

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 6th February 2018

Application	2
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Application Number:	17/02763/FUL	Application Expiry Date:	11 th January 2018 (Extension of time granted)
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Application Type:	Full Application
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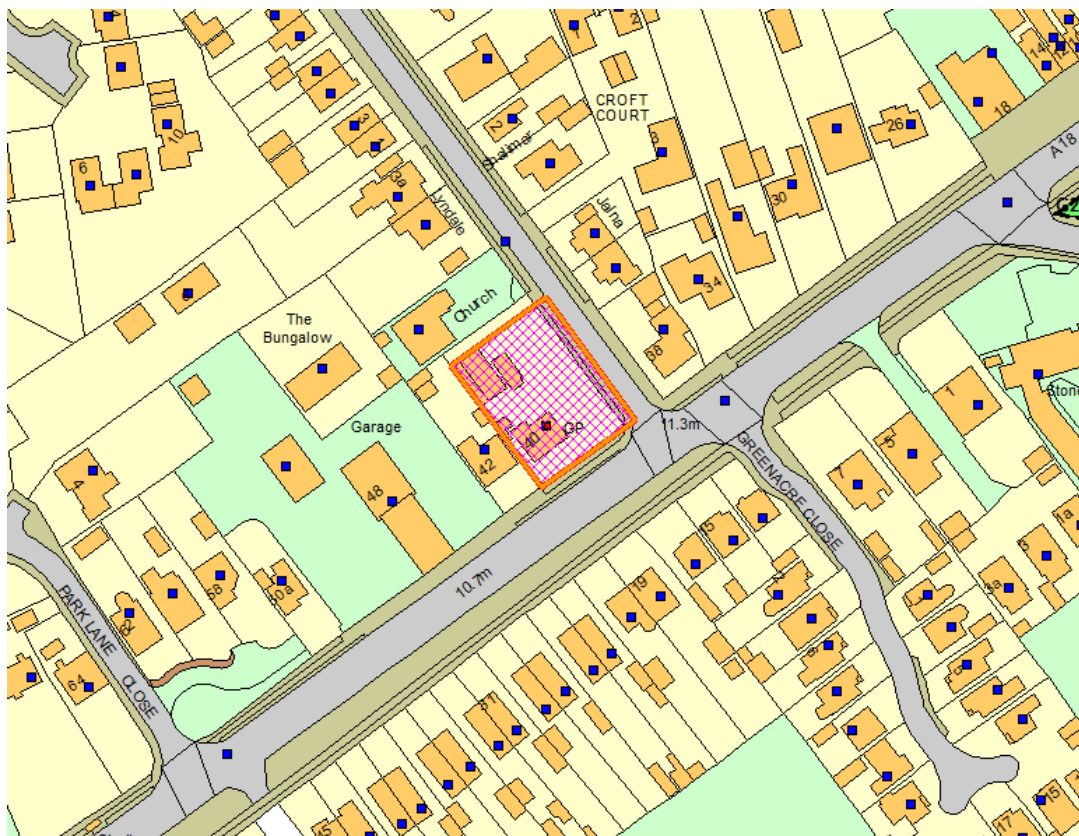
Proposal Description:	Erection of 3 detached dwellings and associated works following demolition of existing buildings (amended plans)
At:	40 High Street, Dunsville, Doncaster, DN7 4BX

For:	Mr Scott Simpson
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Third Party Reps:	8 representations	Parish:	Hatfield Parish Council
		Ward:	Hatfield

Author of Report	Dave Richards
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MAIN RECOMMENDATION:	GRANT
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1.0 Reason for Report

1.1 The application is being presented to Planning Committee due to the number of objections received against the proposal.

2.0 Proposal and Background

2.1 The application proposes the erection of 3 detached dwellings following the demolition of an existing dwelling on the site.

