

# DONCASTER METROPOLITAN BOROUGH COUNCIL

## PLANNING COMMITTEE – 20 August 2019

Application	3
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Application Number:	19/01168/FUL	Application Expiry Date:	19 <sup>th</sup> July 2019
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Application Type:	Full Application
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Proposal Description:	Erection of two storey rear extension following demolition of existing single storey extension and alterations to existing two storey bay to include a covered porch plus erection of detached outbuilding following demolition of shed to rear (part retrospective)
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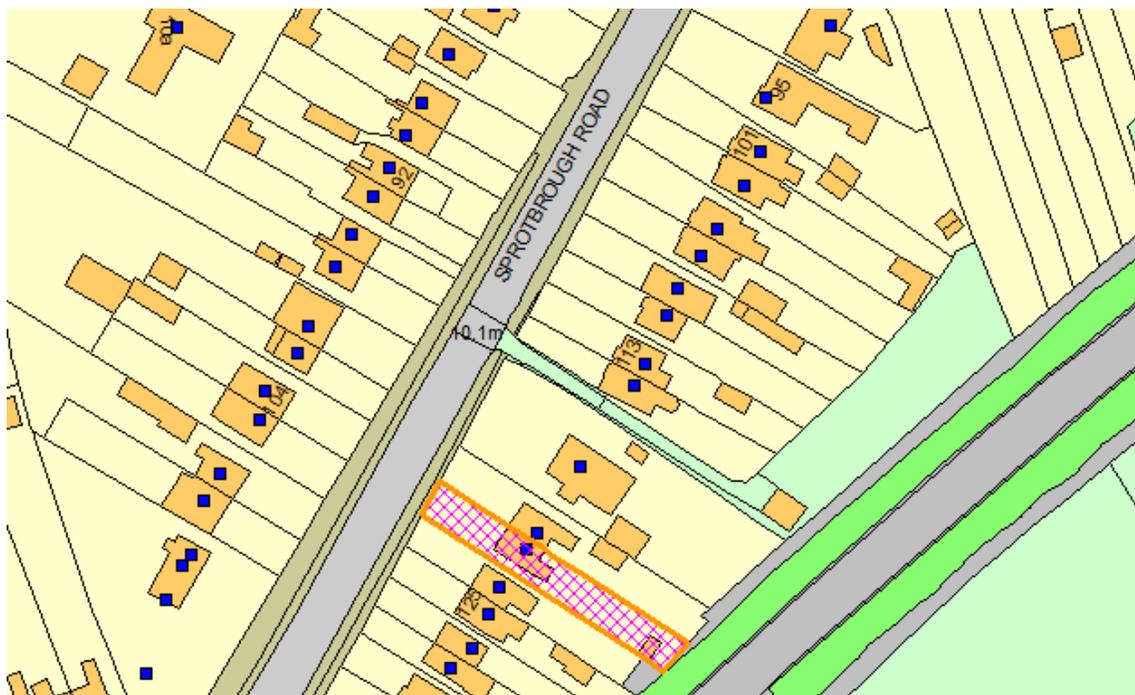
At:	121 Sprotbrough Road, Sprotbrough, Doncaster, DN5 8BW
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For:	Mrs Angela Whitfield
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Third Party Reps:	4	Parish:	Sprotbrough and Cusworth Parish Council
		Ward:	Sprotbrough

Author of Report	Laura Williams
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MAIN RECOMMENDATION:	APPROVE
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## **1.0 Reason for Report**

- 1.1 The application is being presented to Planning Committee following a request from Sprotbrough Ward Councillor Cynthia Ransome, on the grounds of Right to Light impact on the neighbouring property and an overlarge development (already-half built) to the rear of the property.

