

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE - 16th October 2018

Application

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| Application Number: | 18/01628/FUL | Application Expiry Date: | 28th August 2018 |
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| Application Type: | Full Application |
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| Proposal Description: | Raising of roof height in connection with the formation of rooms in the roof space including re-roof, replacement of rear conservatory with rear extension & formation of lobby. |
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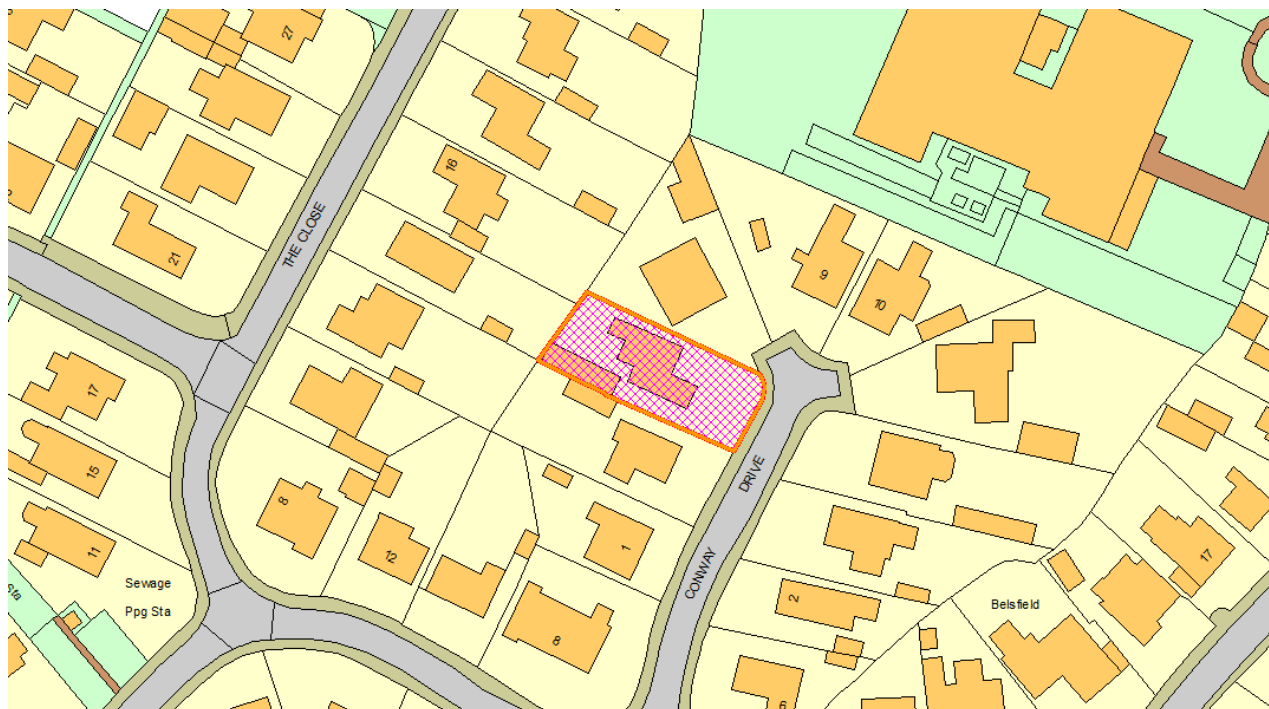
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| At: | 5 Conway Drive Branton Doncaster DN3 3LZ |
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| For: | Mrs Sarah Shepherd |
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| Third Party Reps: | 23 | Parish: | Cantley With Branton Parish Council |
| | | Ward: | Finningley |

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| Author of Report | Alicia Murray |
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| MAIN RECOMMENDATION: | |
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1.0 Reason for Report

1.1 This application is presented to planning committee due to the number of representations received in support and in objection to this application.

2.0 Proposal and Background

2.1 The application is seeking consent for the raising of the roof height in connection with the formation of rooms in the roof space including re-roof, replacement of a rear conservatory with rear extension and a front extension to form a lobby/porch area.