2.2 The development would introduce two detached dwellings facing on to High Street (Plots 1 & 2), with a further dwelling (Plot 3) to the rear facing on to Green's Road. Plots 1 & 2 utilise the existing access on Green's Road with detached garages to be constructed. A new access for Plot 3 would be created. Each plot measures approximately 9m in width, 9.2m in depth (max) and 8.4m in height to ridge. The materials are typical brick and tile construction with rooflights to accommodate a room in the roof.

2.3 The site is located at the corner junction on High Street and Green's Road and contains a bungalow constructed circa 1950 and its large curtilage. A number of outbuildings within the rear garden have been demolished.

2.4 The street scene in the immediate vicinity on High Street is mixed in character with bungalows, dormer properties and 2 storey dwellings present on the north of the road and a more uniform appearance on the opposite side. From the perspective of Green's Road, there is a mixture of bungalows and two storey dwellings and a church building which lies to the rear of the site. More recent development such as St Georges Avenue and Greenacre Close constructed in the 1980s and 1990s sets an example of nearby denser, residential development.

3.0 Relevant Planning History

3.1 No relevant planning history.

4.0 Representations

4.1 The application has been advertised in accordance with the requirements of the Planning Practice Guidance as follows:

- Any neighbour sharing a boundary with the site has received written notification
- Site notice
- Advertised on the Council website

4.2 A total of eight objections have been received from local residents raising the following issues:

- Over development
- Out of keeping with surrounding properties
- Concerns with the junction between High Street and Green's Road
- Concerns with on street parking
- Increase in traffic congestion

5.0 Parish Council

5.1 Hatfield Parish Council object to the application on the basis that:

- The proposed development is over intensive and not in keeping with its surroundings.
- There is insufficient parking and concerns with the access
- The development is not in accordance with the village plan

6.0 Relevant Consultations

6.1 Highway Officer

No objection subject to conditions and informatives.

6.2 Drainage Officer

No objection subject to conditions and informatives.

6.3 Ecology Officer

A bat survey has been carried out on the building proposed for demolition. No evidence of bats was found and the building was assessed as having low potential for use as a roost. No objection subject to a condition.

6.4 Pollution Control Officer

Following the receipt of additional information, no further investigation of the site is required.

6.5 Shire Drainage Board

No objection subject to conditions and informatives.

7.0 Relevant Policy and Strategic Context

7.1 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.

7.2 In the case of this application, the development plan consists of the Doncaster Core Strategy and Unitary Development Plan. The most relevant policies are Policies CS1, CS14 and CS16 of the Core Strategy and Policy PH11 of the UDP.

7.3 Other material considerations include the National Planning Policy Framework (NPPF) and the subsequent planning guidance; as well as the Council's supplementary planning guidance.

8.0 Planning Issues and Discussion

8.1 The main issues for consideration on this proposal are:

- The principle of the development
- Impact upon the character and appearance of the surrounding area
- Impact upon highway safety
- Impact upon neighbouring amenity

Principle

8.2 The NPPF seeks to significantly increase the overall quantity and quality of housing and to ensure that it is built in sustainable locations. Policy PH11 (a) of the UDP accepts the principle of residential development in a residential policy area providing the character of the area or local facilities are maintained and neighbour amenity is protected.

8.3 The application site is located within the settlement boundary of Dunsville where the principle of new residential development is acceptable in principle.

Impact upon the character and appearance of the surrounding area

8.4 Policies CS1 and CS14 of the Core Strategy and Policy PH11 of the UDP requires that all proposals in Doncaster must be of high quality design that respects the character of the area in regard to a number of principles of good design. These include being of a form, density, and layout sympathetic to the area. Objectors believe that the redevelopment of the site to accommodate 3 dwellings would cause the site to appear overdeveloped and that the design of the properties would not be in character with the existing pattern of development.

8.5 The street scene on High Street is mixed in character with bungalows, dormer properties and 2 storey dwellings present on the north of the road and a more uniform appearance on the opposite side. From the perspective of Green's Road, there is a mixture of bungalows and two storey buildings. There is a mixture in the density and pattern of development with bungalows enjoying large gardens compared with more mixed, concentrated modern development.

