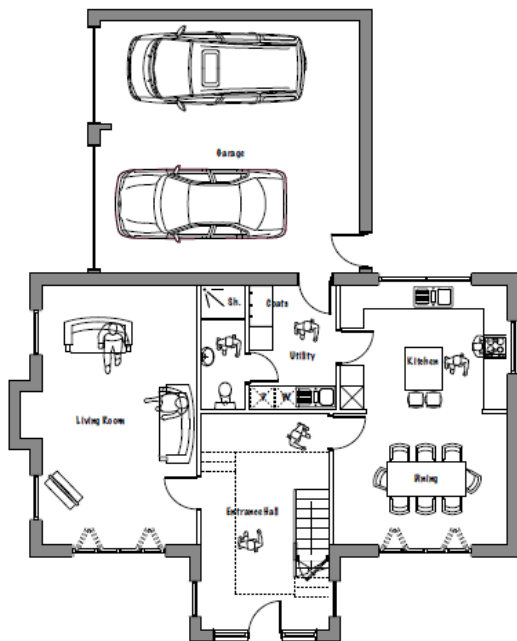
The above objections, consideration and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's

and/or objector's right to respect for his private and family life, his home and his correspondence

APPENDIX 1- Proposed Site Plan



APPENDIX 2- Proposed Floor Plans

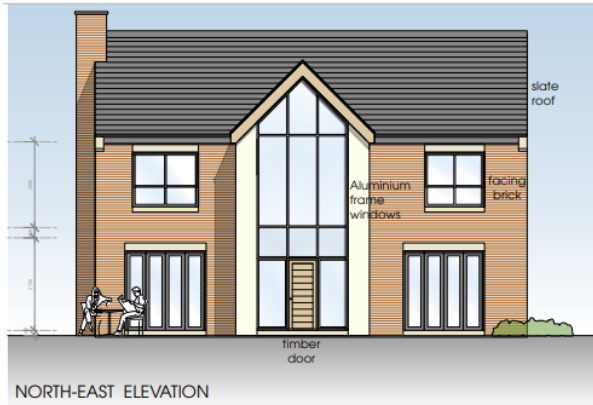


GROUND FLOOR PLAN



FIRST FLOOR PLAN

APPENDIX 3- Proposed Elevations



NORTH-EAST ELEVATION



SOUTH-EAST ELEVATION



SOUTH-WEST ELEVATION



NORTH-WEST ELEVATION

Application	3
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Application Number:	22/02210/FUL
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Application Type:	HOUSEHOLDER
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Proposal Description:	Erection of first floor side extension (being resubmission of 21/03183/FUL refused 16/12/2021)
At:	19 Barnburgh Hall Gardens, Barnburgh

For:	Mr A Huntley
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Third Party Reps:	6 objectors	Parish:	Barnburgh Parish Council
	8 supporters		Ward:

Author of Report:	Laura Weldon
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SUMMARY

This application is a resubmission of application (ref: 21/03183/FUL) and is seeking permission for the erection of a first floor side extension to create a home office/guest bedroom and ensuite above the existing adjoining garage.

The application is submitted following refused application (ref: 21/03183/FUL) which was refused on the grounds of harm to neighbour amenity and detrimental impact on the character of the host dwelling and its setting. This refusal was appealed by the applicant, and the Inspector dismissed the appeal due to the effect of the proposed development on the character and appearance of the courtyard estate, and neighbours' living conditions with regard to privacy and light (ref: 22/00009/HOUSE).

The resubmitted proposal is considered to harm the appearance and character of the street scene and be detrimental to the openness of the courtyard, and is therefore being recommended for refusal.

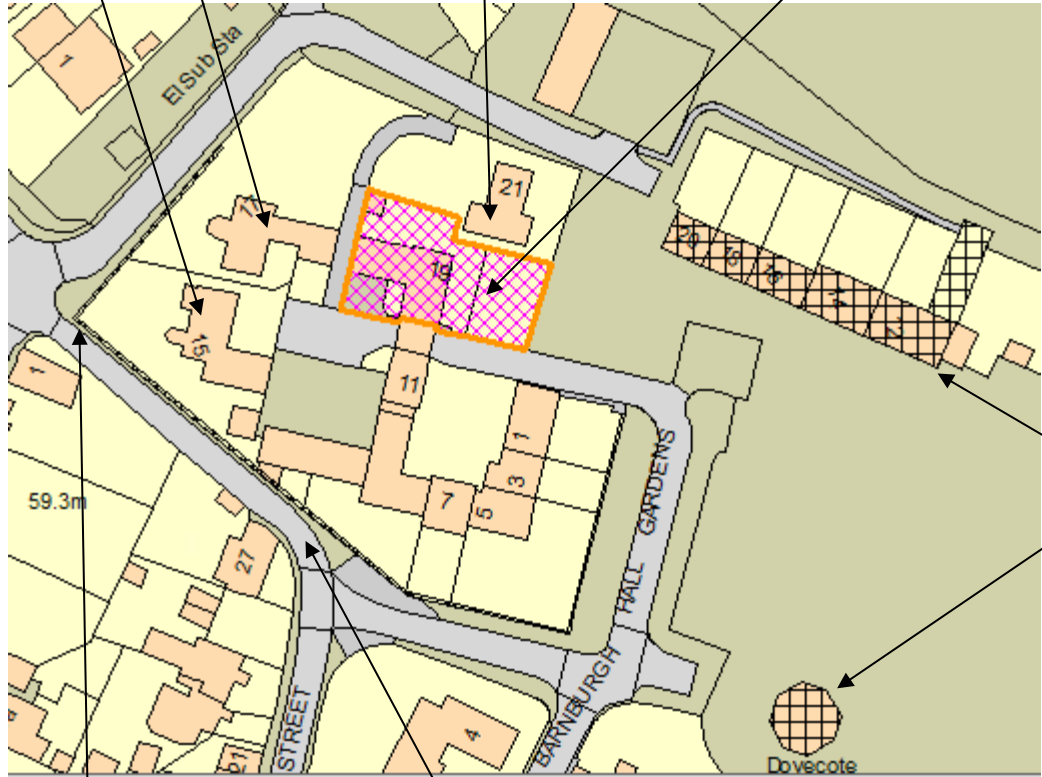
This application is being presented to members due to the level of public interest with 6 objections received from local residents and 8 letters of support from elsewhere in the borough. The proposed plans have been amended during the application assessment.

