

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE -

Application 6

Application Number:	18/001111/FUL	Application Expiry Date:	12th March 2018
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Application Type:	Full Application
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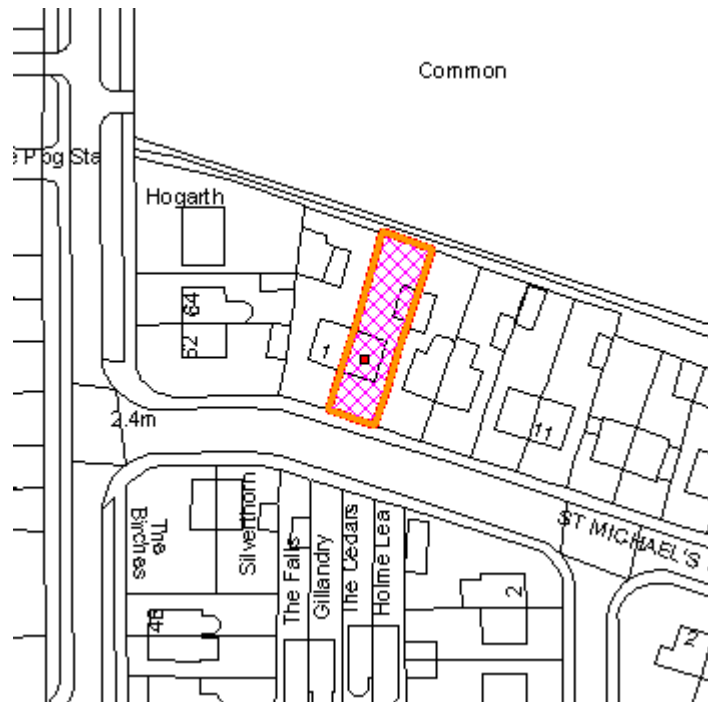
Proposal Description:	Addition of two storey side extension (Being resubmission of application refused under Ref: 17/02643/FUL on 20.12.2017)
At:	3 St Michaels Drive Thorne Doncaster DN8 5QG

For:	Mrs Michelle Poulston
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Third Party Reps:	0	Parish:	Thorne Town Council
		Ward:	Thorne And Moorends

Author of Report	Mark Sewell
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MAIN RECOMMENDATION:	
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1.0 Reason for Report

1.1 The application is being presented to the Planning Committee at the request of Cllr. Blackham.

2.0 Proposal and Background

2.1 The application seeks planning permission for the erection of a two storey side extension to a semi-detached dwelling on St. Michaels Drive, Thorne. Planning permission was previously refused for a similar proposal in December last year. The scheme has been amended as part of this planning application.

2.2 The property is a two storey semi-detached dwelling finished in buff brick with concrete tiles over. To the side of the property is an open driveway and the front of the property is enclosed by a 1.2m brick wall and metal gates in front of the driveway. The surrounding properties to either side and along the road are identical. The neighbouring property to the east has had a two storey side extension that extends up to the application site boundary, similar to what is being proposed.

3.0 Relevant Planning History

3.1 17/02643/FUL - Addition of a two storey side extension to semi-detached dwelling - REFUSED 20th December 2017

4.0 Representations

This application has been advertised via neighbour letters in accordance with Article 13 of The Town and Country Planning (Development Management Procedure) Order Publicity for Planning Applications and no representations have been received.

5.0 Town Council

5.1 - Not received

6.0 Relevant Consultations

6.1 DMBC Internal Drainage - no objections, suggested conditions

6.2 DMBC Public Rights of Way - no objections

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 Policy CS14 of the Core Strategy and Policy ENV54 of the UDP. Other material considerations include Section 7 of the National Planning Policy Framework (2012) and the Development Guidance and Requirements SPD (2015).

8.0 Planning Issues and Discussion

8.1 The main issues to consider are the design and appearance of the proposal and its impacts upon the street scene and character of the area, and upon residential amenity.

Design and Character

8.2 The NPPF attaches great importance to good design, including responding to local character and reflecting local surroundings and materials. Policies CS1 and CS14 of the Core Strategy require development to be of a high quality design that contributes to local distinctiveness and that integrates well with its immediate surroundings. Policy ENV54 of the UDP states that alterations and extensions to existing buildings should be sympathetic in scale, materials, layout and general design to the existing building.

8.3 The two storey side extension projects 2.3m from the existing side wall of the dwelling, extending the full width of the plot. The extension is set back some 50cm from the front of the dwelling, and also projects back this same distance. The extension provides for an additional bedroom and ensuite at first floor level, with a car port underneath. The car port and a new porch extend out from the existing front wall of the dwelling by 1.2m. The first floor extension and roof over are set back by 1m from the existing front wall. Whilst the extension would be situated immediately adjacent to the side elevation of the neighbouring property, there are no facing windows affected in that dwelling.