## **2.0 Proposal and Background**

- 2.1 The application proposes the erection of a two storey rear extension following demolition of the existing single storey extension and alterations to the existing two storey bay, to include a covered porch plus the erection of a detached outbuilding following demolition of a shed to the rear (part retrospective).
- 2.2 The development would introduce a two storey rear extension projecting 3 metres on the boundary with No.119, stepping in from the boundary by 1 metre and out an additional metre to an overall projection of 4 metres. A partly built detached outbuilding measuring 4.4 metres to the ridge and 2.8 metres to the eaves, spanning the width of the plot is also proposed part retrospectively. The bay windows to the front elevation are proposed to have a gable roof in place of the existing flat roof and an increase in projection from 0.7 metres to 1.5 metres. A porch is also proposed to the front elevation of the property. The proposed materials seek to reflect the character of the area being brick and render with dark grey tile construction.
- 2.3 The site is located along Sprotbrough Road and is set back from the highway in a defined building line.
- 2.4 The street scene in the immediate vicinity on Sprotbrough Road is mixed in character with detached and semi detached dwellings present and a range of finish materials to dwellings, interspersed with walls, fences and hedges forming boundary treatments to the front of dwellings which are set back from the highway.

## **3.0 Relevant Planning History**

- 3.1 There is no relevant planning history for this site.

## **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
  - Advertised on the Council website
- 4.2 A total of 4 objections have been received from the adjoining property No.119, raising the following material planning concerns:

- Overbearing impact
- Reduced amount of light as a result of the works
- Scale of the proposed extension and outbuilding
- Restricted views
- Business use of the outbuilding for the applicant
- Impact of proposal on property value

4.3 Whilst the issue relating to the property value and views are noted, these are not a material planning considerations and therefore cannot be taken into account.

## **5.0 Parish Council**

5.1 Sprotbrough and Cusworth Parish Council objects to the application regarding issues including:

- Loss of light to downstairs rooms of No.119
- Use of the outbuilding for business and not residential use

## **6.0 Relevant Consultations**

6.1 **Yorkshire Water** - No comments received.

6.2 **National Grid** - No comments received.

## **7.0 Relevant Policy and Strategic Context**

7.1 The site is allocated as Residential Policy Area as defined by the Doncaster Unitary Development Plan (Proposals Map) 1998. 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.

### National Planning Policy Framework (NPPF 2019)

7.2 The National Planning Policy Framework 2019 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

### Core Strategy 2011 – 2028

7.3 In May of 2012 the LDF Core Strategy was adopted and this replaced many of the policies of the Unitary Development Plan; some UDP policies remain in force (for example those relating to the Residential Policy Area) and will continue to sit alongside Core Strategy Policies until such time as the Local Plan is adopted. Core Strategy policies relevant to this proposal are:

CS1: Quality of Life  
CS 14: Design and Sustainable Construction

Saved Unitary Development Plan Policies (Adopted 1998)

7.4 ENV54 – Alterations and Extensions to Existing Buildings

Sprotbrough Neighbourhood Plan

7.5 The Sprotbrough Neighbourhood Plan (NP) is in the early stage of formulation having sent the first draft out for consultation which ended on the 31<sup>st</sup> January 2019. The next stage for the neighbourhood plan will be pre-submission consultation and publicity under regulation 14. Consequently the NP carries limited weight at this time. That said the relevant policy contained within the NP is as follows:

Draft Policy S1 - Guidelines for New Development in Sprotbrough

Doncaster Local Plan: Draft Policies

7.7 The emerging Doncaster Local Plan will replace the UDP and Core Strategy once adopted. The Local Plan was approved at Full Council on the 25th July 2019 and Regulation 19 Publication is commencing on Monday 12th August 2019 for 7 weeks. The Council is aiming to adopt the Local Plan by the end of 2020. Given the relatively early stage of preparation of the emerging Local Plan, the document carries limited weight at this stage, although the following policies would be appropriate:

Policy 42 – Character and Local Distinctiveness  
Policy 45 – Residential Design

Other material planning considerations

- Doncaster Development and Design Requirements SPD
- National Planning Policy Guidance

**8.0 Planning Issues and Discussion**

8.1 The main issues for consideration on this proposal are:

- The principle of the development
- Whether there is an impact on neighbour amenity
- Whether there is an impact upon the character and appearance of the surrounding area

## Principle

- 8.2 The application site is located within the settlement boundary of Sprotbrough where the principle of residential development is acceptable.