RECOMMENDATION: REFUSE

Properties with
single storey
garage
projection

Neighbouring
property

Application Site
Existing Property
– 19 Barnburgh
Hall Gardens



Listed
Buildings

Listed wall

Hall Street

1.0 Reason for Report

- 1.1 The application is being presented to Members due to the volume of public interest with 6 objections received and 8 letters of support.

2.0 Proposal and Background

- 2.1 Planning permission is sought for the erection of a first floor side extension to create a home office/guest bedroom and ensuite above the existing garage building.
- 2.2 The principle of development at the site is acceptable as the site is within a Residential Policy Area.
- 2.3 As part of this application, amended plans have been provided to reduce the impact of the raised ridge of the garage building.
- 2.4 Historically, a planning application for a similar proposal was submitted to create additional living space above the garage building. This application was refused in December 2021. An appeal was submitted by the applicant in March 2022 and dismissed in September 2022.

3.0 Site Description

- 3.1 The site lies within Barnburgh Conservation Area and is located within the development now known as Barnburgh Hall Gardens, which lies at the north-east end of the village of Barnburgh and is the site of the former Barnburgh Hall and its grounds, including a walled garden. The walls of the walled garden and the adjoining gate piers are Grade II listed. The Hall itself was demolished in 1968-9. It stood towards the centre of the north end of its grounds, on the site of what is now a grassed area. Its site is adjacent to the south-west corner of a now-converted long, stone former outbuilding (formerly a combined multi-purpose outbuilding and stable block, now known as the stable block) which is also Grade II listed. A formerly small, unlisted historic stone cottage known as Gardeners Cottage stood close to the rear, west, elevation of the Hall, towards its north end. It survived, and has been extended. East of the main drive, well to the south-east of the site of the Hall, stands a substantial octagonal stone dovecote, which is Grade II listed and also a scheduled monument.
- 3.2 The application site is a link- attached dwelling (at first floor level) standing between two new residential courtyards created as part of the development in the walled garden. It is of two storeys to the main element that splits the two courtyards with a single storey element on to the west courtyard, housing the front door and a double garage. The property is finished in coursed limestone with a slate roof to its two-storey element, and clay pantiles with eaves course to its single storey element.
- 3.3 Planning permission and (for relevant works) Listed Building Consent, were granted in 2001 for the restoration and conversion of the stable block to form five dwellings, for a two-storey extension to Gardeners Cottage to form a single dwelling, for restoration of the dovecote and for the erection of fourteen dwellings (references 01/0222/P, and 01/0222/P).
- 3.4 The estate was designed to reflect building types and plot developments typical of the village. Dwellings and garages were designed with vernacular references, including relatively narrow gables, simple form rather than fussy detailing and a

restrained mix of natural materials, and were grouped to acknowledge the various historic courtyards of agricultural buildings within the village centre. Individual designs were varied within an overall architectural discipline, which allowed both homogeneity and visual interest. In order to protect this, the setting of the listed building and the conservation area, permitted development rights were removed from the development.

4.0 Relevant Planning History

4.1 Planning history for the application site as follows:

Application Reference	Proposal	Decision
21/03183/FUL	Erection of first floor side extension to dwelling	REFUSED & APPEAL DISMISSED- 13/09/2022
20/02562/FUL	Alterations to a door and the erection of a pergola to rear garden (Retrospective)	GRANTED – 18/11/2020
10/01437/FULFT	Erection of conservatory/orangery to rear of dwelling.	REFUSED - 10/08/2020
01/4295/P	Listed building consent to take down and re-erect gate pillar to allow widening of access	GRANTED - 20/12/2001
01/0222/P	Restoration and conversion of stable block to form five dwellings, two storey extension to gardeners cottage, restoration of the dovecote, and erection of fourteen dwellings	GRANTED - 12/06/2001
99/4290/P	Restoration and conversion of stable block to form five dwellings, 2 storey extension to gardeners cottage, restoration of the dovecote and erection of fourteen dwellings	WITHDRAWN - 01/08/2005
99/0630/P	Consent to fell one beech one birch one laburnum and one sycamore (being subject to DRDC TPO No. 8 Barnburgh 1968 area 3 (A3))	GRANTED - 15/04/1999
92/2136/P	Consent to fell ten lombardy poplar trees (being subject to A1 Tree Preservation Order No.8 Barnburgh Hall)	GRANTED - 14/09/1992

5.0 Site Allocation

5.1 The site is identified within the Local Plan as Residential Policy Area and within the Barnburgh Conservation Area.

5.2 National Planning Policy Framework (NPPF 2021)

5.3 The National Planning Policy Framework 2021 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless

material considerations indicate otherwise. The NPPF is a material consideration in planning decisions and the relevant sections are outlined below:

- 5.4 Paragraph 126 states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 5.5 Paragraph 130 states that planning decisions should ensure that developments will function well and add to the overall quality of the area; are visually attractive and include effective landscaping; sympathetic to local character; and establish and maintain a strong sense of place.
- 5.6 Paragraph 134 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.
- 5.7 Paragraph 195 states that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 5.8 Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 5.9 Paragraph 111 relates to highways and states that development should only be prevented on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impact on the road network would be severe.

5.10 Local Plan

- 5.11 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Doncaster consists of the Doncaster Local Plan (adopted 23 September 2021). The following Local Plan policies are relevant in this case:
- 5.12 Policy 41 relates to character and local distinctiveness and states that development proposals will be supported where they recognise and reinforce the character of local landscapes and building traditions; respond positively to their context, setting and existing site features as well as respecting and enhancing the character of the locality. Developments should integrate visually and functionally with the immediate and surrounding area at a street and plot scale.
- 5.13 Policy 44 relates to residential design and sets out the key design objectives which residential development must achieve, as well as stating that all developments must

protect existing amenity and not significantly impact on the living conditions or privacy of neighbours.