8.4 As with the similar previously refused scheme, there are concerns over the impact of the proposal upon the character and street scene. The two storey extension would be just 15cm from the boundary with its neighbour, which has already built a similar extension up to the boundary. As such, although the upper floor of the extension is slightly set back by 1m, the resulting structure would result in a terracing effect, meaning that the two pairs of semis would appear as a terrace of 4 dwellings. Furthermore, the ground floor porch and car port actually extend out in front of the existing building line by 1.2m.

8.5 Whilst the proposal has been altered from the previous refusal by setting the first floor extension back by half a metre, given the extremely close proximity to the neighbours dwelling, and the front projection, it is still considered that the proposal would appear incongruous within the street scene, and harmful to the character of the area. The street scene along St. Michaels Drive is made up of identical pairs of semi-detached dwellings with open gaps between the pairs. It is considered that the extension would result in a proposal that is out of keeping and harmful to the established character.

Other Matters

8.6 No objections have been received from consultees to the application.

9.0 Summary and Conclusion

9.1 In conclusion, , it is considered that the proposal would appear incongruous within the street scene, and harmful to the character of the area. Consequently the proposal is considered to be contrary to Policies ENV54, Core Strategy Policy CS14 and Doncaster's SPD for development guidance and as such is accordingly recommended for refusal.

Recommendation

Refuse planning permission for the reason below;

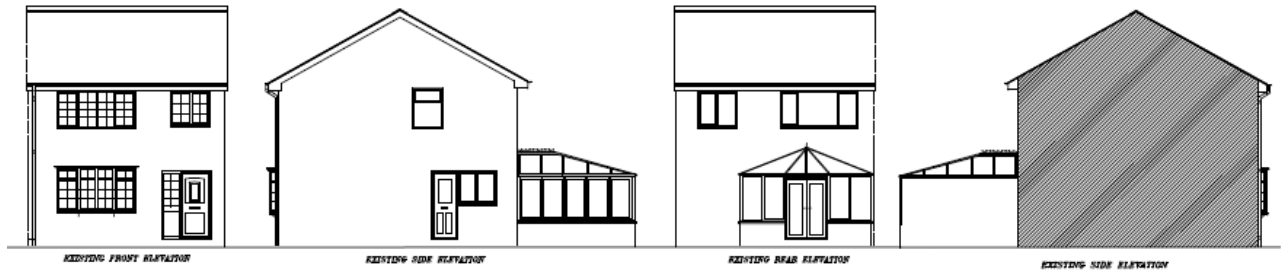
1. In the opinion of the Local Planning Authority, the proposed two storey side extension would result in a terracing effect, which would appear incongruous in the street scene and would result in an unacceptable and harmful impact upon the character of the surrounding area contrary to Policies ENV54, CS14 and Doncaster's Supplementary Planning Document for development guidance (2015).