## Neighbour Amenity

- 8.3 Policies CS1 and CS14 of the Core Strategy recognise that a component of good design is to ensure that new development does not have a negative effect on residential amenity. 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. Suggested guidance for residential extensions are set out in the Council's adopted SPD, which balances neighbouring amenity with the right of a homeowner to extend their property. The neighbour at No.119 believes that the part retrospective outbuilding would not be in character with the locality and would be out of scale for a residential outbuilding.
- 8.4 It is considered that the proposal would not result in harmful overlooking. The roof lights to the rear of the existing roof and to the side elevation of the rear extension would not overlook amenity space or result in a loss of privacy. The Juliet balcony to the front elevation of the two storey extension would serve two bedrooms and the windows would line up with existing windows on this elevation. There are no windows to the side elevations of the outbuilding. There is a single window that faces into the applicant's own private garden. There are no dwellings to the rear of the property that would be affected by the proposal.
- 8.5 The Doncaster SPD states that individual two storey extensions which project more than 3 metres would have to be set in from the boundary by 1 metre for each metre in excess of 3 metres. The two storey extension is to be situated on the boundary with adjoining property No.119 with a projection of 3 metres, and at 3 metres the extension would be stepped in from the boundary by 1 metre with a further 1 metre projection to create an overall projection of 4 metres. The extension would be situated south of the adjoining dwelling and as such a degree of overshadowing is likely. That being said, the extension would have a pitched roof that slopes away from the boundary to reduce the impact on the adjoining property.
- 8.6 The rear extension would slightly encroach the 45 degree exclusion zone of the adjoining dwelling's rear elevation dining room and bedroom windows, however the proposal would not introduce harmful overshadowing or loss of light and outlook to the neighbour's windows owing to the extension being stepped in from the boundary. As such, a suitable outlook and visual amenity would be retained and on balance the extension is considered to be acceptable.
- 8.7 The part-retrospective outbuilding is situated on the boundary at the end of the garden and has a gable roof which slopes away from the boundary to

reduce overshadowing to the neighbour's rear garden. The boundary fence is 1.3 metres high (which is quite low for a rear garden fence) and the scale of the outbuilding may appear exaggerated alongside the fence. The eaves height of the outbuilding is 2.8 metres and the ridge height is 4.4 metres. Within 2 metres of the boundary, an outbuilding of 2.5 metres in height could be built under permitted development. On balance, it is considered that the scale of the outbuilding is acceptable as the height of the building on the boundary would be only 0.3 metres more than that which could be achieved without planning consent. In addition, the outbuilding would be situated at the end of the garden and so would not introduce harmful overshadowing to the garden of neighbouring properties.

8.8 The development meets the requirements set out in the Council's SPD guidance relating to protecting privacy, light levels or any over dominance impact.

8.9 As such, the development respects neighbouring amenity and complies with policies CS1 and CS14 of the Core Strategy and Policy ENV54 of the UDP.

#### Impact upon the character and appearance of the surrounding area

8.10 The outbuilding would be finished in cream / off white coloured render which is acceptable for a residential outbuilding. The roof pitch of the rear extension would tie in with that of the original property and the gable design on this hipped roof property is considered acceptable as it would be out of public view and would not negatively impact the street scene. The finish to the rear extension would be a combination of brick to match the host dwelling and cream render, which ties in with the surrounding area.

8.11 The porch and bay window alterations are considered to be acceptable as the street scene is comprised of a variety of designs including porches and gable bay windows finished in brick, render, tiles and cladding. The bay windows would be finished in render with cladding detail to the gable feature and the porch roof would be finished in roof tiles matching the host dwelling.

8.12 In summary therefore, whilst acknowledging that the proposal would change the appearance of the property, the site lies within a sustainable location where residential alterations are accepted. 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 ENV54 and the Doncaster SPD.