- 5.14 Policy 34 states that development proposals affecting, or within the setting of, Conservation Areas will be assessed as per the following. Proposals must not detract from the heritage significance of a conservation area by virtue of their location, layout, nature, height, density, form, scale, materials or design or by the removal of trees, the loss of important open spaces or other important landscape features, or through adverse impact on key views and vistas. Proposals that may result in potential harm to a conservation area will be refused unless the harm is outweighed by public benefits arising from the development.
- 5.15 Policy 36 states that development proposals affecting a listed building or its setting will be supported where they enhance the significance of a listed building or structure or where they do not harm its heritage significance.
- 5.16 Policy 37 states that Doncaster's historic environment will be conserved where proposals and initiatives preserve and, where appropriate, enhance the heritage significance and setting of the Borough's heritage assets.
- 5.17 Policy 32 states that proposals will be supported where it can be demonstrated that woodlands, trees and hedgerows have been adequately considered during the design process so that a significant adverse impact upon public amenity or ecological interest has been avoided.
- 5.18 Appendix 6 – Residential Development states that two allocated off street parking spaces must be provided to meet the parking standards for 2+ bed units.

5.19 Neighbourhood Plan (NP).

- 5.20 *No neighbourhood plan is relevant to this application.*

5.21 Other material planning considerations and guidance

- 5.22 Doncaster Council's previous suite of adopted Supplementary Planning Documents (SPDs) have been formally revoked in line with Regulation 15 of the Town and Country Planning (Local Planning) (England) Regulations 2012, following the adoption of the Local Plan. The SPDs refer to superseded development plan policies, and some provide guidance which is not in accordance with the new Local Plan. The Transitional Developer Guidance (April 2022) provides guidance on certain elements, including design, during the interim period, whilst new SPDs to support the adopted Local Plan are progressed and adopted. The Transitional Developer Guidance, Carr Lodge Design Code and the South Yorkshire Residential Design Guide (SYRDG), should be treated as informal guidance only as they are not formally adopted SPDs. These documents can be treated as material considerations in decision-making, but with only limited weight.
- 5.23 The South Yorkshire Residential Design Guide (2011) covers the requirements for parking in residential settings and the relevant sections are B.1.1.19 and B.1.1.24 - Technical Requirements – Private Drives.

6.0 Representations

6.1 This application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

6.2 The application was advertised via neighbour letter, site notice and in the local press with an overall consultation expiry date of 25th November 2022. Following this publicity, a total of 6 letters of objection were received from local neighbours, and 8 letters of support were received from residents elsewhere in the borough.

6.3 A summary of the material planning issues from the letters of objection are set out below:

- Will set an undesirable precedent on the estate;
- Potential for the other 5 properties with single storey attached garages/extensions to also extend in a similar manner
- Development will significantly and detrimentally change the visual concept of the development, which is situated in a Conservation Area
- Development will result in an overdeveloped and overpowering courtyard
- The additional storey to the garage extension of no.19 would add considerable bulk and massing to the front of the property which would impact negatively on the openness of the courtyard
- Overlooking of garden of no. 21 from roof lights and loss of privacy
- Potential for roof light future replacement with dormer windows
- Lack of light to rear of no. 21
- Overshadowing to rear of property and garden at no. 21
- Exacerbated invasive and imposing impact of development on no. 21 as a result of raised land levels at application site
- No regard to Barnburgh Hall Management Company (BHMC) lease
- Request for any consent to include a condition for applicant to obtain consent from BHMC as per the terms of the lease
- De-valuation of properties over time
- There should be a focus on reducing carbon and energy usage during these times, this development would require additional energy

6.3 Issues regarding the lease holding, carbon and energy reduction and property valuation were raised as a constraint however; these are not material planning considerations and as such do not form part of the assessment of the application.

6.4 The agent provided amended plans on 18th and 24th November 2022 to reduce the ridge height of the extension by 200mm to a total increase of 800mm, and confirm that the cill height of the south elevation office/bedroom roof lights are to be a minimum of 1.7m. Eight representations were received in support of the application from members of the public and relatives of the applicant, none of which reside in Barnburgh. A summary of the comments received in support, following the submission of amended plans are as follows:

- Proposal enhances character and appearance of the area
- Roof lights provide light without overlooking
- The 800mm increase in height to the existing roof levels is a minimal difference to the building, to be constructed in the same materials
- Proposal provides suitable living and homeworking for growing and blended families in a small village with limited housing availability

- No increase to footprint of property
- No overlooking, overshadowing or loss of privacy
- Pre-planning enquiry supported the proposal subject to tweaks
- Resubmission takes into account overlooking to no. 11 and has no windows to south elevation
- Scale of proposal has been reduced to just 800mm
- Proposal will enhance the mix of properties within the development
- Precedent already set for a previous extension within the development
- Wooden roof light fittings in keeping with the original character of the development
- Proposal would allow for applicant's mother to stay at the property, provide childcare and have future living options
- Excessive restrictions damaging to property value and modern living needs
- Neighbour campaign to misrepresent application and prevent it from being supported
- Varying building heights in the courtyard and so 800mm increase to no. 19 would still result in no.19 having one of the smaller ridge heights in the courtyard
- Development will make the area more desirable for prospective buyers and add value to properties
- Development is supported by the Design and Conservation Officer

7.0 Relevant Consultations

7.1 Parish Council – No response

7.2 National Grid – No response

7.3 National Grid Assets – No assets affected

7.4 Yorkshire Water – No response

7.5 DMBC Tree Officer – The Tree Officer has stated that there is no direct risk of harm to the trees at the site, but once consent is implemented it could foreseeably change the relationship of this property and those adjacent with the existing trees in the vicinity. There is no objection to proposal from a trees and hedgerows perspective, but this change and resultant pressure is something to consider in the planning balance decision with minor weight. The Tree Officer has no objection subject to the inclusion of an informative relating to the protection of the TPO trees on site.

7.6 Conservation Officer – The Conservation Officer has raised no issues of concern with respect to any adverse impact on the character or appearance of the heritage assets/ conservation area.

