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Application Number:	20/01808/FUL
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Application Type:	Planning FULL
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Proposal Description:	Demolition of existing outbuildings and rebuilding to form a single-storey annexe with disabled accommodation.
At:	Land To Rear Of Sandall House Dadsley Road Tickhill Doncaster DN11 9JF

For:	Mr R Johnson
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Third Party Reps:	6 representations received – 6 in opposition, 0 in support	Parish:	Tickhill Parish Council
		Ward:	Tickhill and Wadworth

Author of Report:	Jacob George
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SUMMARY

This proposal seeks permission for the erection of a single-storey annexe to the detached house previously granted permission under 17/01308/FUL, in the position currently occupied by two former historic outbuildings. The application has been significantly amended, having previously proposed an additional two-storey dwelling on the site. The proposal is presented to Planning Committee due to the significant level of objection from neighbouring residents, from a Ward Councillor and from Tickhill Town Council.

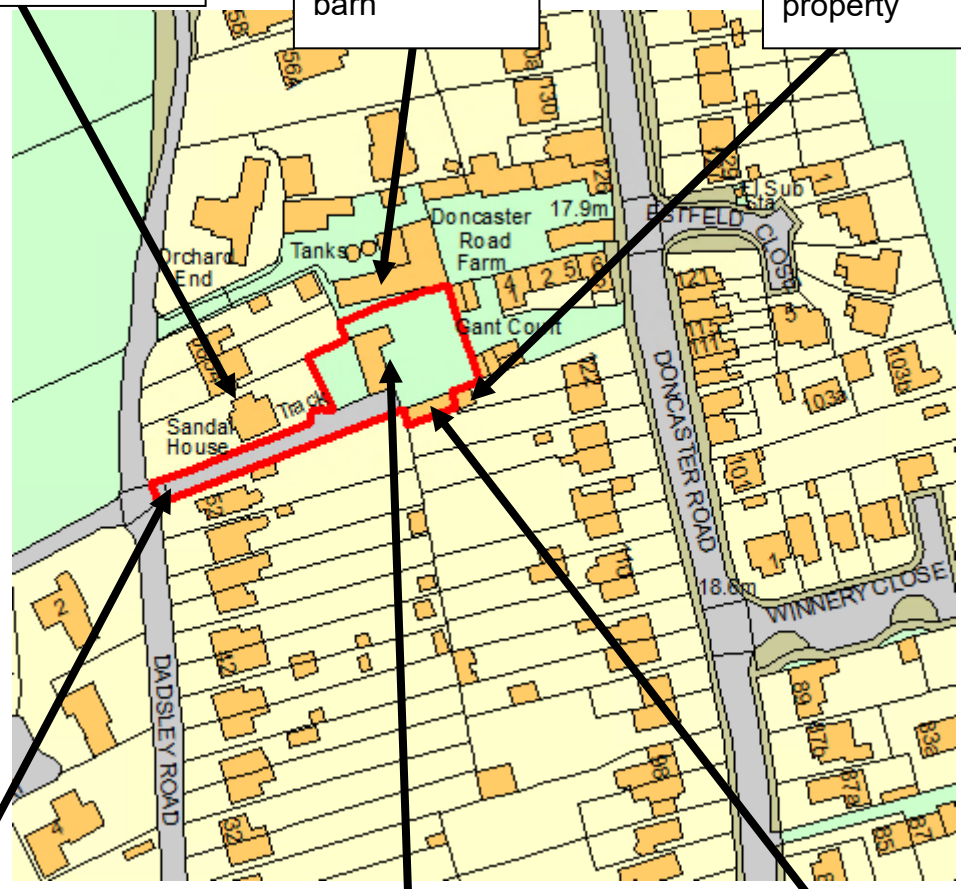
The proposal is considered to be acceptable, subject to the suitable conditions including the restriction of the usage of the building to purposes ancillary to the main dwellinghouse. The revised development would not cause undue harm to neighbouring properties, the highway network or the wider character of the area, and there are no material planning considerations that would demonstrably suggest that the application should be refused.

RECOMMENDATION: GRANT planning permission subject to the imposition of suitable conditions.

Sandall House
(frontage dwelling)

Grade II listed
barn

Outbuilding of
neighbouring
property



To
Tickhill
town
centre

Site access from
Dadsley Road

Dwelling permitted
under 17/01308/FUL in
place of historic barn

Application site,
currently occupied by
cart shed and stone
outbuilding ruin

1.0 Reason for Report

- 1.1 This application is being presented to Planning Committee as a result of the significant level of public objection to the proposal.