2.2 The application has been amended since its original submission, in response to concerns raised by the case officer and neighbouring residents. The amendments include the reduction in the increase in roof height, amendments to the roof style, and removal of dormer windows.

2.3 The application site is within a residential cul-de-sac, which includes all single storey bungalows, all in a linear form with either gables facing horizontally or vertically within the site. There are residential bungalows to the rear of the site located on The Close. All dwellings are of a similar design and scale, some bungalows have had loft conversions close by on Kingsmead Drive; however most of stayed within their existing roof space.

3.0 Relevant Planning History

3.1 No planning history

4.0 Representations

4.1 This application has been advertised in accordance with Article 13 of the Development Management Procedure Order (DMPO), and included publication on Public Access and neighbour notification. In total 23 members of the public commented on this application, some residents commented on more than one occasion and more than one person has commented on the application from the same address. The application received 32 comments all in all.

4.2 13 letters of support have been received in respect of the proposal; the material comments for support are summarised as follows:

- Not out of character with the area and would enhance it
- No harm would be caused to amenity
- Welcome improvement to the home and improve outlook for those living opposite
- Removal of dormers with the addition of roof lights reduces overlooking.

4.3 16 letters of objection have been received from 8 different addresses in respect of the proposal; the material comments for objection are summarised as follows:

- Out of character with the street/area
- Overlooks garden areas/loss of privacy
- Will cause further parking issues
- Inaccurate plans (received on first set of plans, to which the amended ones accurately represent the site)

- Property has already been extended twice (the comments received regarding the 50% rule relates to permitted development rights; the applicant is seeking planning consent and therefore this rule is not relevant)
- Property is too close to the neighbouring property and this increase in height will make matters worse
- Will overshadow garden areas and conservatories.

4.4 Councillor Jane Cox made representations on this application, suggesting that amended plans should be sought to reduce the impact the original proposal could have on the surrounding residents. Following receipt of the amended plans, Cllr Cox provided a further representation outlining no issues to the amended plans.

4.4 The resident of no.14 The Close (directly to the rear of the site) has removed their objections/concerns to the proposal upon submission of amended plans; they have now provided comments in support.

5.0 Parish Council

5.1 The Parish Council did not support the planning application in its original form; as it was felt the proposed development would be out of character and not in keeping with surrounding properties. There were also concerns regarding the development overbearing neighbouring properties and the reduction in privacy and light will impact adversely on these properties.

5.2 The next Parish Council meeting is on the 3rd October, and therefore the additional comments made by the Parish Council will be included within pre-committee amendments.

6.0 Relevant Consultations

6.1 No consultation required.

7.0 Relevant Policy and Strategic Context

The site is allocated as Residential Policy Area, as defined by the Doncaster Unitary Development Plan 1998, therefore the following policies are applicable:

7.1 National Planning Policy Framework:

Section 12: Requiring good design

7.2 Doncaster Council's Core Strategy:

Policy CS14: Sustainable Development

7.3 Saved Doncaster Unitary Development Plan:

ENV 54 extensions and alterations to existing buildings

7.4 Other Policy Considerations:

Supplementary Planning Document - Development Guidance and Requirements (adopted July 2015) Section 2.10 Residential Extensions and Domestic Alterations.

8.0 Planning Issues and Discussion

8.1 The main issues for consideration are the impact of the proposed works on the occupiers of neighbouring properties and impact on the areas character in assessing the scale, design and external appearance.

8.2 The property lies in a Residential Policy Area as defined by the Doncaster Unitary Development Plan (1998) therefore the principle of the works are supported.

Impact on neighbouring residents

8.3 Policy CS14 of the Doncaster Core Strategy (2012) requires that new development have no unacceptable impact on the amenity of neighbouring land uses. In terms of residential amenity, the proposal is assessed for overlooking, dominance and overshadowing being the key matters which have the ability to cause harm.