7.7 DMBC Highways Development Control – The existing parking situation is not being altered in any way, the parking widths comply with 4B.1.1.19 and the driveway length complies with 4B.1.1.24 set out within the South Yorkshire Residential Design Guide. As there are two allocated off-street parking spaces there are no objections.

7.8 Senior Urban Design Officer – The Senior Urban Design Officer recommended that additional shadow studies and existing and proposed technical sections should be provided to demonstrate the impact of the development, these plans have not been submitted.

8.0 **Assessment**

8.1 The proposal seeks approval for the erection of a first floor side extension to create a home office/guest bedroom and ensuite above the existing garage building. In considering the proposal, the main material planning considerations are outlined below:

- The acceptability of residential development
- The impact on neighbouring residential properties
- The impact on the character of the conservation area and wider setting
- The impact on parking standards
- The impact on the existing trees

8.2 For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little
- No

Appropriateness of the proposal

8.3 The application site falls within the residential policy area as defined in the adopted Local Plan (2021). As such, extensions and alterations to a domestic property are acceptable in principle if they remain subsidiary to the host dwelling, are of a scale and design that is appropriate to the host property, and are not detrimental to the amenity afforded to adjacent properties.

Sustainability

8.4 The National Planning Policy Framework (NPPF 2021) sets out at paragraph 7 that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs

8.5 There are three strands to sustainability, social, environmental and economic. Para.10 of the NPPF states that in order sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

8.6 **SOCIAL SUSTAINABILITY**

Impact on Residential Amenity

8.7 Policy 44 Part A states that proposals must protect existing residential amenity; not significantly impact the living conditions or privacy of neighbours or the host property; should not be overbearing or result in an unacceptable loss of garden space.

- 8.8 The application site is surrounded by residential properties to the north, south and west. The north elevation of the extension would have four high level roof lights, three of which would serve the office/bedroom and one of which would serve the shower room. The north elevation of the application site is situated 7.5 metres from the rear garden boundary, which is shared with neighbouring property no. 21. Owing to the high-level placement of the roof lights, it is not considered that there would be harmful overlooking or loss of privacy to no. 21.
- 8.9 The west elevation of the property is 3.2 metres from neighbouring property no. 17; with an access road running between the two properties. There would be a vertical window to the west elevation of the extension, and a single roof light would replace the existing roof lights serving the bathroom. The new window would serve the office/bedroom and would be obscure-glazed. This window would be directly adjacent to the roof of the garage building of no. 17. There would be no harmful overlooking or loss of privacy to no. 17.
- 8.10 The adjacent property no. 11 is located to the south of the application site. No windows are proposed for the upper floor level of the southern elevation and therefore no overlooking upon the neighbouring property will be introduced.
- 8.11 The main property to be affected by overshadowing as a result of this development is no. 21. The rear garden of no. 21 is situated approximately 7.5 metres north of the application site, on a lower land level and so the proposal would have the most impact on the rear garden of this property by virtue of its positioning. The resident provided photographs demonstrating the impact of the increased height of the garage on the rear garden of no. 21 during the winter months. Whilst it is acknowledged that the proposal would result in some minor overshadowing to the rear garden of no. 21, on balance the proposal is not considered to introduce harmful overshadowing to this property as light levels are already lower in the winter months, and gardens are not generally occupied as frequently in the winter months of the year.
- 8.12 No. 17 is situated west of the application site with the garage extension approximately 3.2 metres away from the garage building of the application site. The garden of no. 17 spans to the north of the site and the area for development and it is not considered that the proposal would result in harmful overshadowing to this or any other property. The development therefore complies with the above policies in terms of overshadowing.
- 8.13 There would be no loss of private amenity space as a result of this application.
- 8.14 Overall, the proposed development protects existing residential amenity. The proposal therefore accords with the aforementioned relevant policies.

8.15 Conclusion on Social Impacts.

- 8.16 Para. 8 b) of the NPPF (2021) indicates, amongst other things, that the planning system needs to support strong, vibrant and healthy communities, by ensuring well-designed and safe built environments, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
- 8.17 It is not considered that the proposed development would adversely affect future or existing residential amenity. There would be no harmful overlooking or overshadowing introduced as a consequence of the application, and sufficient private

amenity space would be retained. This weighs in favour of the application carrying substantial weight.

8.18 ENVIRONMENTAL SUSTAINABILITY

Impact upon the character and appearance of the Conservation Area

- 8.19 Policy 34 Part A states that proposals and initiatives will be supported which preserve and, where appropriate, enhance the heritage significance and setting of the Borough's heritage assets (including locally identified undesignated heritage assets), and especially those elements which contribute to the distinct identity of the Borough.
- 8.20 Policy 36 states that proposals affecting a listed building or its setting will be supported where they enhance the significance of a listed building or where they do not harm its heritage significance.
- 8.21 Policy 37 states that Doncaster's historic environment will be conserved where proposals and initiatives preserve and, where appropriate, enhance the heritage significance and setting of the Borough's heritage assets.
- 8.22 The application site lies within the Barnburgh Conservation Area. The surrounding built form is traditional but varied, with a mixture of stone and render, with roofs finished in blue slate, and red clay pantiles.
- 8.23 The proposed extension will be finished in matching limestone, with the existing red clay pantiles of the garage to be replaced with blue slate to match the roof of the host dwelling. The Conservation Officer is satisfied that the change to the roof from red pantiles to matching blue slate would be acceptable due to the roof joining up with that of the host dwelling.
- 8.24 The garage building would increase from 5.1m to 5.9m in height, an increase of 800mm. The Conservation Officer has no objections to the increase in height, and is satisfied that the development is not harmful to the setting of the conservation area or the listed buildings. The proposal therefore accords with the aforementioned relevant policies.

Impact upon the character and appearance of the surrounding area

- 8.25 Paragraph 130 of the NPPF (2021) states that planning decisions should ensure that developments will function well and add to the overall quality of the area; are visually attractive and include effective landscaping; sympathetic to local character; and establish and maintain a strong sense of place.
- 8.26 Paragraph 134 of the NPPF (2021) states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.
- 8.27 Policy 41 A states that development proposals will be supported where they recognise and reinforce the character of local landscapes and building traditions; respond positively to their context, setting and existing site features as well as respecting and enhancing the character of the locality. Policy 41 A also states that developments should integrate visually and functionally with the immediate and surrounding area at a street and plot scale.