8.6 Officers acknowledge there are some concerns with the overall scale and grain of the development proposed, being more in common with the more substantial properties on the south side of High Street in terms of overall scale and massing. The proposed layout would substantially increase the amount of built development on the site and present a contrasting style of bungalows and two storey dwellings in this prominent location.

8.7 Whilst the contrast in appearance to bungalows would be easily apparent, the immediate area around the site hosts a variety of dwelling scales and appearances and therefore the development would not necessarily appear out of character. The development would continue the evolution of the area's character towards a tighter urban form which is evident nearby. The development would comply with respect to the Council's SPD guidance relating to plot size, amenity space, respecting building lines, access requirements and providing sufficient landscaping. The development would also reuse dilapidated previously developed land.

8.8 In summary therefore, whilst acknowledging the prominence and scale of development, the sites lies within a sustainable location where new housing should be encouraged. Although finely balanced, it is considered that the proposal respects the character of the area and is generally in compliance with Policy CS14 of the Core Strategy and Policy PH11 of the UDP.

Impact on highway safety

8.9 Policies CS1 and CS14 of the Core Strategy and Policy PH11 of the UDP require development to be of a high quality design which is functional and does not cause any detriment to highway safety. Local residents have commented on the access arrangement and existing congestion on to Green's Road and questioned whether sufficient parking spaces have been provided.

8.10 The development would utilise the existing access arrangement to provide sufficient parking spaces for Plots 1 and 2. A new access would be created to service Plot 3, with sufficient off street parking. Although it is acknowledged that vehicles may reverse on to Green's Road, this is common place on the road and this would be done at low speed with drivers taking appropriate due care and attention to avoid conflict with other motorists and pedestrians. The Highway Officer has been consulted on the application and has no objection.

8.11 Green's Road does not have any parking restrictions in force and on street parking is evident nearby. Whilst this may be an annoyance for some residents, on street parking does not automatically amount to a danger to highway safety. There would be adequate visibility from the access points associated with the new development.

8.12 The application therefore accords with Policy CS14 of the Core Strategy which recognises that a component of good design is to ensure that highway safety is not affected.

Impact on neighbouring amenity

8.13 The NPPF emphasises the need to protect the quality of the built environment and ensure a good standard of living conditions for current and future occupiers of housing. Policy CS14 of the Core Strategy and Policy PH11 of the UDP recognises that a component of good design is to ensure that new development does not have a negative effect on residential amenity. Concerns have been raised by an adjacent neighbour relating to loss of privacy

8.14 The rear facing windows of Plot 2 would have views down the newly created garden and, to a lesser extent, the amenity area associated with the property No. 42 High Street. Whilst this would introduce some overlooking where previously there was none, there would be no direct viewing inside the neighbouring property. Similarly, the rear elevation of Plot 3 would direct views towards the end portion of the neighbour's garden at an acceptable distance. In light of the above, despite some overlooking of portions of the neighbouring garden, the levels of privacy as a whole to the neighbour would not be adversely affected.

8.15 In terms of other amenity impacts, the resultant increase in bulk massing of Plot 2 relative to the existing bungalow is likely to result in some additional overshadowing to the garden area of No. 42 in the morning. However, the rear elevation of this property is north facing and receives little direct sunlight and the affected garden area would be shaded by the neighbour's own property during the main part of the day. Plot 2 would not project beyond the rear wall of the neighbour. As such, the impact in terms of loss of light and visual amenity would be minimal.

8.16 Owing to the orientation of development and the separation distances between properties, there would be little impact in terms of loss light, visual amenity or loss of privacy to other properties. The development meets the requirements set out in the Council's SPD guidance relating to protecting privacy, light levels or any over dominance impact.

8.17 As such, the development respects neighbouring amenity and complies with Policy CS14 of the Core Strategy and Policy PH11 of the UDP.

