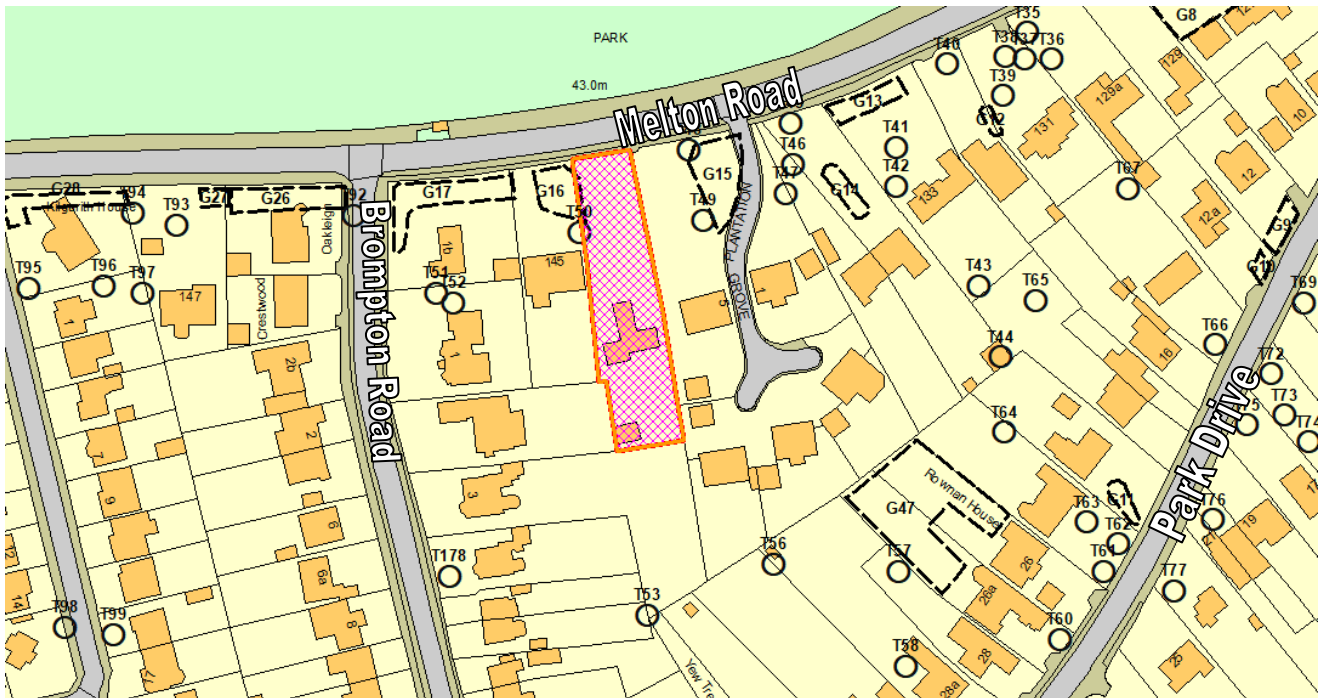


DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE - 25th June 2019

Application	6		
Application Number:	19/00431/FUL	Application Expiry Date:	22nd April 2019
Application Type:	Full Application		
Proposal Description:	Erection of detached house following demolition of existing bungalow and temporary siting of static caravan for 1 year.		
At:	143 Melton Road Sprotbrough Doncaster DN5 7NS		
For:	Mr David Blackburn		
Third Party Reps:	13	Parish:	Sprotbrough And Cusworth Parish Council
		Ward:	Sprotbrough
Author of Report	Mark Ramsay		
MAIN RECOMMENDATION:	GRANT		



1.0 Reason for Report

1.1 The application is presented to Planning Committee due to the significant public interest raised by the publicity of the application.

2.0 Proposal and Background

2.1 The proposal is to replace a single storey dwelling on a plot that fronts Melton Road in Sprotbrough with a two storey dwelling with rooms in the roof space. The application has been amended since originally submitted to remove a detached garage and incorporate garage space into a redesigned building, which has also been repositioned to limit the impact on the amenities of adjacent dwellings and also reduces its scale.