8.4 The originally submitted scheme, was considered to be wholly out of character with the area and the increase in roof height to 6.5m was considered to harm the living conditions of the neighbouring resident, along with the addition of dormers to the rear which created overlooking. The amended scheme reduces overall roof height to 5.3m, which is an overall increase of 0.4m from the existing roof height; the addition of roof lights to the rear and new window and roof light to the front elevation (the addition of roof lights and re-roof would constitute permitted development); the proposal includes the replacement of the conservatory with a brick built extension with the same 3.4m projection off the rear, the new extension will come further across the rear elevation westwards; additionally a cloakroom/porch area is proposed to the existing front projecting gable, the extension would come off the side of this projection by 2m.

8.5 It is not considered that the proposed works would have an adverse impact upon the living conditions of neighbours by virtue of overlooking. At the front, there would be new windows installed on the ground floor and first floor of the front extension. The separation distances are well over 21m to the properties on the opposite side of Conway Drive and the first floor faces the frontages of the dwellings meaning there would be no significant increase in privacy loss than the existing situation. No additional windows are proposed on the side elevation facing no.7 Conway Drive and only one additional window on the side elevation facing no.3 Conway Drive. This additional window would not harm the amenity of no.3 as it would have an outlook of the sites yard area and not private amenity or windows at no.3. The addition of roof lights to the rear roof slope would not cause a detrimental impact to the residents on The Close, as there is a separation distance of 25m to the rear elevation of no.14 The Close; the scheme was amended to remove the dormer windows as it was felt upon visiting no.14 that the dormers would add a 'feeling of overlooking' to that neighbour, which the addition of roof lights would not. The neighbour at no.7 has outlined that the roof lights would overlook his rear garden, however officers do not share this view given the head height available and the position of the roof lights in the roof it is not thought possible to open these roof lights and have the ability to overlook the neighbours gardens to the side. Furthermore, the addition of roof lights within a roof

constitutes permitted development and can be completed without consent. It is therefore considered there would be no unacceptable overlooking as a result of the proposal.

8.6 With regard to overshadowing, it is considered neither the raise in roof height nor the front or rear extensions would have an unacceptable impact on the amenity of the neighbouring properties.

8.7 Number 7 Conway Drive to the eastern side of the site has the potential to be the most affected in terms of overshadowing as a result of the proposed works. The increase in roof height and extension of the side roof slope further back along the dwelling would result in an increase of massing. Given no.7 has a conservatory and patio area along this boundary means that the increase in roof height will result in more overshadowing to this neighbour. However, the increase is only slight at 0.4m and the change in roof slope should improve matters in terms of letting more light through as it is hipped rather than a gable; furthermore, the amended scheme is a significant improvement on what was originally submitted and is seen as a sufficient compromise to enable the applicant to gain the extra living space, without significantly harming the amenity of the neighbouring resident. The proposed rear extension would be flat roofed and have the same projection as the existing conservatory, meaning there would be no additional harm created for no.7 Conway Drive. The proposed front/side extension would not significantly impact the neighbour at no.7 Conway Drive, given the position of the dwelling in relation to no.7.

8.8 It is therefore considered the proposal is in accordance with the requirements of Policy CS14 of the Doncaster Core Strategy as there would be no unacceptable impacts on the residential amenity of the occupiers or neighbouring properties.

Design and External Appearance

8.9 The National Planning Policy Framework (2018) emphasises that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

8.10 The original plans showed a duchy style hipped roof, with an increase of 1.5m in roof height and dormer windows. The design was not considered appropriate, especially within this uniform streetscene. Whilst it is noted that this property is the first on Conway Drive to apply for significant alterations to the property; it is considered that the amended proposal is far more subtle and retains the integrity of the street scene, whilst providing the additional accommodation required.

8.11 The proposal would not result in a significant increase in floor area, meaning there would be no significant loss of garden space and there would be no loss of parking space on the existing driveway. It is therefore not considered that the proposal would result in over development of the site and there is still space to park 2 vehicles on the site, meaning the proposal would not harm the existing parking situation any further.