## **9.0 Summary and Conclusion**

9.1 Having regard to all matters raised, including the objections received, the proposal would be sympathetic to the character of the area. Under the provisions of the NPPF, the application is considered to be a sustainable form of development. The application is compliant with the development plan and the NPPF and there are no material considerations which indicate that the application should be refused.

## 10.0 Recommendation

**Planning Permission GRANTED subject to the following conditions.**

### Conditions / Reasons

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. U0071743        The development hereby permitted shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows:  
Site plan; Drawing No. 19-01-H-053-100; Revision A; Dated 14/06/2019  
Proposed first floor plan; Drawing No. 19-01-H-053-011; Revision D; Dated 16/07/2019  
Proposed roof plan; Drawing No. 19-01-H-053-012; Revision C; Dated 15/07/2019  
Proposed ground floor plan; Drawing No. 19-01-H-053-013; Revision B; Dated 12/07/2019  
Proposed elevations; Drawing No. 19-01-H-053-015; Revision D; Dated 16/07/2019  
Proposed outbuilding elevations and floor plans; Drawing No. 19-01-H-053-020; Dated 08/06/2019  
REASON  
To ensure that the development is carried out in accordance with the application as approved.
03. U0071744        The external materials and finishes shall be off white / cream render and brick with white / brown uPVC cladding to the gable dormer detail and matching roof tiles  
REASON  
To ensure the satisfactory appearance of the development in accordance with policy ENV54 of the Doncaster Unitary Development Plan.
04. U0071804        The use of the outbuilding hereby permitted shall be incidental to the use of the host dwelling and no commercial purpose.  
REASON  
To ensure that the outbuilding shall not be used for business use.

## **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.

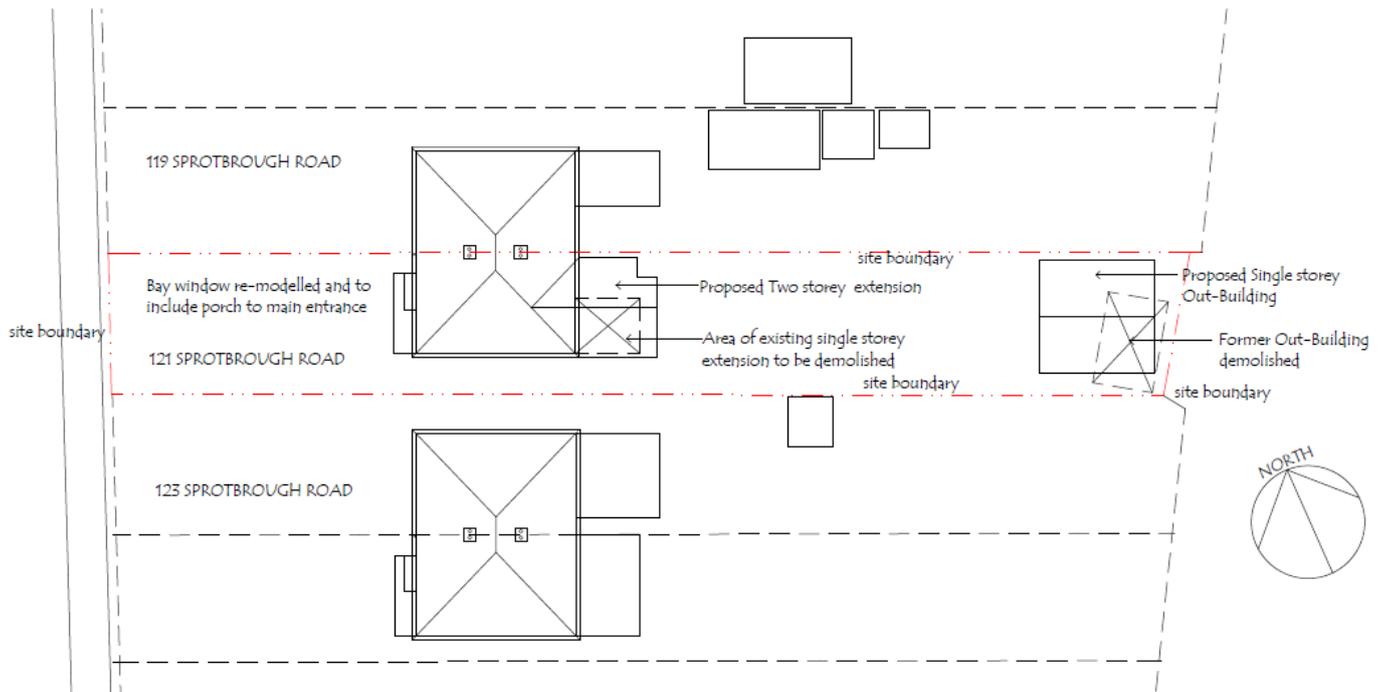
Further information is also available on the Coal Authority website at:

[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

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

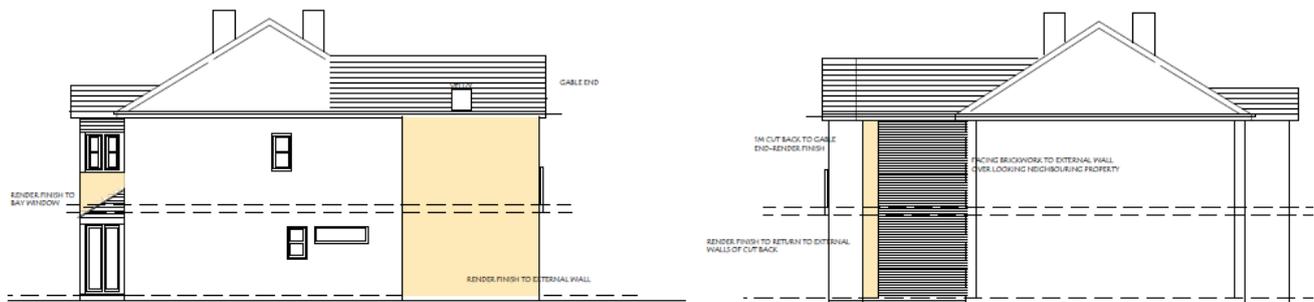
**Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's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

## Appendix 1: Site Plan



SITE PLAN 1:200

## Appendix 2: Proposed Elevations



SOUTH EAST ELEVATION AS PROPOSED

NORTH WEST ELEVATION AS PROPOSED



NORTH WEST ELEVATION AS PROPOSED

SOUTH EAST ELEVATION AS PROPOSED

REV D: JULIET BALCONY AMENDED TO ACCOMMODATE WINDOW TO THIRD BEDROOM IN ACCORDANCE WITH PLANNING OFFICERS COMMENTS 16 JULY 2019  
 REV C: ROOFLIGHT TO MASTER BEDROOM ENSUITE OMITTED IN ACCORDANCE WITH PLANNING OFFICERS COMMENTS 15 JULY 2019  
 REV B: SMALL WINDOW TO KITCHEN OMITTED. RENDER FINISH TO BAY WINDOW CONFIRMED TO PLANNING OFFICERS COMMENTS 12 JULY 2019  
 REV A: OVERALL SIZE OF EXTENSION REDUCED DUE TO PLANNING OFFICERS COMMENTS 06 JUNE 2019  
 NOTE: THIS DRAWING IS FOR PRELIMINARY DISCUSSIONS ONLY. AGREED SCHEME TO BE SUBJECT TO PLANNING APPLICATION BEFORE WORKS START ON SITE.