2.2 143 Melton Road is a traditional looking bungalow, circa 1940, smooth engineering brick walls with a red rosemary tiled roof. As viewed from Melton Road, the site is bounded to the left and right by neighbouring domestic dwellings (Detached houses) and their associated curtilages. To the rear of the site is a garden area, which belongs to and is accessed from 3 Brompton Road. The site is relatively flat. The property has been unoccupied for approximately 10 months and is fully weather-tight, no broken windows or any opening or voids at eaves or ridge level.

2.3 The land to the north on the opposite side of Melton Road is open countryside and the properties that front Melton Road contain numbers of mature trees many of which are subject to Tree Protection Orders. Most of the buildings in the surrounding area are two storey detached with some semi-detached and single storey examples sitting on substantial plots and sit at varying distances from Melton Road so there is no consistent building line evident

2.4 The plots immediately to the east of the site have been redeveloped with 5 houses surrounding the end of a private driveway. Most properties are red brick although there is a number of properties with render frontages.

3.0 Relevant Planning History

3.1 No relevant history

4.0 Representations

4.1 The application was publicised by the sending of letters to adjacent properties and a second round of letters were sent following the submission of amended plans. Details are also listed on the Public Access section of the Doncaster Council website. 5 representations objecting to the proposal were received after the first round of publicity and 6 after the second round of publicity. Two other representations commenting on the proposal were also received.

The matters raised in the objections include;

- the property is too large for the plot and as such will really affect all neighbouring properties due to the sheer scale of the building - both by over-shadowing, affecting light levels and impacting the open aspects

- The proposal encroaches forward of the current building line,
- the finish of the proposed property should be in keeping with the neighbouring properties and / or the stone wall that runs along the front of the plot.

5.0 Parish Council

5.1 The Parish Council raised objections to the application due to the over intensification of development at that location, and the roof height of the proposed building is not in sympathy with adjacent properties & therefore out of keeping in the location.

6.0 Relevant Consultations

6.1 Highways

No objections subject to a condition requiring implementation of the driveway

6.2 Trees

As the building is outside the RPA and canopy spreads of the trees that merit retention (category A or B), the proposal would be acceptable from an arboriculture perspective subject to conditions. These would likely be along the lines of:

- Tree protection plan and arb method statement
- The use and position of a none-dig access where it affects the RPAs of neighbouring protected trees
- Agreeing the alignment of above and below ground utility lines (if new ones are needed)
- A replacement/landscaping scheme that includes tree planting.

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 The Development Plan consists of the Doncaster Core Strategy (May 2012) and the Doncaster Unitary Development Plan (1998) (UDP). 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 (February 2019) (NPPF)
- The Planning Practice Guidance
- Supplementary Planning Document - Residential Development Design Guidance and Requirements (July 2015).
- The draft Local Plan - Policy 45: Residential Design. This policy currently attracts limited weight as the Local Plan has yet to be published.
- A first draft of the Sprotbrough Neighbourhood Plan was publicised and consulted on late in 2018 and includes guidelines for new development in the plan area (Policy S1). Consultation is still ongoing and only limited weight can be given to the draft policies in the document.

7.4 Policy CS1 seeks to secure and improve economic prosperity, enhancing the quality of place, and the quality of life in Doncaster.

7.5 Policy CS14 relates to design and sustainable construction and states that all proposals in Doncaster must be of high quality design that contributes to local distinctiveness, reinforces the character of local landscapes and building traditions, responds positively to existing site features and integrates well with its immediate and surrounding local area.

7.6 Saved policy PH11 sets out the Council's position in respect of new residential development in residential policy areas. It states that new housing will normally be permitted except where it would be at an unacceptable density, would adversely affect neighbours or would result in an over intensive form of development.

7.7 Core Strategy policy CS16 seeks to enhance the borough's landscape by retaining and protecting trees where appropriate.