8.12 The proposal is therefore considered to comply with Policy CS14 of the Doncaster Core Strategy (2012) which states new development should respond positively to existing site features and integrate well with its immediate and surrounding local area.

8.13 In terms of finishing materials, the front of the dwelling is currently stone cladded and the applicant wishes to change this to white render. Whilst render is not a common feature in the streetscene, there is a mixed palette of materials in the street and the introduction of render will have neutral impact. Therefore the modernisation of this dwelling would not

harm the character of the area. The brick work will be to match existing, with matching roof tiles and anthracite grey windows.

9.0 Summary and Conclusion

9.1 Having regard to all matters raised, the proposal complies with the relevant policies of the Development Plan. Under the provisions of the NPPF, the application is considered to be a sustainable form of development.

10.0 Recommendation

GRANT 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. U0064844 The development hereby permitted shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows 0200.02.02 and 0200.01.02 both received 11.09.2018.
REASON
To ensure that the development is carried out in accordance with the application as approved.
03. U0064845 The external materials and finishes shall be white render, grey UPVC windows, with brickwork to match existing property; unless otherwise agreed in writing by the LPA.
REASON
To ensure the satisfactory appearance of the development in accordance with policy ENV54 of the Doncaster Unitary Development Plan.
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.

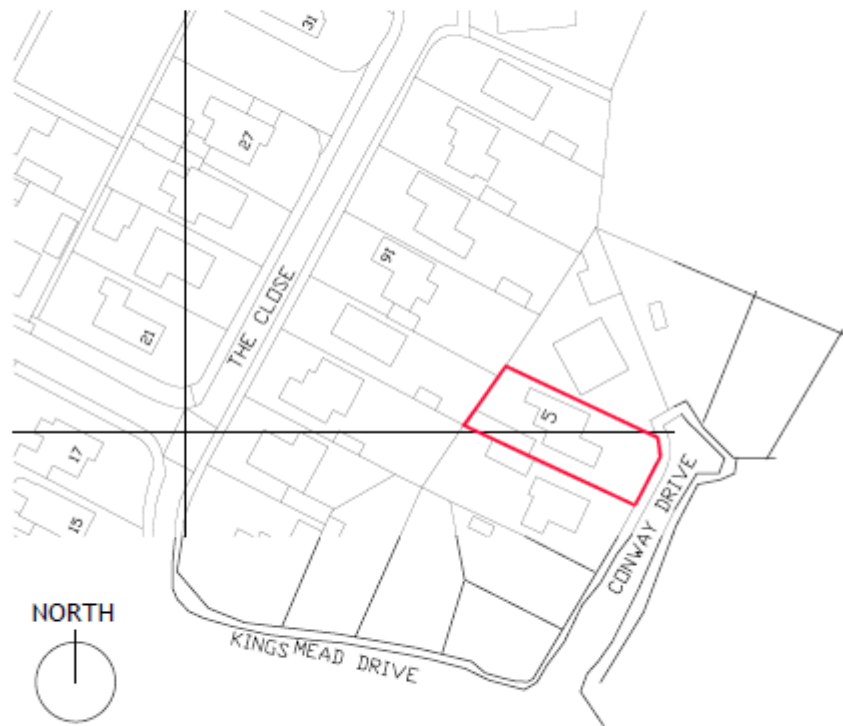
Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

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

02. IQ171 INFORMATIVE
The developer shall consider incorporating all possible sustainability features into the design of the proposed development.