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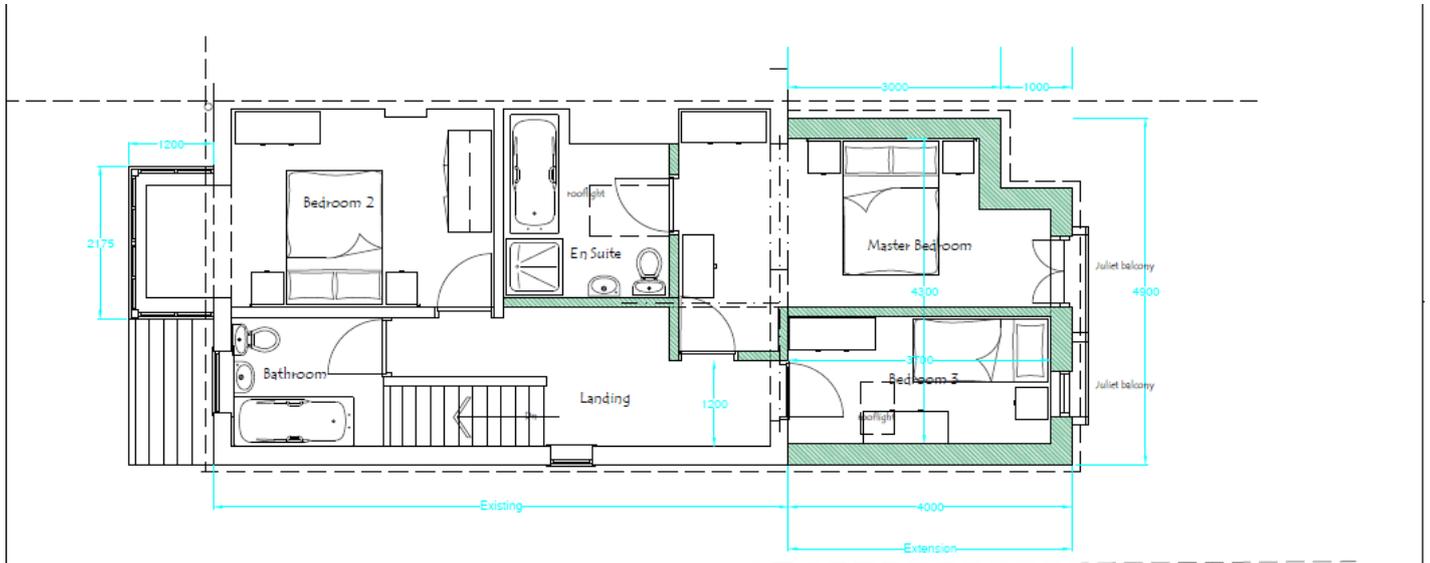
SUBJECT  
 MR. & MRS WHITFIELD

PROJECT  
 PROPOSED ALTERATION & EXTENSION TO  
 No 121 SPROTROUGH ROAD, SPROTROUGH,  
 DONCASTER DN5 9BW

TITLE  
 ELEVATIONS AS PROPOSED

SCALE	1:100	DRAWING NUMBER	19-01-H-053-015	REV CODE	D
DATE	04 May 2019	DRAWN	GY	PURPOSE FOR ISSUE Planning Application	

# Appendix 3: Proposed Floor Plans – First Floor



FIRST FLOOR PLAN AS PROPOSED

REV D: JULIET BALCONY AMENDED TO ACCOMMODATE WINDOW TO THIRD BEDROOM IN ACCORDANCE WITH PLANNING OFFICERS COMMENTS 16 JULY 2019  
 REV C: ROOFLIGHT TO MASTER BEDROOM ENSUITE OMITTED IN ACCORDANCE WITH PLANNING OFFICERS COMMENTS 15 JULY 2019  
 REV B: WINDOWS TO SIDE ELEVATION OMITTED IN ACCORDANCE WITH PLANNING OFFICERS COMMENTS 12 JULY 2019  
 REV A: OVERALL SIZE OF EXTENSION REDUCED DUE TO PLANNING OFFICERS COMMENTS 06 JUNE 2019  
 NOTE: THIS DRAWING IS FOR PRELIMINARY DISCUSSIONS ONLY. AGREED SCHEME TO BE SUBJECT TO PLANNING APPLICATION BEFORE WORKS START ON SITE.