Other issues

8.18 Representations have been received referencing a village plan for Dunsville, however this document has not been progressed as part of the Development Plan for Doncaster and has no material weight in the determination of planning applications.

9.0 Summary and Conclusion

9.1 Having regard to all matters raised, including the objections received, the redevelopment of the site would provide new housing in a suitable location without significantly affecting the character or the area or local amenity. Under the provisions of the NPPF, the application is considered to be a sustainable form of development and permission should be granted subject to necessary conditions set out below.

10.0 Recommendation

10.1 GRANT Full planning permission subject to the following conditions.

01. STAT1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.
REASON
Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.

02. U58363 The development hereby permitted shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows:
- Drwg. No. 786/3NR2 Site Layout Plan dated 2 Jan 2018 received 09.01.2018
Drwg. No. 786/7 Plots 1 and 2 3 Bedroom House Type with Detached Garage dated 2 Jan 2018 received 09.01.2018
Drwg. No. 786/6R Plot 3 3 Bedroom House Type with Integral Garage dated 2 Jan 2018 received 09.01.2018
Drwg. No. 786/4 Garage Plan dated 17th October 2017 received 06.11.2017
- REASON
To ensure that the development is carried out in accordance with the application as approved.
03. DA01 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.
04. MAT1A Prior to the commencement of the relevant works, details of the proposed external materials shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved materials.
- REASON
To ensure that the materials are appropriate to the area in accordance with policy CS14 of the Doncaster Core Strategy.
05. MAT4 No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials, height, and type of boundary treatment to be erected on site, including any gates. Unless otherwise approved in writing by the local planning authority, the details as approved shall be completed before the occupation of any buildings on site.
- REASON
To ensure the satisfactory appearance of the development.

06. CON2 Should any unexpected significant contamination be encountered during development, all associated works shall cease and the Local Planning Authority (LPA) be notified in writing immediately. A Phase 3 remediation and Phase 4 verification report shall be submitted to the LPA for approval. The associated works shall not re-commence until the reports have been approved by the LPA.
REASON
To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to guidance set out in the National Planning Policy Framework.
07. CON3 Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and be approved in writing by the LPA prior to any soil or soil forming materials being brought onto site. The approved contamination testing shall then be carried out and verification evidence submitted to and approved in writing by the LPA prior to any soil and soil forming material being brought on to site.
REASON
To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to guidance set out in the National Planning Policy Framework.
08. NOPD1A Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (No.596) (England) Order 2015, Article 3, Schedule 2: Part 1 (or any subsequent order or statutory provision revoking or re-enacting that order) no additions, extensions or other alterations other than that expressly authorised by this permission shall be carried out without prior permission of the local planning authority.
REASON
The local planning authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area and for this reason would wish to control any future development to comply with policy PH11 of the Doncaster Unitary Development Plan.
09. HIGH1 Before the development is brought into use, that part of the site to be used by vehicles shall be surfaced, drained and where necessary marked out in a manner to be approved in writing by the local planning authority.
REASON
To ensure adequate provision for the disposal of surface water and ensure that the use of the land will not give rise to mud hazards at entrance/exit points in the interests of public safety.

10. U58367 The vehicle parking spaces 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.
11. HIGH11 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.
12. U58368 The method statement detailed in section 4.2.1 of the Bat Roost Inspection Report by Quants Environmental dated November 2017 including the provision of a bat box in the completed scheme shall be followed in full unless otherwise agreed in writing by the Local Planning Authority.
REASON
In line with Policy CS16 of the Core Strategy to ensure the ongoing ecological interests of the site with respect to bats are maintained.
13. U58386 Any boundary treatment adjacent to the driveways shall be of a height no greater than 900mm. The boundary treatment to the front of Plots 1 & 2 shall be at a height no greater than 900mm to ensure forward visibility is maintained.

REASON
To protect visibility in the interests of highway safety as required by Policy Cs14 of the Core Strategy.