APPENDIX 1

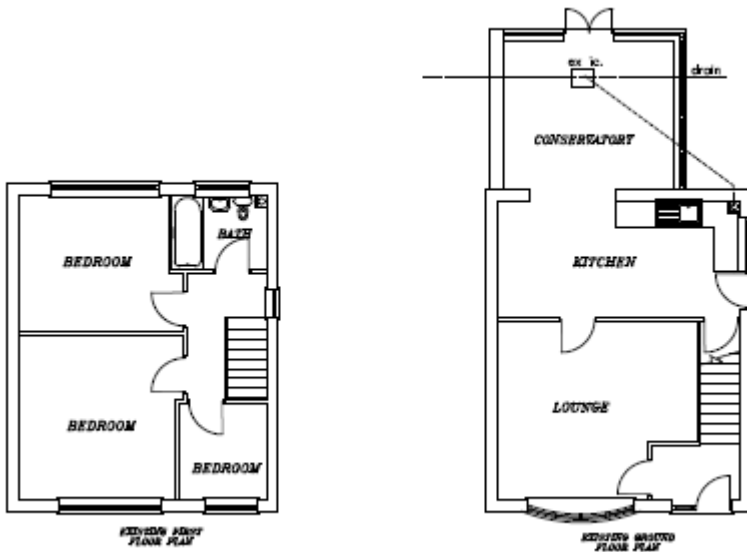


Site Location Plan

APPENDIX 2

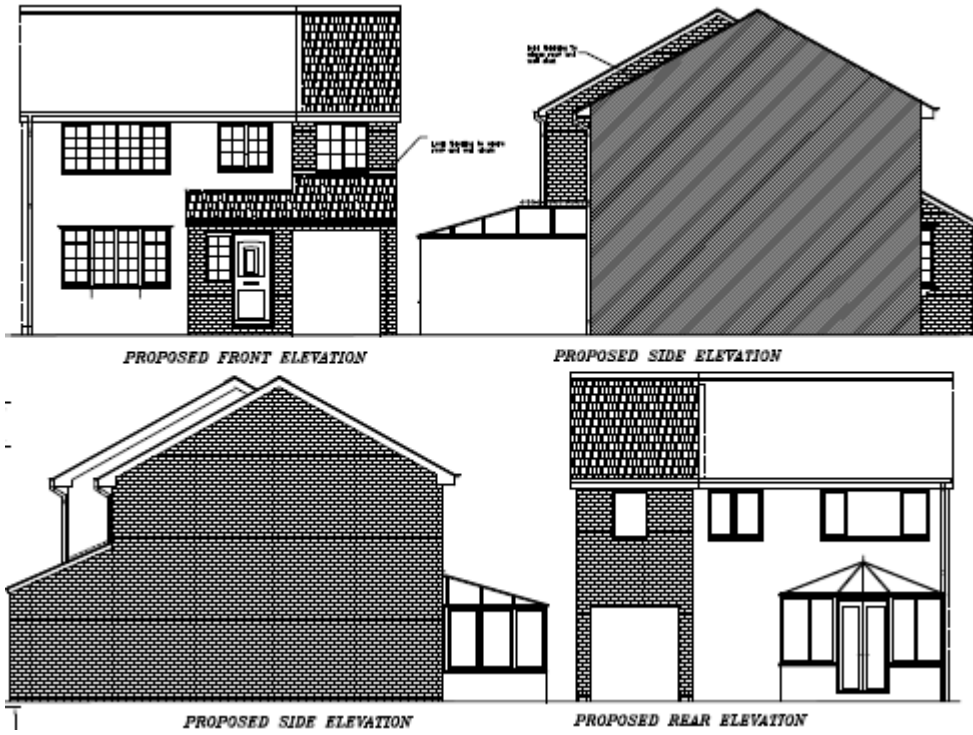


Existing Elevations

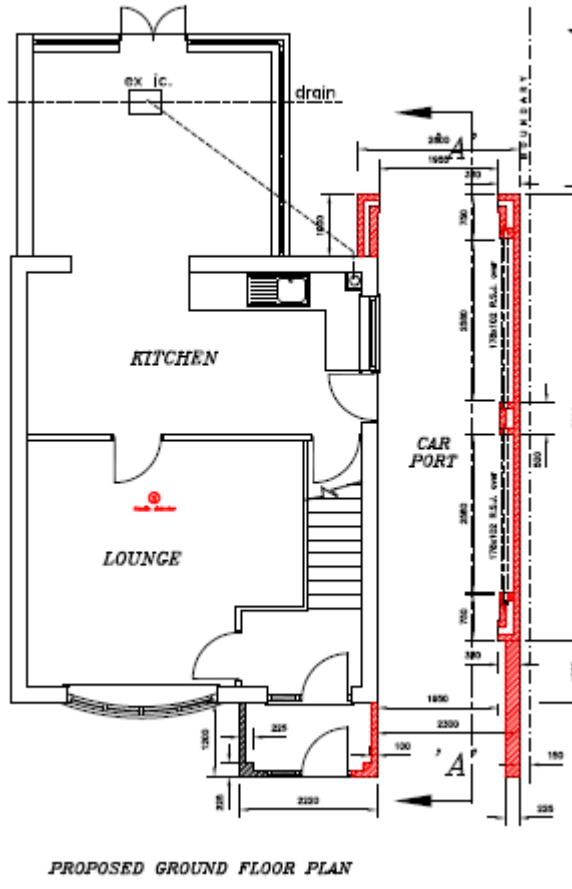
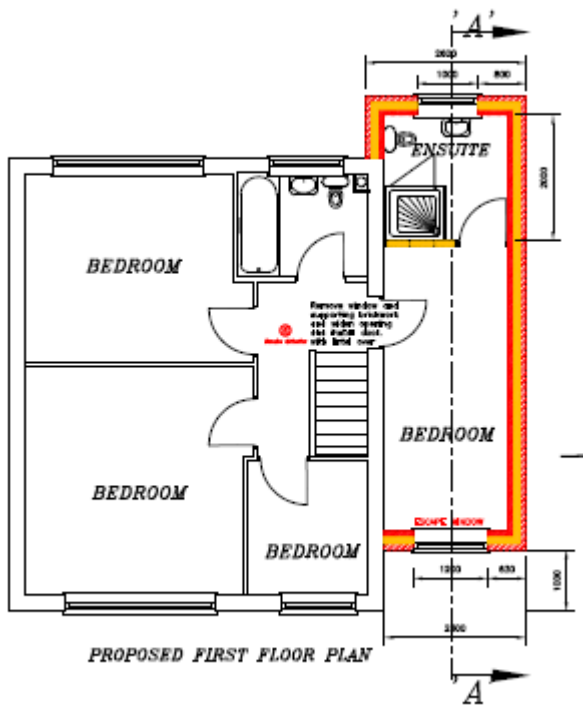