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
- 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 Sprotbrough Village 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.

8.5 Objectors believe that the redevelopment of the site to accommodate a replacement dwelling would reduce the openness of the site which would not be in character with the locality and would interrupt the building line. There are also concerns raised about the finish materials of the proposed dwellings and the boundary wall. There is no proposal to alter the boundary wall as the access onto Melton Road is unchanged.

8.6 The street scene on Melton Road is mixed in character with bungalows and 2 storey dwellings present; the adjacent site known as Plantation Grove has a group of two storey dwellings at the end of a private drive and was set back due to the location of protected trees to the road frontage.

8.7 Brompton Road also has a mix of dwellings and the corner plot with Melton Road has also been redeveloped with two very large scale dwellings. There is also a mix of brick finish and rendered properties within the surrounding area so the proposal is not considered as being out of character in terms of using render.

8.8 It is acknowledged that there are some concerns with the overall density of the development proposed and the impact on the open character of the locality. The proposed layout would increase the amount of built development in terms of height but not significantly different from the buildings surrounding it and it does sit in a substantial plot.

8.9 The development would not appear out of character with the surrounding area as the development sits part way between the frontages of the buildings on either side and the ridge height is only slightly taller. The finished materials would be render with buff brick and the grey tiles would tie in with the weathered tiles of the surrounding properties.

8.10 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.

8.11 In summary therefore, whilst acknowledging the prominence and scale of development, 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 Policy CS14 of the Core Strategy, Policy PH11 of the UDP.

Impact on neighbouring amenity

8.12 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.

8.13 The proposal is for a single two storey building with rooms in the roof space and there would be no harmful overshadowing or overlooking introduced to neighbouring properties as the windows would be situated facing the front and rear of the building.

8.14 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. There isn't a consistent building line but a compromise has been made by siting the building in a position staggered between the relative positions of the properties on either side. The bulk of the development that raises beyond a single storey is narrower than the adjacent property to the west. The rear elevation extends behind that property but will be partially screened by existing trees and vegetation to the west. It does intersect slightly with the 45 degree line from the nearest window but is not considered so harmful that would warrant refusing the development. Similarly the building sits in front of the building to the east but again only very slightly intersects with the 45 degree line from the front window. Although not entirely in accordance with the Council's Residential Development Design Guidance and Requirements Supplementary Planning Document, it is not considered to result in a loss of privacy, affect light levels or be over dominant.

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

Trees

8.16 The development is outside the Root Protection Areas and canopy spreads of the trees that merit retention (listed category A or B on the submitted tree survey), the proposal would be acceptable from an arboriculture perspective subject to the conditions suggested by the Tree Officer and is therefore in compliance with Core Strategy Policy CS16.

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. The proposal would not conflict with the development plan and the NPPF and there are no other material considerations that warrant determining the application other than by way of a grant of planning permission, subject to necessary conditions set out below.

RECOMMENDATION

Planning Permission GRANTED 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. U0070753 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:
DRB2 Existing and Proposed Site Layout Revised 29.04.19
DRB 3 Proposed Elevations and Floor Plan Layouts Revised 29.04.19

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

03. Details of the proposed external building materials shall be submitted to and approved in writing by the Local Planning Authority prior to those external materials being utilised on site. 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.

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. U0070773

Tree surgery work shall be carried out in accordance with the approved plans and particulars (Appendix 3 Tree Works Schedule of Tree Survey 0170) removing T16, T17 and T18 and selectively tip reducing T4, T9 and T12 to provide approximately 5m clearance above ground level. Best arboricultural practice shall be employed in all work, which shall comply with British Standards Specification No.3998:2010 Tree Works Recommendations and unless otherwise agreed with the District Planning Authority shall be completed before the development commences.