Informatives

01. INF1B INFORMATIVE
The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

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

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

02. U12096

INFORMATIVE

The developer's attention is drawn to the information provided by the Council's Drainage Officer. The information may be found by viewing the consultation reply which is attached to the planning application on the Council's website. Please use the following link www.doncaster.gov.uk/planningapplicationsonline

03. IDRAIN

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. U12103

INFORMATIVE

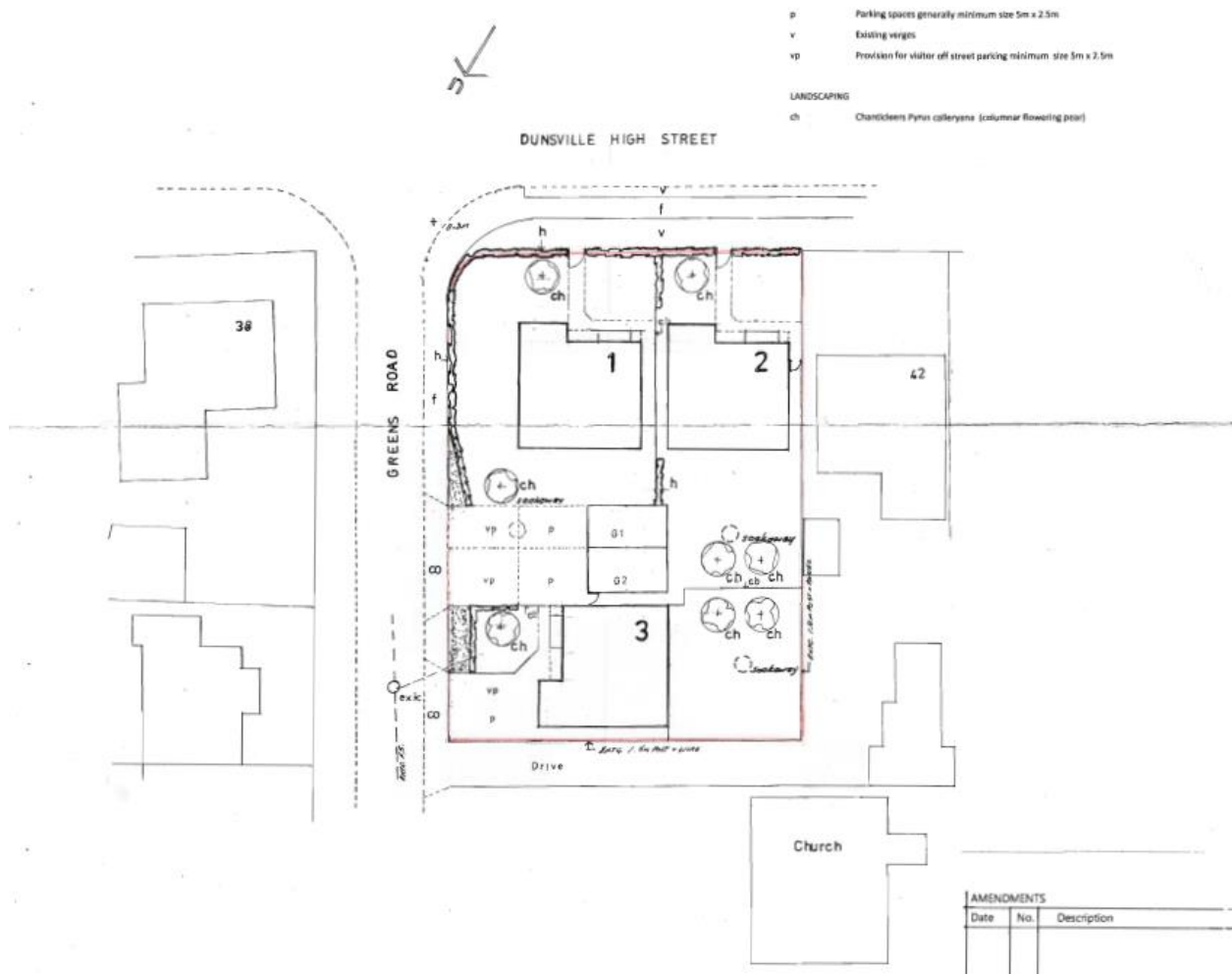
Any works carried out on the public highway by a developer or any one else other than the Highway Authority shall be under the provisions of Section 278 of the Highways Act 1980. The agreement must be in place before any works are commenced. There is a fee involved for the preparation of the agreement, and for on site inspection. The applicant should make contact with Malcolm Lucas, Tel. 01302 745110. Email. Malcolm.lucas@doncaster.gov.uk 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 Tel. 01302 735162. Email. P.Evans@doncaster.gov.uk as soon as possible to arrange the setting up of the permit agreement.

