

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 28 May 2019

Application	6
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Application Number:	19/00811/FUL	Application Expiry Date:	3 rd June 2019
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Application Type:	Full Application
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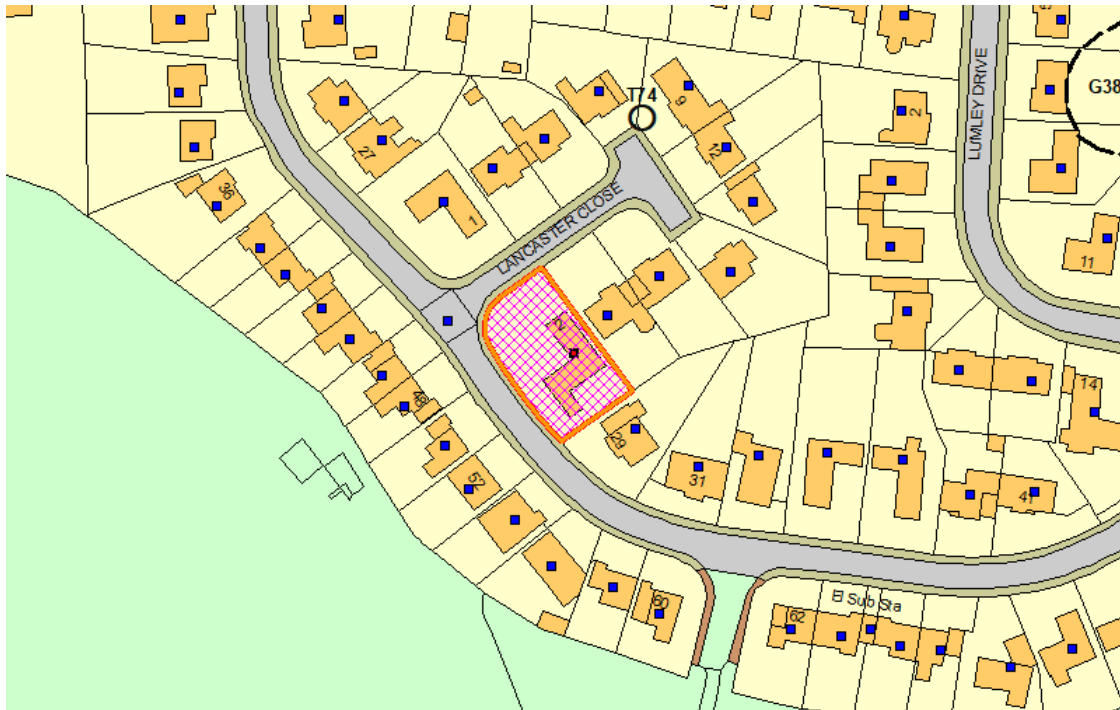
Proposal Description:	Erection of 2 bungalows following demolition of existing dwelling, including associated landscaping and curtilage works.
At:	2 Lancaster Close, Tickhill, Doncaster, DN11 9PZ

For:	Mr Patrick Doran
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Third Party Reps:	9	Parish:	Tickhill Parish Council
		Ward:	Tickhill and Wadworth

Author of Report	Laura Williams
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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 two detached bungalows following the demolition of an existing dwelling on the site.

2.2 The development would introduce two detached bungalows facing on to Lancaster Crescent. A new access would be created for each of the plots. The area of Plot 1 is larger than Plot 2 however the proposed bungalows are identical in size, measuring approximately 8.5m in width, 13.5m in length and 4.9m in height to ridge. The proposed materials seek to reflect the character of the area being buff brick and dark grey tile construction with roof lights to illuminate the open plan kitchen and lounge area.

2.3 The site is located at the corner junction on Lancaster Crescent and Lancaster Close and contains a bungalow and its curtilage.

2.4 The street scene in the immediate vicinity on Lancaster Crescent is open in character with detached bungalows and 2 storey dwellings present, interspersed with mature trees and soft landscaping to the front of dwellings. From the perspective of Lancaster Close, the area is characterised by detached bungalows set back from the road with green open front gardens and some driveways providing access to garages.

3.0 Relevant Planning History

3.1 Pre-application advice has been given regarding the site layout and design, which has been incorporated with the proposal as submitted to ensure that the finish materials tie in with the locality.

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 nine objections have been received from local residents raising the following material planning concerns:

- Disruption to the building line
- Out of keeping with openness of surrounding area
- Finish materials
- Setting a precedent
- Replacement of recently felled trees on site

- Concerns with on street parking and location of access on Lancaster Close
- Increase in traffic congestion
- Boundary treatment

4.3 Whilst issues relating to the number of bedrooms and profit are noted, unfortunately they are not material planning considerations and therefore cannot be taken into account.