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SUBJECT: MR & MRS WHITFIELD

PROJECT: PROPOSED ALTERATION & EXTENSION TO No 121 SPROTBOURGH ROAD, SPROTBOURGH, DONCASTER DN5 8BW

TITLE: FIRST FLOOR PLAN AS PROPOSED

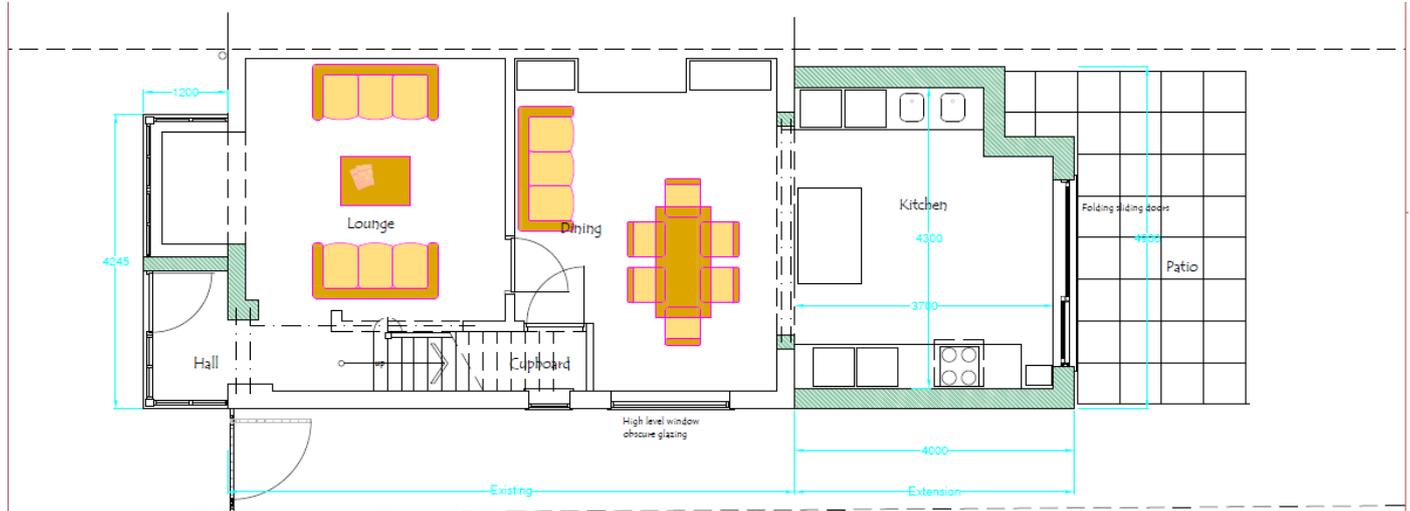
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DATE: 04 May 2019

DRAWING NUMBER	REV CODE
19-01-H-053-011	D
PURPOSE FOR ISSUE	
Planning Application	

DRAWN: GY

# Appendix 4: Proposed Floor Plans – Ground Floor



GROUND FLOOR PLAN AS PROPOSED

REV B: WINDOWS TO SIDE ELEVATION OMITTED IN ACCORDANCE WITH PLANNING OFFICERS COMMENTS 12 JULY 2019  
 REV A: OVERALL SIZE OF EXTENSION REDUCED DUE TO PLANNING OFFICERS COMMENTS 06 JUNE 2019  
 NOTE: THIS DRAWING IS FOR PRELIMINARY DISCUSSIONS ONLY. AGREED SCHEME TO BE SUBJECT TO PLANNING APPLICATION BEFORE WORKS START ON SITE.