REASON:

To ensure that the work is carried out to the appropriate high standard

06. U0070774

The alignment of all service trenches and overhead services must avoid and be positioned outside the root protection areas and canopy spreads of existing trees following the guidance in Volume 4 of the NJUG GUIDELINES FOR THE PLANNING, INSTALLATION AND MAINTENANCE OF UTILITY APPARATUS IN PROXIMITY TO TREES and BS5837:2012 Trees in relation to design, demolition and construction. The alignment of all service trenches and overhead services shall be approved by the Local Planning authority prior to the commencement of development'

REASON:

To prevent damage being caused to trees which it has been agreed shall be retained

07. U0070775

Notwithstanding the Arboricultural Method Statement within TreeSurvey 0170 and the root protection areas shown on Drawing number DRB 2 revised 06/06/2019 no development or other operations shall commence on site in connection with the development hereby approved (including tree pruning, demolition works, soil moving, access formation or alteration, or any operations involving the use of construction machinery) until a updated/final detailed Method Statement for the approved plans following the guidance in BS5837:2012 Trees in relation to design, demolition and construction has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved Method Statement. The Method Statement shall include full detail of the following:

- o Installation of a phased tree protection scheme
- o Treatment of the access points in to the site
- o Removing of the existing hard surfaces within the root protection areas of retained trees
- o The installation of the load-bearing, porous, no-dig driveway construction technique utilising a professionally recognised system within the root protection areas of the retained trees
- o Siting of materials storage areas and site cabins

- o Excavation of the building foundations within the root protection area of T12

REASON

To prevent damage to trees shown for retention on the Approved Plan

08. U0070776 No development shall take place on the site until a detailed landscape scheme has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority the landscape scheme shall include: a planting plan and schedule compliant with BS 3936-1: 1992 Nursery stock — Part 1: Specification for trees and shrubs including one semi-mature (25-30cm girth, 5.0-6.0m tall and 80x60cm root ball) Hornbeam (*Carpinus betulus*) planted within a 6m radius of the existing position of T18 taking account of the future growth of the tree in relation to the building and other structures as per BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations section 5.6.2, 5.6.4 and , a landscape establishment specification; a maintenance specification for a minimum of five years following practical completion of the landscape works, in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape – Recommendations.

That trees and shrubs be planted on the site in accordance with the approved landscape scheme hereby approved shall be maintained as approved for a period of 5 years, such maintenance to include the replacement in the current or next planting season, whichever is the sooner, of any trees/shrubs that may die, are removed or become seriously damaged or diseased, with others of similar size and species, unless the Local Planning Authority gives written permission to any variation.

Reason: In the interests of environmental quality and help mitigate for the loss of T16, T17 and T18

01. U0013458 INFORMATIVE

The construction of the dwelling may possibly involve the severance of roots from T12 on the Western boundary of the site. The cutting of roots could undermine tree stability. It is essential that all trees are left in a safe condition on completion of work.

02. U0013459 INFORMATIVE

The group of trees on the 145 Melton Road, Sprotbrough, Doncaster, DN5 7NS frontage are subject to a Tree Preservation Order (Doncaster Borough Council Tree Preservation Order (No.207) 1999 Sprotbrough Village). It is a criminal offence to cause wilful damage to, or to cut down, top or lop any protected tree without the Council's permission. 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