5.0 Parish Council

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

- The proposed development would project beyond the building line and there would be no garage for either of the proposed properties
- Neighbours' concerns should be taken into consideration

6.0 Relevant Consultations

6.1 Highway Officer - No objection subject to increased width of parking area to Plot 1 and condition regarding closure of existing access following creation of new accesses.

6.2 Severn Trent Water - No comments received.

6.3 Tree Officer - Two trees were recently felled and the remaining vegetation on site is of low amenity value and not significant enough to impact on the proposal. No objection subject to a condition regarding the planting of 4 replacement trees.

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 (2012), Unitary Development Plan (adopted 1998), and the Tickhill Neighbourhood Plan (adopted 2016). The most relevant policies are Policies CS1, CS14 and CS16 of the Core Strategy, Policy PH11 of the UDP and Policies DE1 and H4 of the Tickhill Neighbourhood Plan.

7.3 Other material considerations include the National Planning Policy Framework, February 2019 (NPPF) and the National Planning Policy Guidance, as well as the Doncaster Council Development Guidance and Requirements Supplementary Planning Document (July 2015) and the draft Local Plan, policy 45: Residential Design. This policy currently attracts limited weight as the Local Plan has yet to be published.

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
- Neighbour 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 Tickhill where the principle of new residential development is acceptable.

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. Policy H4 of the Tickhill Neighbourhood Plan sets out certain characteristics for new housing development. Objectors believe that the redevelopment of the site to accommodate two dwellings would reduce the openness of the site which would not be in character with the locality and would interrupt the building line. There is also concern regarding the replacement of the recently felled mature trees on site. One objector is concerned with the finish materials of the proposed dwellings.

8.5 The street scene on Lancaster Crescent is mixed in character with bungalows and 2 storey dwellings present; Lancaster Close has a more uniform appearance in the cul de sac with detached bungalows set back from the road with characterful open front gardens and some driveways.

8.6 It is acknowledged there are some concerns with the overall density of the development proposed and the impact on the green character of the locality. The proposed layout would increase the amount of built development on the site and would add additional hardstanding. That said, the proposed development would not appear out of character with the surrounding area as the bungalows have been sensitively designed with regards to having a projecting front elevation and stepped down roofscapes to minimise the massing of the dwellings and retain openness.

8.7 The finish materials would be buff brick and the grey tiles would tie in with the weathered tiles of the surrounding properties. The proposed anthracite windows would not be considered to be out of character with the white uPVC of other windows in the locality as windows could be replaced at any time. The adjacent dwelling No.1

Lancaster Close projects ahead of the building line to the dwellings that line Lancaster Close, and the proposed Plot 1 dwelling would have a similar projection which would retain the symmetry provided by the existing bungalow to be demolished.

8.8 The boundary treatment of timber fencing would not project into the street scene and would serve only to create a physical boundary between neighbouring dwellings to the side and rear, as such the openness of the site would be retained. Doncaster's Tree Officer has recommended a condition that includes the planting of 4 trees to replace those that were recently felled and therefore the site would be suitably landscaped. Bin storage will be conditioned to be in accordance with Policy H4 of the Tickhill Neighbourhood Plan. As this is a prominent corner location of an open character, future development would be controlled by removing permitted development rights for the dwellings, to retain the openness of the street scene and to ensure that the Local Planning Authority has control of any future development on the site.

8.9 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 improve the street scene by means of replacing a tired building that has a neutral contribution to the street scene.

8.10 In summary therefore, whilst acknowledging that the proposal would change the appearance of the site, the site lies within a sustainable location where new housing should be encouraged. It is considered that the proposal respects the character of the area and is generally in compliance with policies CS14 and CS16 of the Core Strategy, Policy PH11 of the UDP and Policies DE1 and H4 of the Tickhill Neighbourhood Plan.

Impact on highway safety

8.11 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, potential for traffic congestion and questioned the lack of a garage for the proposed dwellings.

8.12 There would be no garage for either of the proposed new dwellings however the development would create two new accesses to provide sufficient parking spaces for Plots 1 and 2. Although it is acknowledged that the proposal could increase the number of vehicles in the locality, it is not considered that the increase would be significant as would compromise road safety. The location of the access points is considered appropriate in terms of highway safety and retaining the openness on Lancaster Crescent. The Highway Officer has been consulted on the application and has no objection subject to the parking area at Plot 1 being increased in width and the closure of existing access following creation of new accesses.

8.13 Lancaster Crescent does not have any parking restrictions in force and on street parking is evident nearby. Whilst this may be an annoyance for some residents in the vicinity of the site, 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.

8.14 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

8.15 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.

8.16 The proposal is for two bungalows and as such there would be no harmful overshadowing or overlooking introduced to neighbouring properties as the windows would be situated on the ground floor and there would be a timber fence boundary treatment between the walls of the properties.

8.17 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.