- 8.28 Policy 41 E states that applications and design proposals will need to demonstrate an understanding of the context, history, character and appearance of the site, adjacent neighbourhood and the wider area, to inform the appropriate design approach.
- 8.29 The application site is located in Barnburgh, which is a small sized village in the west of the borough. Barnburgh Hall Gardens is near to the edge of the settlement boundary with the fields to the north washed over by Green Belt.
- 8.30 The surrounding development is relatively high density, and consists of detached and terraced properties grouped around courtyards to reflect the various historic courtyards of agricultural buildings within the village centre. No. 19 is a link-attached two-storey dwelling with a single-storey outrigger. The property is one of four dwellings that front on to and encircle a courtyard area. These courtyard properties are densely packed and built to a similar design and finish. The single-storey outriggers provide some relief to the densely packed layout and contribute to an open character and appearance of the courtyard.
- 8.31 The proposal is not sympathetic to the character of the surrounding properties in terms of scale and overall design, and would be harmful to the established open character of this carefully designed development. The garage buildings are single storey to retain openness to the courtyards. Whilst the increase in height to the existing garage might be considered minor at 800mm, the impact of the increase would be significant in terms of the sense of enclosure that the development would introduce to the courtyard.
- 8.32 Despite the use of matching materials, the addition would add bulk and massing to the front of the property, which would be detrimental to the openness of the courtyard. The ridge of the building would extend above the eaves of the host dwelling to create an unsympathetic half-a-storey-esque addition to the front of the property. Consequently, the proposal would have an expanse of blank stonework above the garage doors and front door, further highlighting the inappropriate and unsympathetic scale and design of the development.
- 8.33 The appearance, scale and design of the proposed dwelling would not respond positively to its context and would be harmful to the open character and appearance of the courtyard estate. The proposal is not in accordance with the aforementioned relevant policies.

Highways Details

- 8.34 This application will create an additional bedroom to the property to create a 5 bedroom unit, and off street parking spaces are provided within the curtilage of the application site. As per Appendix 6 of the Doncaster Local Plan, two allocated off street parking spaces must be provided to meet the parking standards for 2+ bed units. The South Yorkshire Residential Design Guide covers the requirements for parking in residential settings.
- 8.35 The existing parking arrangement would be retained, and the Highways Officer is satisfied that the parking widths comply with section B.1.1.19, and the driveway length complies with section B.1.1.24, set out within the Technical Requirements of the South Yorkshire Residential Design Guide.

- 8.36 The proposal includes an electric vehicle charging point to the west elevation, which is encouraged for new developments, as stated in Policy 13.
- 8.37 The proposal is considered to be in accordance with Appendix 6 of the Local Plan and the relevant sections of the South Yorkshire Residential Design Guide. The development would have no harmful impact in terms of highways or access.

Impact upon Trees

- 8.38 Policy 32 states that proposals will be supported where it can be demonstrated that woodlands, trees and hedgerows have been adequately considered during the design process so that a significant adverse impact upon public amenity or ecological interest has been avoided.
- 8.39 The site includes a number of protected and non-protected trees. There is a protected Beech tree (TPO) within the neighbouring garden of 17 Barnburgh Hall Gardens, which is positioned north-west of the site.
- 8.40 The Tree Officer has stated that the proposal introduces the same concerns as the previous application with regards to the protected and non-protected trees. The Tree Officer acknowledges that the proposal could be perceived to change the relationship of this property and those adjacent with the existing trees in the vicinity. This would be by virtue of overshadowing from the development increasing pressure to remove or prune trees to alleviate shading.
- 8.41 The Tree Officer has stressed that the proposed change to the building and resultant pressure is something to consider in the planning balance decision with minor weight. There is no objection to the application subject to the inclusion of an informative relating to the protection of the TPO trees on site.
- 8.42 The proposal is considered to be in accordance with the aforementioned relevant policy.

8.43 Conclusion on Environmental Issues

- 8.44 Para. 8 c) of the NPPF (2021) indicates, amongst other things, that the planning system needs to contribute to protecting and enhancing the natural built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 8.45 The proposal includes sufficient private parking and there will be no significant impact upon the trees at the site.
- 8.46 The proposed design and appearance of the extension would harmfully impact the character of the street scene and courtyard style development, which otherwise has a uniform appearance, of which the single storey garage element is key. The proposed development would therefore have negative environmental impacts, which weigh in limited favour of the application.

8.47 ECONOMIC SUSTAINABILITY

8.48 It is anticipated that there would be some short-term economic benefit to the development of the site through employment of construction workers and tradesmen connected with the build of the project however, this is restricted to a short period of time and therefore carries limited weight in favour of the application.

8.49 Conclusion on Economy Issues

8.50 Para 8 a) of the NPPF (2021) sets out that in order to be economically sustainable developments should help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.

8.51 Whilst the economic benefit of the proposal is slight and afforded only limited weight, it does not harm the wider economy of the borough and for that reason weighs in favour of the development.

9.0 PLANNING BALANCE & CONCLUSION

9.1 In accordance with Paragraph 134 of the NPPF (2021) the proposal fails to reflect local design policies and government guidance on design. The proposal is not in accordance with the aforementioned relevant policies in the Local Plan and this weighs against the application.

9.2 The submitted plans indicate that whilst there is no significant impact on neighbour amenity or the conservation area/listed buildings, the proposal is not sympathetic to the character of the surrounding properties in terms of scale and overall design, and would be harmful to the established open character of this carefully designed, relatively high density development. The increase in height to the garage building would be significant in terms of the sense of enclosure that the development would introduce to the courtyard.