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

Appendix 1: Location Plan

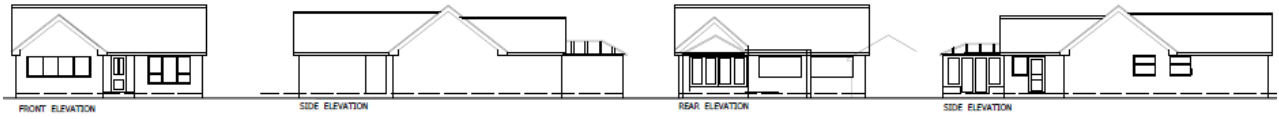


SITE LOCATION PLAN 1 :1250

Appendix 2: Site Plan



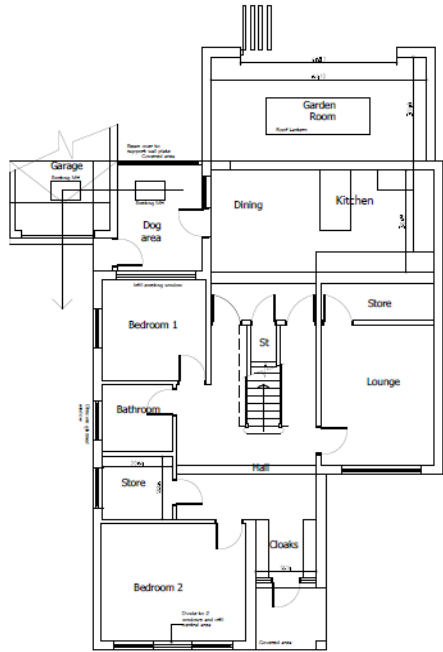
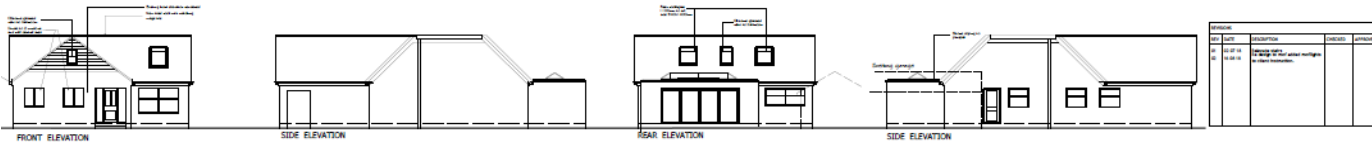
Appendix 3: Existing Plan



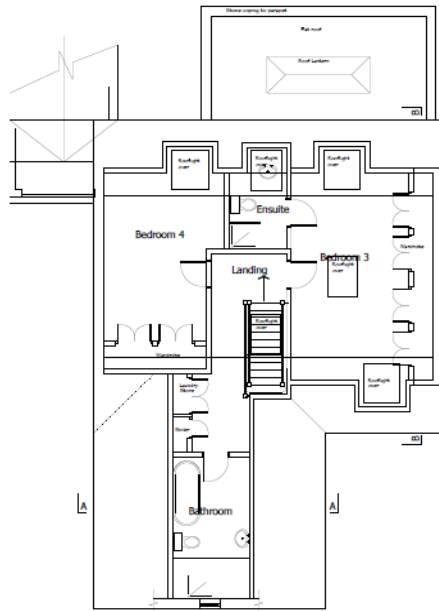
GROUND FLOOR PLAN



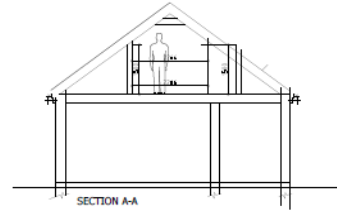
Appendix 4: Proposed Plan



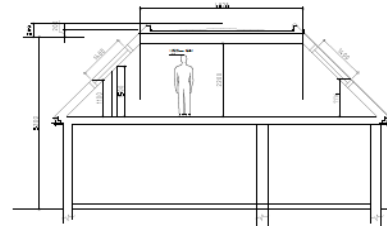
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION A-A



SECTION B-B

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| CLIENT Mr A SHEPHERD | | |
| PROJECT 3 CORNWAY DRIVE BRANTON DONKASTER | | |
| DRAWING TITLE PROPOSED PLANS AND ELEVATIONS | | |
| DRAWING NO 19/01/19/0001/02/01 | | |
| DATE 1.10.19 | | |
| PROJECT NO 0200 | DRAWING NO 02 | REV 02 |