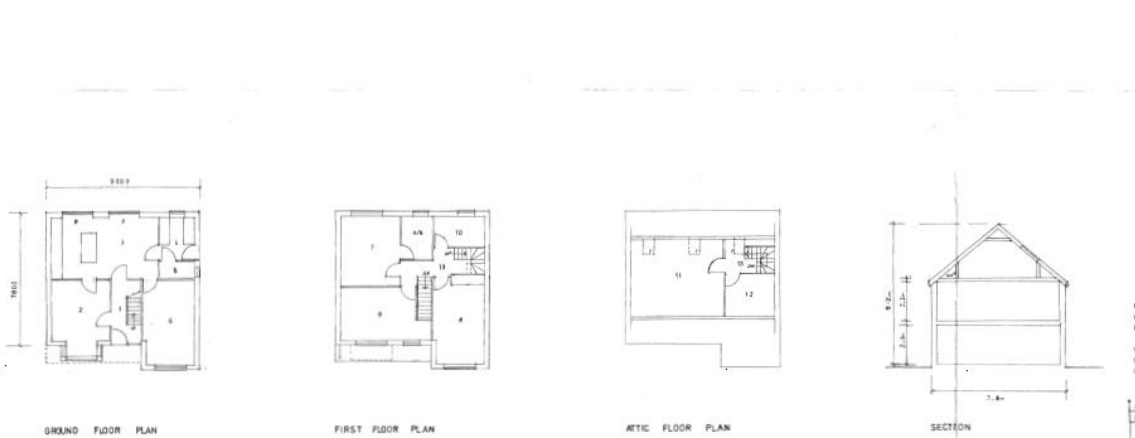
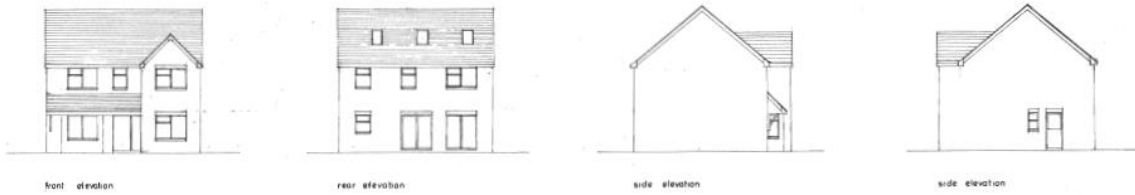
The developer shall ensure that no vehicle leaving the development hereby permitted enter the public highway unless its wheels and chassis are clean. It should be noted that to deposit mud and debris on the highway is an offence under provisions of The Highways Act 1980.