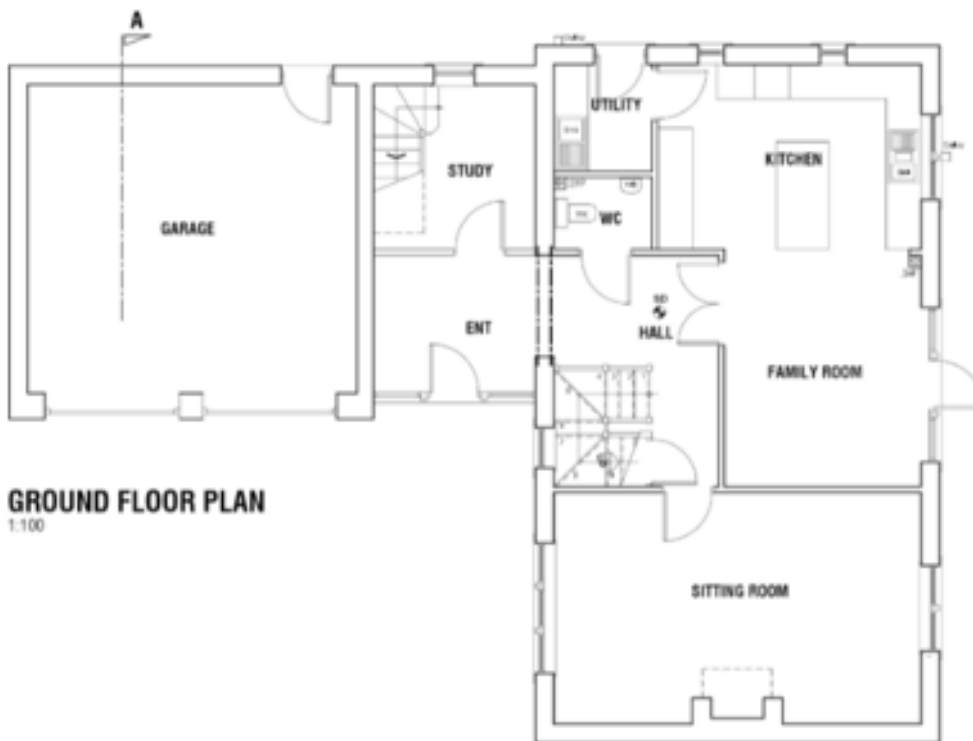
10.0 RECOMMENDATION – REFUSE PLANNING PERMISSION

10.1 The proposal is not sympathetic to the character of the host dwelling or surrounding properties in terms of scale and overall design, and would not integrate well in its setting by virtue of the sense of enclosure the extension would introduce to the courtyard. The application is contrary to Policies 41 and 44 of the Doncaster Local Plan (adopted September 2021). It would also fail to accord with the provisions of the National Planning Policy Framework (July 2021), which states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design. Planning decisions should ensure that developments will function well and add to the overall quality of the area; are visually attractive; sympathetic to local character; and establish and maintain a strong sense of place. The proposal does not accord with the local and national policies and is therefore recommended for refusal.

APPENDIX 1- Proposed Site Plan



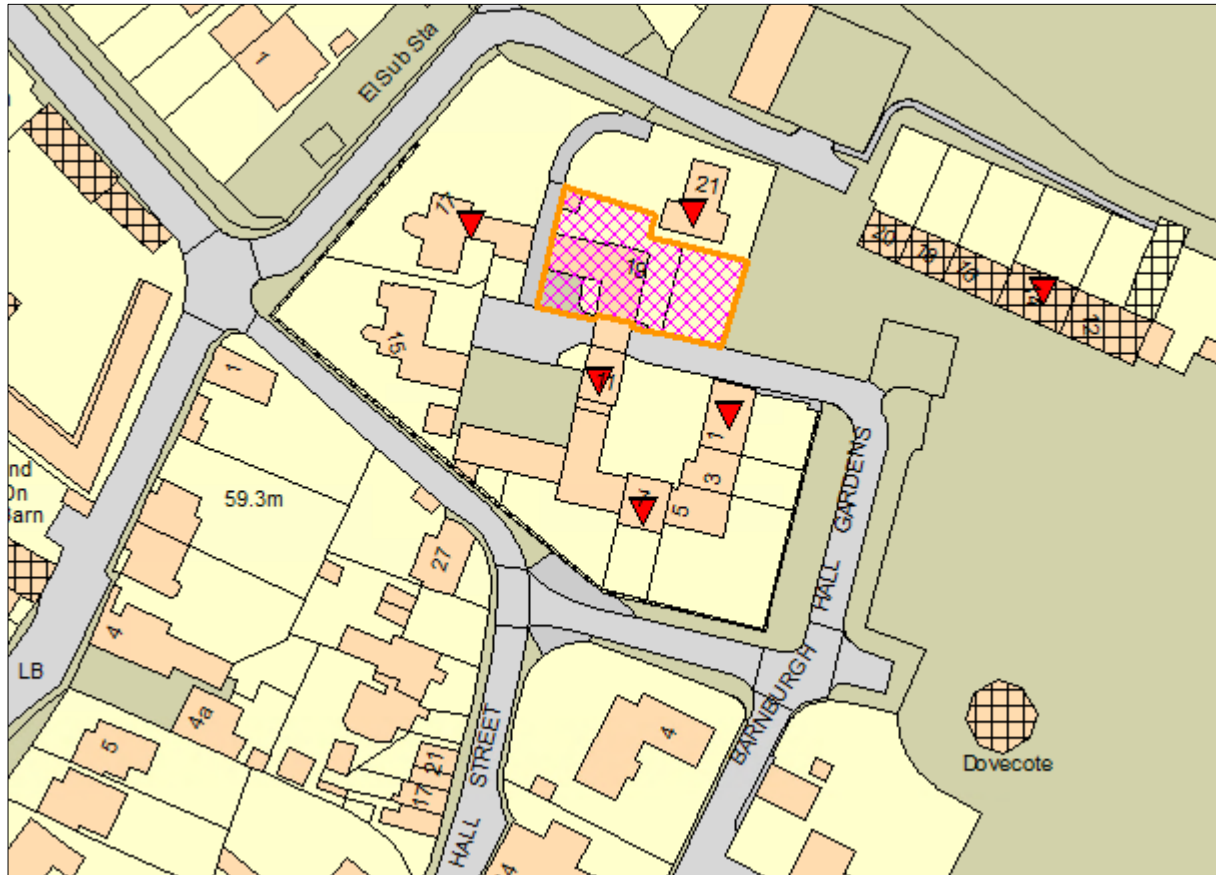
APPENDIX 2- Proposed Floor Plans



APPENDIX 3- Proposed Elevations



APPENDIX 4 – Distribution of Objections in Relation to Application Site



APPENDIX 5 – Distribution of Support in Relation to Application Site



APPENDIX 6 – Suggested Conditions in the event of an overturn

CONDITIONS / REASONS

1. 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.