03. U0013460 INFORMATIVE

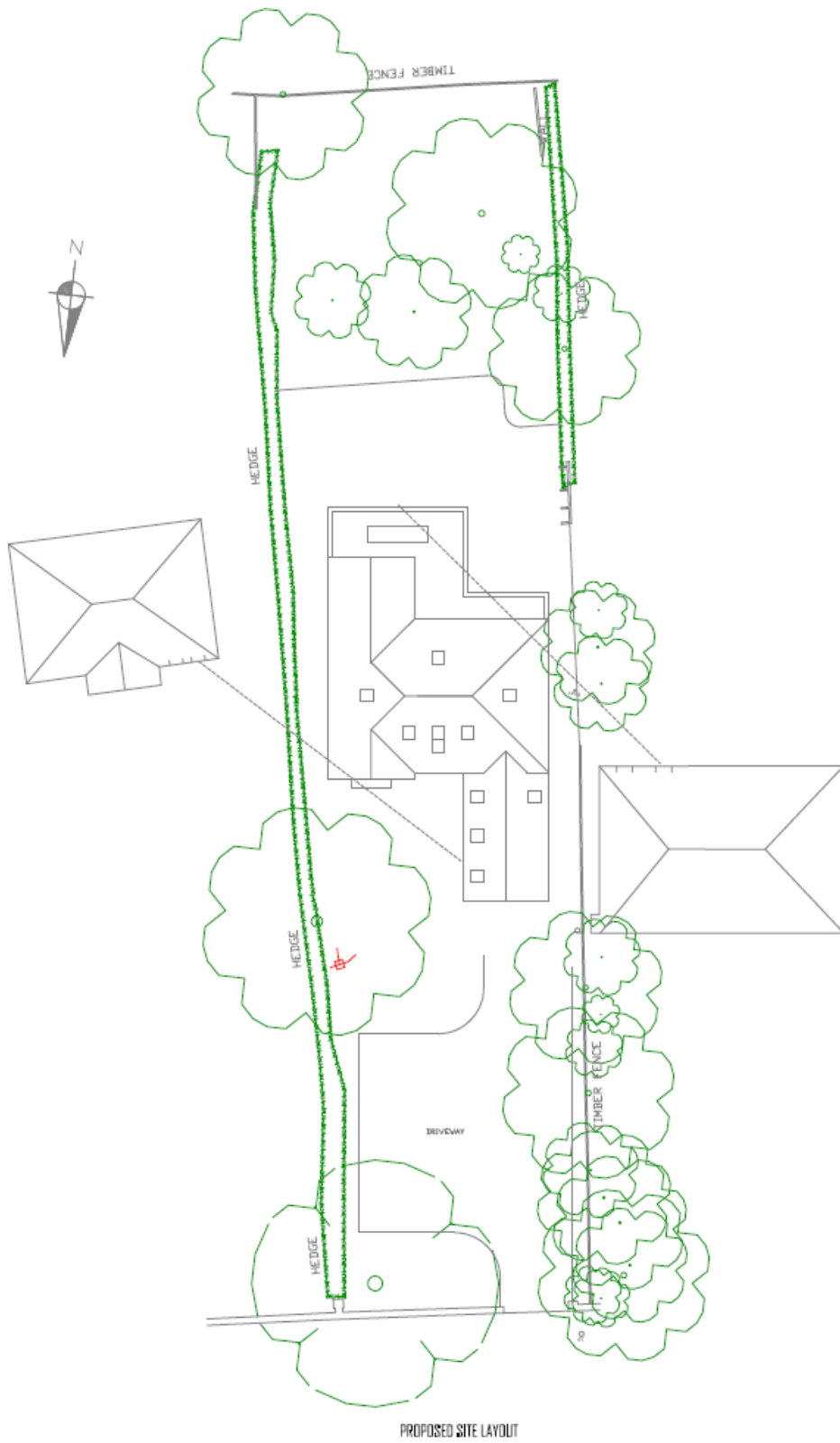
This consent does not in any way imply that the Council has sought permission for access to the land on which the trees stand or will condone the use of consents to force any landowner to grant such permission. It is the responsibility of the applicant or his agent to secure any permission that may be necessary to undertake approved work prior to commencement.

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

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

The development was reduced in scale and repositioned to be more in keeping with the character and appearance of its surroundings and reduce the impact on amenities of adjacent occupiers.