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 PLOTS 1 & 2 ELEVATIONS and FLOOR PLANS



- KEY TO ROOMS & SIZES**
- 1 Hall
 - 2 Living Room
 - 3 Kitchen/Family 4
 - 4 Utility
 - 5 WC
 - 6 Lounge
 - 7 Bedroom 1
 - 8 Bedroom 2
 - 9 Bedroom 3
 - 10 Bathroom
 - 11 Multipurpose
 - 12 Store
 - 13 Landscap
 - 14 Porch/Screen

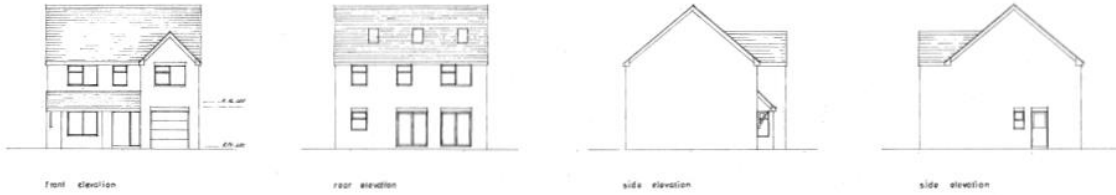
- MATERIALS**
- Walls Factory Brk
 - Floor Slate/Brk
 - Roof Asphalt Flt
 - Windows UP White
 - Doors UP
 - Rap UP
 - Roof UP

AMENDMENTS

Date	No.	Desc

PROPOSED RESIDENTIAL

APPENDIX 3 PROPOSED PLOTS 3 ELEVATIONS and FLOOR PLAN



KEY TO ROOMS & SIZES

1	Hall	1800 x
2	Dining Room	3400 x
3	Kitchen/Breaky Room	2200 x
4	Living	2000 x
5	WC	2000 x
6	Garage	2800 x
7	Bedroom 1	3400 x
8	Bedroom 2	3200 x
9	Bedroom 3	2200 x
10	Bedroom 4	2000 x
11	Masterroom	3200 x
12	Store	3200 x
13	Larder	various
14	Patio Area	

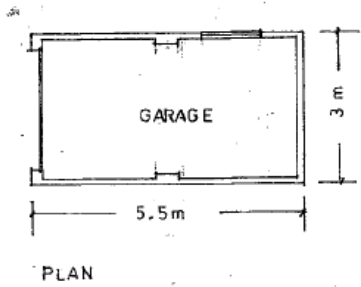
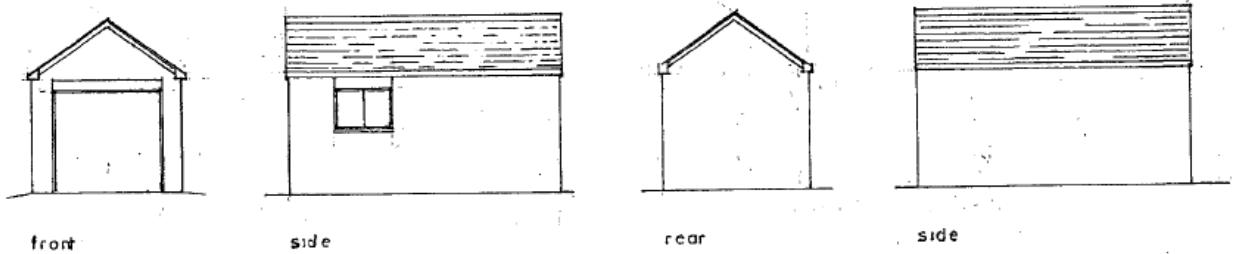
Materials Detail:

- Walls: Facing Brick Buff Rustic
- Roof: Sandtoft Cassius Antique Slate
- Window: Off White uPVC
- Doors: Coated steel up & over
- Rwp: Round Black PVC

AMENDMENTS

Date	Ref	Description

APPENDIX 3 PROPOSED GARAGE ELEVATIONS and FLOOR PLAN



Materials details

Walls	Facing Brick Buff Rustic
Roof	Sandtoft Cassius Antique Slate
Window	Off White uPVC
Doors	Coated steel up & over
Rwp	Round Black PVC

PROPOSED RESIDENTIAL DEVELOPMENT
GARAGE PLAN
 40 High Street, Dunsville, Doncaster DN1
 Scale: 1:100