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

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 and as such, the proposal would accord with the development plan. Under the provisions of the NPPF, the application is considered to be a sustainable form of development. There are no material considerations of sufficient weight to warrant the planning permission being refused and consequently 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. U0069751 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 site plan; Drawing No. SK-001; Revision D
Plot 1 proposed plans and elevations; Drawing No. SK-002; Revision C
Plot 2 proposed plans and elevations; Drawing No. SK-003; Revision A
REASON
To ensure that the development is carried out in accordance with the application as approved.
03. U0069752 The external materials and finishes shall be dark grey roof tiles, anthracite grey doors and windows and Gibbs and Dandy brick code BK402
REASON
To ensure the satisfactory appearance of the development in accordance with policy ENV54 of the Doncaster Unitary Development Plan.
04. 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.
05. U0069754 Four (4) trees of a species to be agreed in writing by the Local Planning Authority shall be planted on site during the first available planting season after the commencement of development and prior to the dwellings being occupied at the positions shown on the approved site plan (Drawing No. SK-001; Revision D). The trees shall be of heavy standard (girth 12-14cm) or selected standard (girth 10-12cm) which have been container grown and must be of a quality which complies with the British Standards Institute specification 3936 for Nursery Stock, 1992. Any trees dying or becoming severely diseased within five years of planting shall be replaced within the next available planting season.'
REASON: To ensure that replacement trees are of a suitable type and standard in the interests of amenity.

06. 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.

Informatives

01. INF1C 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.

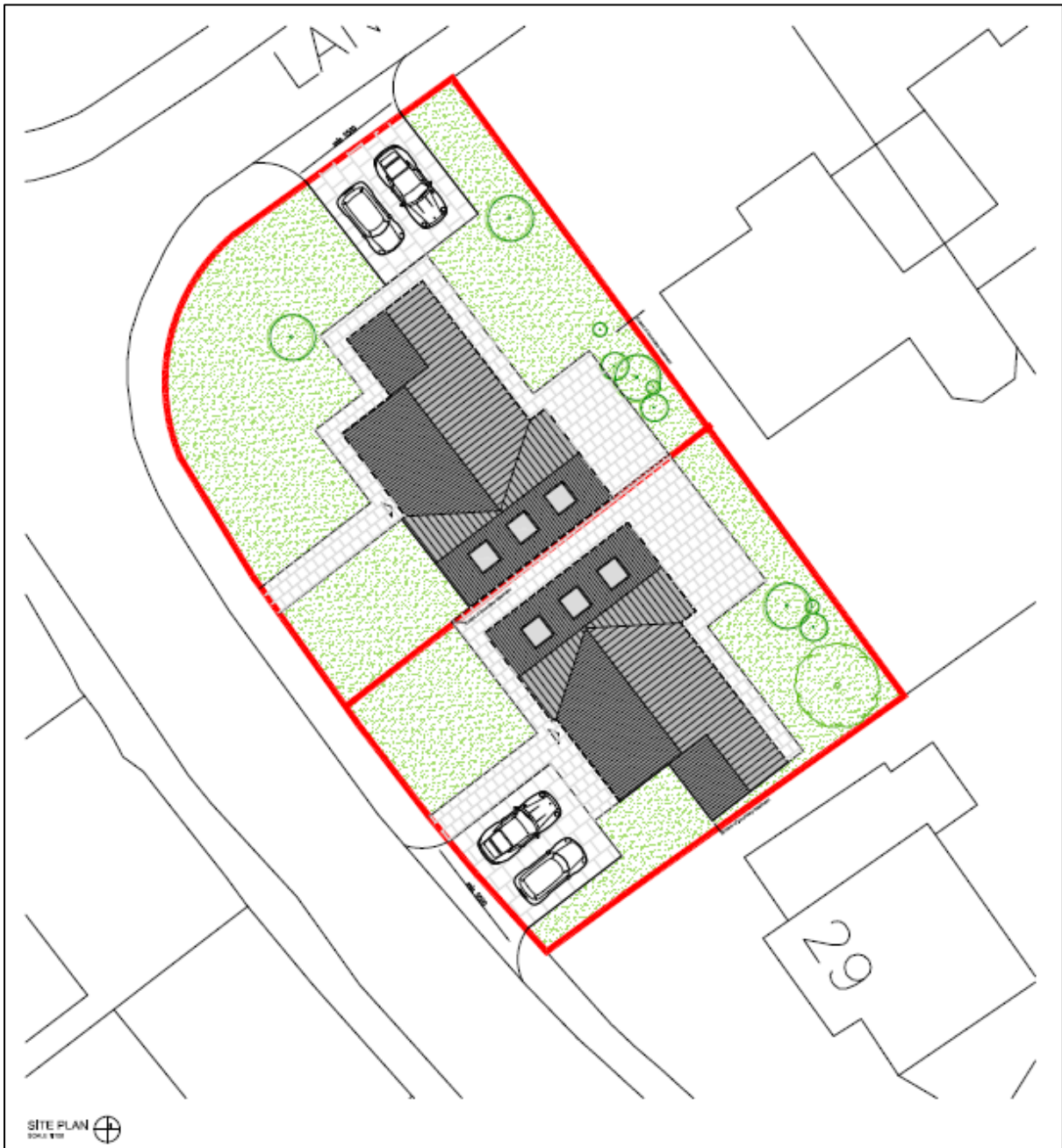
Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

This Standing Advice is valid from 1st January 2019 until 31st December 2020

02. U0013363 INFORMATIVE
- 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.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.