Appendix 1 Site Plan

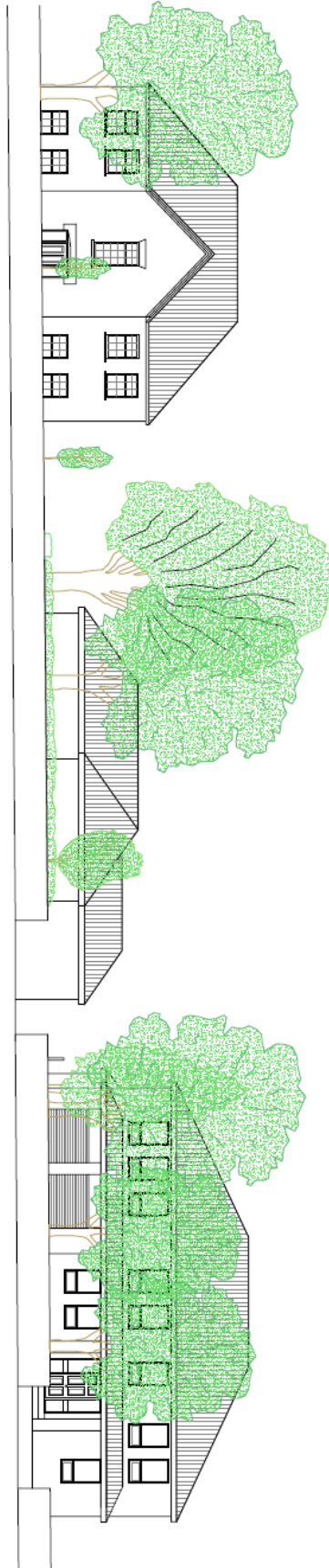


Appendix 2 Street Scene

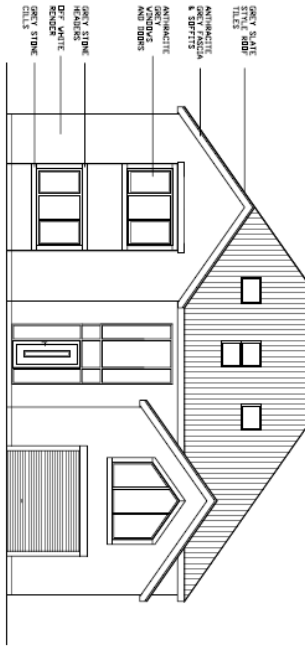
PROPOSED STREET SCENE



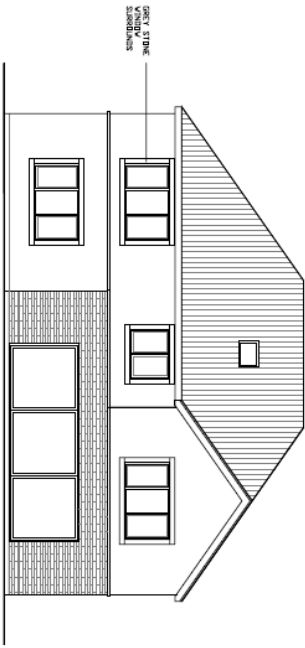
EXISTING STREET SCENE



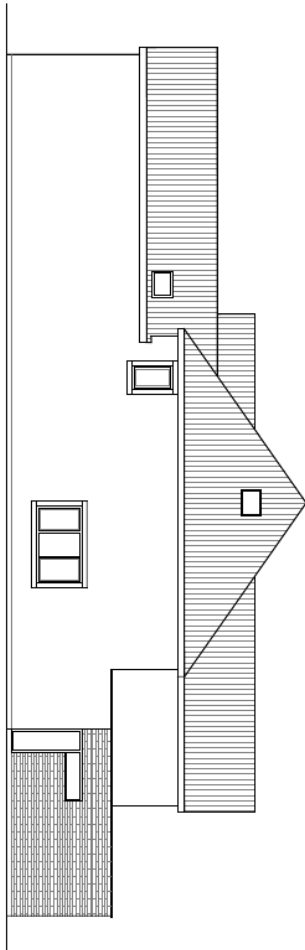
Appendix 3 Elevations



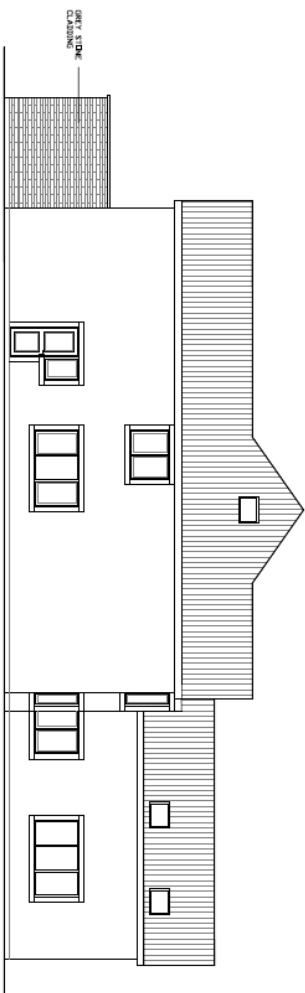
