



Doncaster Council

Mr Gary OShea
88 Loscoe-Denby Lane
Loscoe
Heanor
DE75 7RX

The Council has signed up to a Government backed initiative, this being the Planning Quality Framework. This framework requires the Local Planning Authority to make a commitment to ensure we are delivering a quality, value for money service and ensuring that we are delivering what our customers want.

The Council will contact our Planning customers asking your opinion about our service. To find out more information and how to opt out of future surveys please log on to <http://www.doncaster.gov.uk/services/planning/pqf-planning-quality-framework>

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19/02241/FUL

Scott Cardwell
Assistant Director of Economy and Development 19/02241/FUL

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Doncaster Metropolitan Borough Council, Civic Office, Waterdale, Doncaster, DN1 3BU



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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

PLANNING PERMISSION REFUSED

Application Ref: 19/02241/FUL

Proposal: Erection of two storey side extension to form annex and erection of detached garage with sun room following demolition of existing garage.

Location: 77 Tenter Lane Warmsworth Doncaster DN4 9PE

Dated: 14th February 2020

The Doncaster Metropolitan Borough Council acting as the Local Planning Authority, has considered your application described above and has decided to **REFUSE PERMISSION** for the following reasons.

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

In dealing with the application referred to above, despite the Local Planning Authority wanting to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application, in this instance this has not been possible due to the reasons mentioned below.

01. The proposals would appear oversized and cause detrimental harm to the character and appearance of the host dwelling and the street scene, contrary to Policies CS1 (C) (E) and CS14 (A) of the Core Strategy, Policy ENV54 of the UDP and the guidance set out in the Development Guidance and Requirements SPD. It would

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also fail to accord with the provisions of the NPPF that new development should be of high quality design and add to the overall quality of an area.

02. The proposal would not be incidental to the use of the main dwelling house, by virtue of its scale and design. It is considered that the proposed development would be contrary to Policy CS14 (A) of the Core Strategy, guided by the Developer Guidance and Requirements SPD.

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