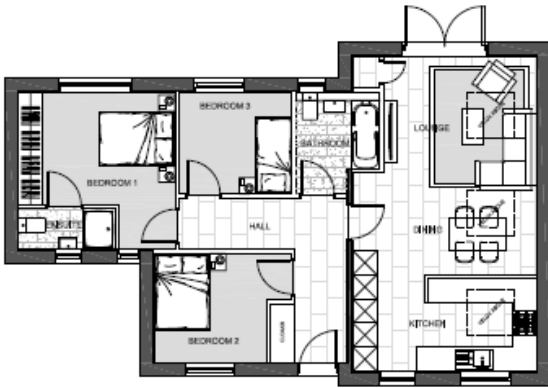
APPENDIX 1 – PROPOSED SITE PLAN



APPENDIX 2 – LOCATION PLAN



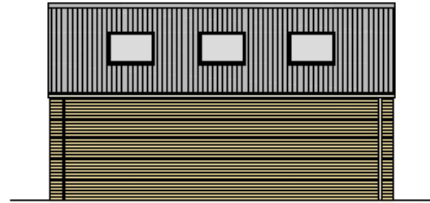
APPENDIX 3 PROPOSED PLOT 1 ELEVATIONS and FLOOR PLANS



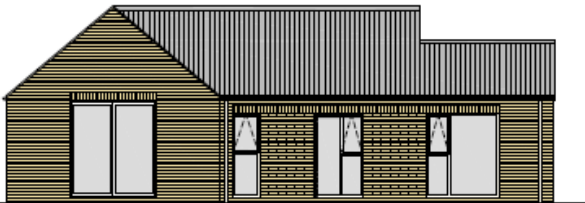
GROUND FLOOR PLAN
AREA 85.27sqm
SCALE 1:20



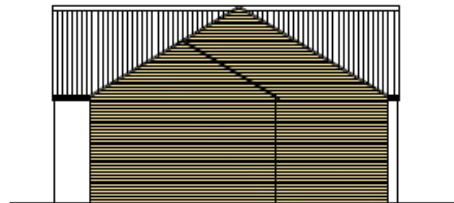
FRONT ELEVATION
SCALE 1:50



SIDE ELEVATION
SCALE 1:50

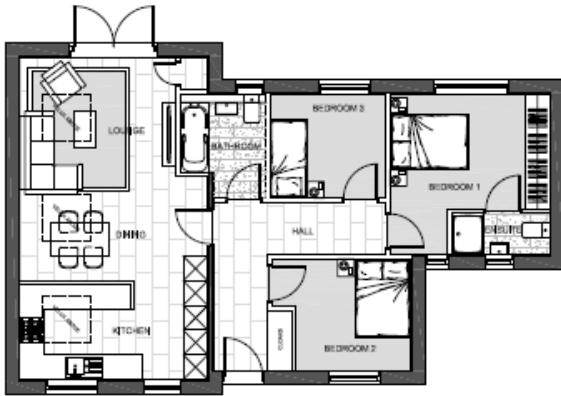


REAR ELEVATION
SCALE 1:50



SIDE ELEVATION
SCALE 1:50

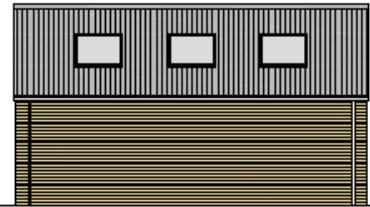
APPENDIX 4 PROPOSED PLOT 2 ELEVATIONS and FLOOR PLANS



TYPE 2 GROUND FLOOR PLAN
AREA 85.7sqm
SCALE 1:50



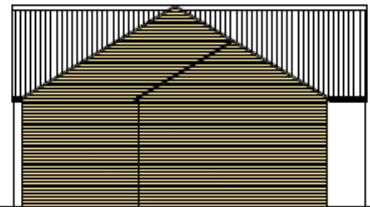
TYPE 2 FRONT ELEVATION
SCALE 1:50



TYPE 2 SIDE ELEVATION
SCALE 1:50



TYPE 2 REAR ELEVATION
SCALE 1:50



TYPE 2 SIDE ELEVATION
SCALE 1:50