2. The development hereby permitted shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows:

Proposed elevations and plans; Drawing no. P10; Ref. 21.19; Rev. C; Amended 30/11/2022; Received 30/11/2022

Site plan; Drawing no. BP01; Ref. 21.19; Received 05/10/2022

Location plan; Drawing no. 0S1; Ref. 21.19; Received 05/10/2022

REASON

To ensure that the development is carried out in accordance with the application as approved.

3. The external materials and finishes shall match the existing property.

REASON

To ensure the satisfactory appearance of the development in accordance with policy 41 of the Doncaster Local Plan.

4. Before the first occupation of the extension hereby permitted, the west elevation window as indicated on the approved plans shall be permanently obscure to a level of obscurity to Pilkington level 3 or above or its technical equivalent by other manufactures and shall be permanently retained in that condition thereafter, unless otherwise approved in writing by the local planning authority.

REASON

To ensure that the development does not impact on the privacy of the adjoining premises.

INFORMATIVES

1. Doncaster Rural District Council Tree Preservation Order (No.8) 1968 Barnburgh
The trees within the garden of 17 Barnburgh Hall Gardens, Barnburgh, Doncaster, DN5 7DS are protected by virtue of G1 of Doncaster Rural District Council Tree Preservation Order (No.8) 1968 Barnburgh. The development hereby granted shall not imperil these trees through the construction activities. It is advised, therefore, that during the construction of the development hereby approved the following activities are prevented from occurring:
 - 1) the stockpiling of building materials under the crown spread of any tree;
 - 2) the parking or operating of machinery under the crown spread of any tree;
 - 3) fires within 10m of the crown spread of any tree;
 - 4) chemical spillages (including the rinsing out of cement mixers) under the crown spread of any tree.It is a criminal offence to wilfully damage any protected tree and failure to adhere to this advisory note may be deemed to constitute wilful damage and may result in criminal proceedings being instigated by the council. Preventing damage to the trees is in the interests of tree health and also in the interests of safety of persons and property.
2. 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

Standing Advice valid from 1st January 2021 until 31st December 2022



To the Chair and Members of the Planning Committee

APPEAL DECISIONS

EXECUTIVE SUMMARY

- 1. The purpose of this report is to inform members of appeal decisions received from the planning inspectorate. Copies of the relevant decision letters are attached for information.

RECOMMENDATIONS

- 2. That the report together with the appeal decisions be noted.

WHAT DOES THIS MEAN FOR THE CITIZENS OF DONCASTER?

- 3. It demonstrates the ability applicants have to appeal against decisions of the Local Planning Authority and how those appeals have been assessed by the planning inspectorate.

BACKGROUND

- 4. Each decision has arisen from appeals made to the Planning Inspectorate.

OPTIONS CONSIDERED

- 5. It is helpful for the Planning Committee to be made aware of decisions made on appeals lodged against its decisions.

REASONS FOR RECOMMENDED OPTION

- 6. To make the public aware of these decisions.

IMPACT ON THE COUNCIL'S KEY OUTCOMES

7.

	Outcomes	Implications
	Working with our partners we will provide strong leadership and governance.	Demonstrating good governance.

RISKS AND ASSUMPTIONS

- 8. N/A

LEGAL IMPLICATIONS [Officer Initials SC Date 30/11/2022]

9. Sections 288 and 289 of the Town and Country Planning Act 1990, provides that a decision of the Secretary of State or his Inspector may be challenged in the High Court. Broadly, a decision can only be challenged on one or more of the following grounds:
- a) a material breach of the Inquiries Procedure Rules;
 - b) a breach of principles of natural justice;
 - c) the Secretary of State or his Inspector in coming to his decision took into account matters which were irrelevant to that decision;
 - d) the Secretary of State or his Inspector in coming to his decision failed to take into account matters relevant to that decision;
 - e) the Secretary of State or his Inspector acted perversely in that no reasonable person in their position properly directing themselves on the relevant material, could have reached the conclusion he did;
a material error of law.

FINANCIAL IMPLICATIONS [Officer Initials BC Date 30/11/2022]

10. There are no direct financial implications as a result of the recommendation of this report, however Financial Management should be consulted should financial implications arise as a result of an individual appeal.

HUMAN RESOURCES IMPLICATIONS [Officer Initials CR Date 30/11/2022]

11. There are no Human Resource implications arising from the report.

TECHNOLOGY IMPLICATIONS [Officer Initials PW Date 30/11/2022]

12. There are no technology implications arising from the report

HEALTH IMPLICATIONS [Officer Initials RS Date 30/11/2022]

13. It is considered that there are no direct health implications although health should be considered on all decisions.

EQUALITY IMPLICATIONS [Officer Initials JW Date 30/11/2022]

14. There are no Equalities implications arising from the report.

CONSULTATION

15. N/A

BACKGROUND PAPERS

16. N/A

CONCLUSIONS

17. Decisions on the under-mentioned applications have been notified as follows:-

Application No.	Application Description & Location	Appeal Decision	Ward	Decision Type	Committee Overturn
22/01660/FUL	Erection of front and rear ground and first floor extensions and replacement garage at 17 Top Road, Barnby Dun, Doncaster, DN3 1DB	Appeal Dismissed 07/11/2022	Stainforth And Barnby Dun	Delegated	No

REPORT AUTHOR & CONTRIBUTORS

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Dan Swaine
Director of Economy and Environment

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Appeal Decision

Site visit made on 5 October 2022

by **J Downs BA(Hons) MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 7 November 2022

Appeal Ref: APP/F4410/D/22/3305657

17 Top Road, Barnby Dun, Doncaster DN3 1DB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Matthew White against the decision of Doncaster Metropolitan Borough Council.
 - The application Ref 22/01660/FUL, dated 30 June 2022, was refused by notice dated 12 August 2022.
 - The development proposed is Erect front and rear ground and first floor extensions and replacement garage.
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. I note the planning history of the site, and the detailed references to amendments to the design of the appeal proposal. However I have determined this appeal on the basis of the plans that are before me.