Existing Floor Plans

APPENDIX 3



Proposed Elevations

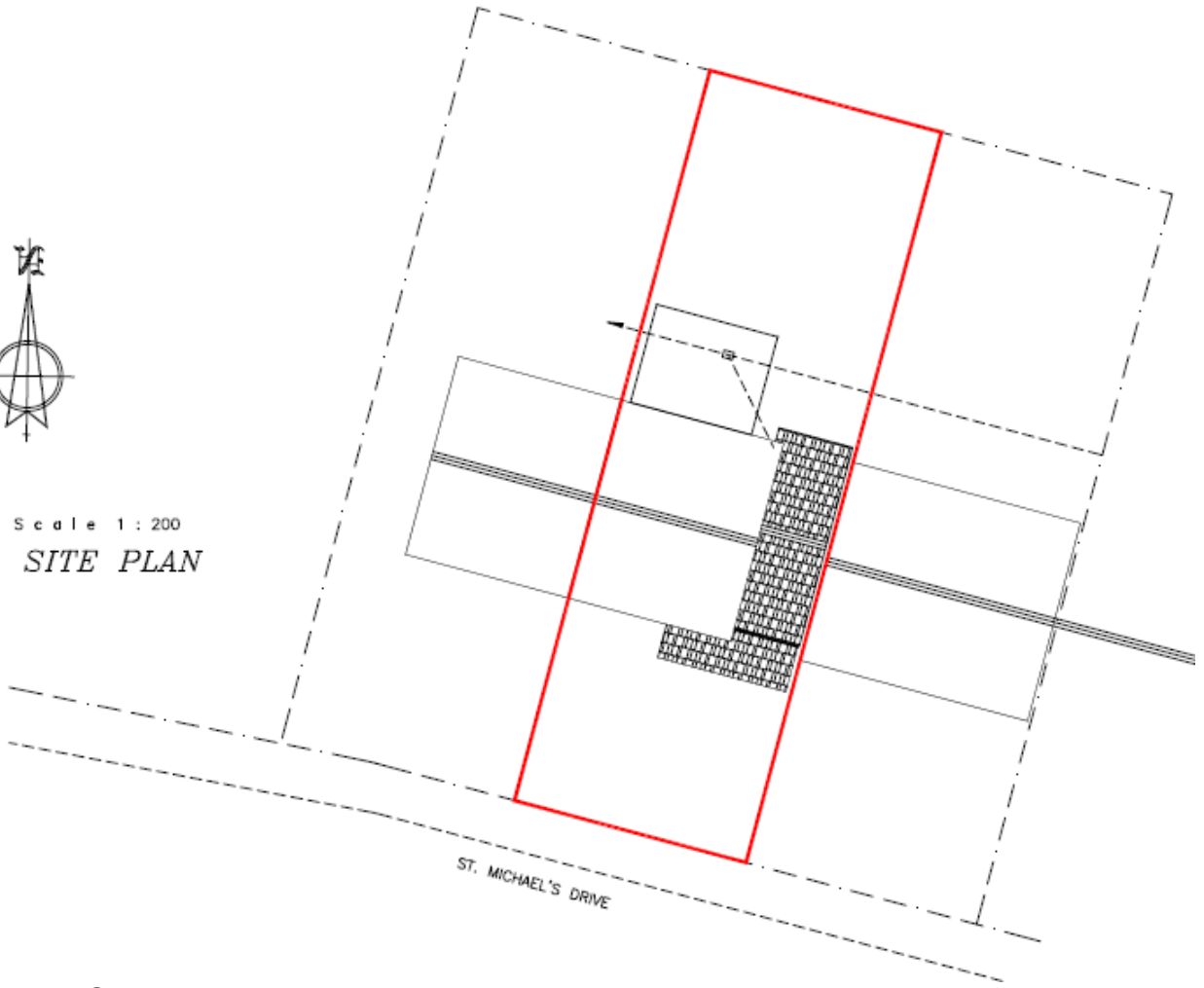


Proposed Floor Plans

APPENDIX 4



Scale 1 : 200
SITE PLAN



Proposed Site Plan