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



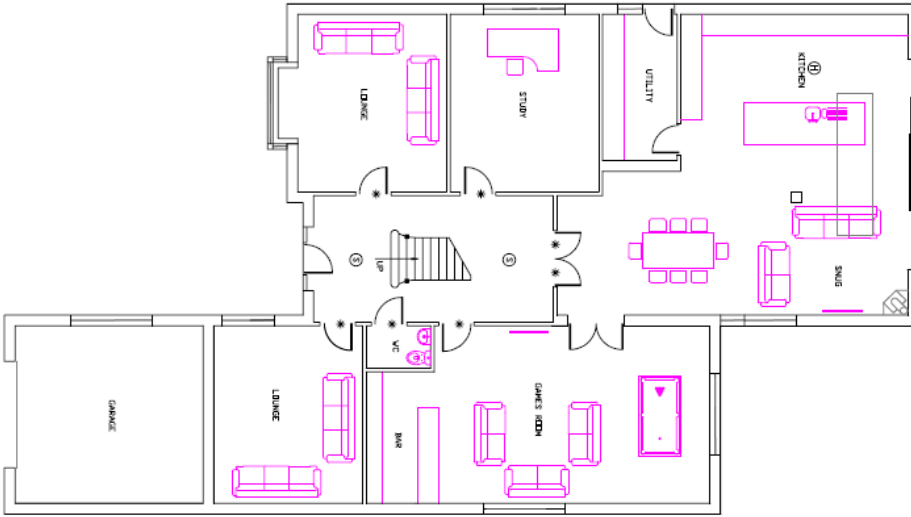
PROPOSED SIDE ELEVATION



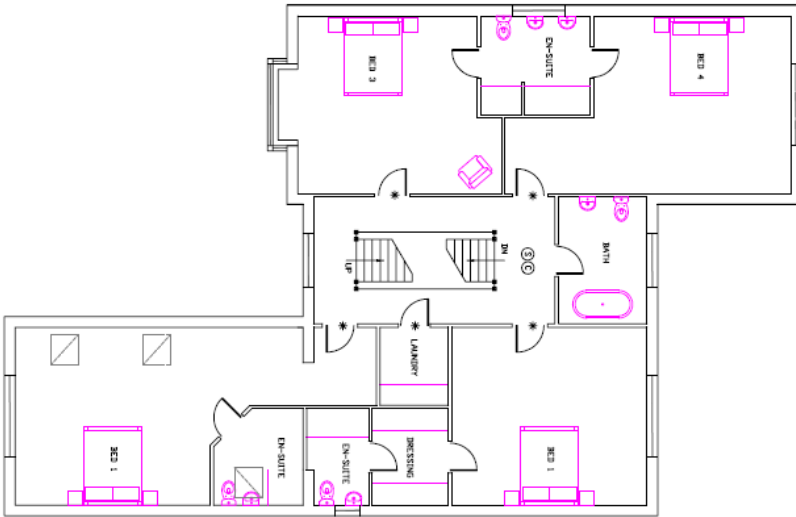
PROPOSED SIDE ELEVATION

Appendix 4 Floor Plans

PROPOSED GROUND FLOOR LAYOUT



PROPOSED FIRST FLOOR LAYOUT



PROPOSED SECOND FLOOR LAYOUT