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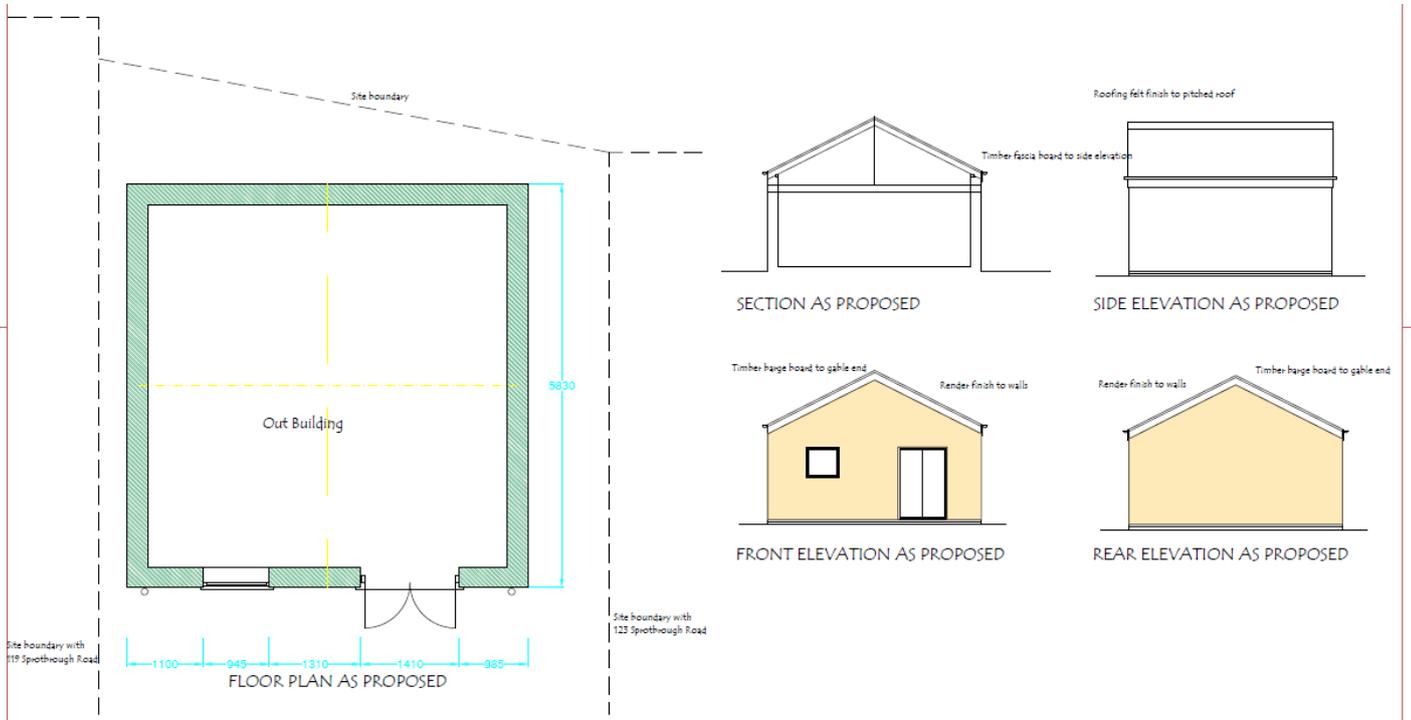
CLIENT  
 MR & MRS WHITFIELD

PROJECT  
 PROPOSED ALTERATION & EXTENSION TO  
 No 121 SPROTBOURGH ROAD, SPROTBOURGH,  
 DONCASTER DN5 8BW

TITLE  
 GROUND FLOOR PLAN AS PROPOSED

SCALE	1:50	DRAWING NUMBER	19-01-H-053-013	REV	003A
DATE	01 May 2019	DRAWN	CY	PURPOSE FOR ISSUE	Planning Application

# Appendix 5: Proposed Plans – Outbuilding



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CLIENT  
**MR & MRS WHITFIELD**

PROJECT  
**PROPOSED ALTERATION & EXTENSION TO  
No 121 SPROTROUGH ROAD, SPROTROUGH,  
DONCASTER, DN5 8BW**

TITLE  
**DETACHED OUT BUILDING  
FLOOR PLAN AS PROPOSED**

SCALES  
**1:50 & 1:100**

DATE  
**08 June 2019**

DRAWN  
**GY**

DRAWING NUMBER  
**19-01-H-053-020**

PURPOSE FOR ISSUE  
**Planning Application**

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Date Plotted: 08 June 2019 09:18:48

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