Main Issues

3. The main issues are:
 - the effect on the character and appearance of the area; and
 - the effect on the living conditions of occupiers of 15 and 19 Top Road with specific regard to overshadowing.

Reasons

Character and appearance

4. Top Road serves as an arterial route through Barnby Dun. There are a range of building and dwelling types along its length, some of which are close to the appeal site. However, near the appeal site, development is predominantly in the form of single storey dwellings in spacious plots, giving the street a domestic character. While there is variation in the design of the dwellings particularly in relation to the roofs and roof heights, and some of the dwellings have clearly been altered and extended, this does not change the prevailing appearance of single storey development.
5. The appeal proposes alterations and extensions to the dwelling. To the front elevation, the increase in the ridge height of the roof and introduction of a two-storey gable feature would substantially increase the mass of the dwelling. The

- gable feature would appear particularly prominent given it would project forward of the remainder of the extended bungalow. The appeal proposal would result in the appeal property being perceived as a two-storey dwelling which would appear incongruous in the context of the prevailing development type.
6. The appellant has highlighted dwellings in the surrounding area which have had alterations to allow occupation in the roofspace of the dwelling. The majority of these are not on Top Road and so are in a different context to the appeal site. I observed the development of two storey dwellings further along Top Road, however this site is in proximity to where the character and appearance of Top Road changes to where two storey dwellings are predominant and so is in a different context to the appeal site.
 7. I observed the development at 40 Top Road. It was approved prior to the current development plan being adopted and I am unaware of the policy framework in place at that time. It has resulted in No 40 having the appearance of a two storey dwelling when viewed from Top Road and this strengthens my view that the appeal proposal would appear as an incongruous feature in the street.
 8. Given the scale and extent of the proposed works, they would not appear as poorly related additions to the host property and as such would have an acceptable effect on the appearance of the host dwelling in and of itself. However this would not overcome the harm to the street scene that would arise from the overall scale and prominence of the proposed development.
 9. The appellant has referred to Doncaster Local Plan adopted September 2021 (DLP) Policies 10 and 45, however these are not relevant to the appeal as they concern applications for new dwellings. Both parties have referred to the guidance contained within the Doncaster Transitional Developer Guidance April 2022 (TDG) and the South Yorkshire Residential Design Guide 2011. However I attach limited weight to these as they are not formally adopted supplementary planning documents. I have also had regard to the principles of good design in the National Planning Policy Framework (the Framework) and National Design Guide in reaching my decision.
 10. In relation to this main issue, I conclude that the appeal proposal would not have an acceptable impact on the character and appearance of the surrounding area. This would be contrary to DLP Policies 41 and 44 which require development to respect and respond positively to the context and character of the existing area. It would also be contrary to paragraph 120 of the Framework which requires upwards extensions to be consistent with the prevailing form of neighbouring properties and the overall street scene.

Living conditions

11. The application was accompanied by a Daylight and Sunlight Report (the report) which assessed the proposal against the guidance in the Building Research Establishment guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 2nd Edition', which acknowledges that it provides guidance and is not mandatory.
12. The affected windows at 15 Top Road are enclosed by No 17, limiting the amount of light they receive. This would be further reduced were the appeal proposal built. While the report concludes this would be acceptable due to the

level of change from the existing situation, the effect would be that there would be less light to those windows than the generally accepted standard and this would be harmful to the living conditions of the occupiers of No 15.

13. The area of the garden in proximity to the rear elevation of 19 Top Road is already shadowed due to the siting of the dwellings relative to each other. The increased mass of the appeal proposal would result in an increase in general overshadowing to this area. Although the report assesses that the effect to the window in the rear elevation would remain acceptable, the increase in overshadowing to the garden area would be harmful to the living conditions of the occupiers of No 19.
14. The report is not applicable to the side window at No 19 due to its orientation. It is enclosed by the existing dwelling and so receives very limited light. Although this would be further reduced by the appeal proposal given its height and proximity to the window, it would not have a serious effect on the enjoyment of the property given the current situation with regard to light.
15. I acknowledge the advice in Paragraph 125 of the Framework, however I note this is primarily in relation to designing for housing development in areas where there is an anticipated shortage of land for housing and ensuring efficient use is made of land and so is not of direct relevance to this appeal.
16. In relation to this main issue, I conclude that the appeal proposal would have an adverse impact on the living conditions of neighbouring properties due to the increase in overshadowing. This would be contrary to DLP Policy 44 which requires development to protect existing amenity and not significantly impact on the living conditions of neighbours.

Other Matters

17. Paragraph 9 of the Framework confirms that the objectives of sustainable development are not criteria against which every decision should be judged. There is no suggestion that the development plan is out of date and it does contain policies relevant to this appeal, therefore Paragraph 11c of the Framework is engaged. The starting point is therefore that this appeal should be determined in accordance with the development plan.
18. The appellant has raised concerns with the way in which the Council's report summarised national policy. I have considered national policy in reaching this decision and not relied on the Council's summary.
19. The appellant has set out that the existing dwelling needs work to bring it to current standards. There would be a wider public benefit from the dwelling being more energy efficient. I also acknowledge the needs of the appellant's family to have sufficient space. Although this is primarily a private benefit to the appellant, it is nonetheless a material consideration that weighs in favour of the appeal scheme.
20. The appellant has suggested there is a shortage of housing suitable for families with ample amenity space. I have no specific evidence before me to demonstrate this and have therefore afforded it limited weight.

Conclusion

21. For the reasons given above, the appeal proposal would be harmful to the character and appearance of the area, and to the living conditions of neighbouring occupiers, so would conflict with the development plan. There are no material considerations, including the identified benefits and national planning policy and guidance, of sufficient weight to indicate that a decision should be taken other than in accordance with the development plan. Therefore, the appeal is dismissed.

J Downs

INSPECTOR