2.0 Proposal

- 2.1 Planning permission is sought for the erection of a single-storey annexe to the 5-bedroom detached dwelling granted permission under 17/01308/FUL behind Sandall House on Dadsley Road. The annexe would contain a bedroom, bathroom and living area, and would sit approximately in the footprint of the existing cart shed and ruined stone building at the site, with the addition of a small hallway to connect the living spaces. The annexe would feature pitched pantile roofs and the walls would be finished in Warmsworth stone. The height of the annexe at the tallest roof ridge would be approximately 4.7 metres. The living spaces in the annexe would be served by patio doors and windows facing into the curtilage of the large property, as well as two west-facing rooflights.
- 2.2 The proposal has been significantly revised since the original submission. An entire two-storey house with three bedrooms was initially presented for assessment, and was considered to represent an overdevelopment of the plot. Substantial amendments were made at the request of the case officer in order to arrive at the scheme hereby presented to the planning committee.

3.0 Site Description

- 3.1 The application site lies to the rear of the dwelling known as Sandall House, accessed from the east side of Dadsley Road. It previously contained a historic barn, which has now been demolished and a detached house constructed in its place. Following amendments to the proposal, the red line boundary of the application site now consists of the entire curtilage of this new dwelling.
- 3.2 To the south-east of the site lies the ruin of a former stone outbuilding, with one west-facing wall remaining largely intact. To the south-west of this stone building is a former cart shed with three bays, constructed of limestone with bull nosed brick piers and a traditional pantile roof with stone ridge tiles.
- 3.3 The site is surrounded by residential properties and is located at the northern edges of Tickhill. The two-storey outbuilding of a neighbouring property sits immediately to the south of the former outbuilding and to the east of the former cart shed. To the north of the site is a Grade II listed barn.

4.0 Relevant Planning History

Application Reference	Proposal	Decision
00/3771/P	Erection of two storey pitched roof extension (4.26m x 3.78m), ground floor pitched roof porch extension	Granted 18.12.2000

	(1.92m x 1.44m) to rear and first floor pitched extension (2.20m x 4.30m) above existing to side of detached house	
05/03479/FUL	Erection of single storey pitched roof extension to rear of detached house	Granted 11.01.2006
14/01572/FUL	Erection of detached dwelling and garage following demolition of existing barn including formation of new vehicular access	Refused 12.05.2016
16/01508/DEM	Demolition of barn	Prior Approval Not Required 28.07.2016
17/01308/FUL	Erection of detached dwelling	Granted 09.02.2018

5.0 Site Allocation

- 5.1 The site falls within a Residential Policy Area, as defined by the Proposals Maps of the Doncaster Unitary Development Plan (adopted in 1998).
- 5.2 The site is in Flood Zone 1, and is therefore not considered to be at high risk of flooding.
- 5.3 A walnut tree on the site is protected under a Tree Preservation Order (TPO), reference no. 74/30/TUDC/01.
- 5.4 National Planning Policy Framework (NPPF 2019)
- 5.5 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 and the relevant sections are outlined below:
- 5.6 Paragraphs 7 – 11 establish that all decisions should be based on the principles of a presumption of sustainable development.

- 5.7 Paragraph 38 states that Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 5.8 Paragraph 48 states that local planning authorities may give weight to relevant policies in emerging plans according to:
- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
 - b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
- 5.9 Paragraph 109 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.10 Paragraph 117 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 5.11 Paragraph 124 states the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.
- 5.12 Paragraph 127 states that planning decisions should ensure developments will function well and add to the overall quality of the area, are visually attractive and optimise the potential of the site. Paragraph 127(f) sets out that planning decisions should create places which provide a high standard of amenity for existing and future users.
- 5.13 Paragraph 130 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the

character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

- 5.14 Paragraph 175(c) states that development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.
- 5.15 Paragraph 184 states that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 5.19 Paragraph 196 of the NPPF states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 5.20 Core Strategy 2011 - 2028
- 5.22 To the extent that development plan policies are material to an application for planning permission, the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise: see section 70(2) of the Town and Country Planning Act 1990 (as amended) and section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended).
- 5.23 In May of 2012, the Local Development Framework Core Strategy was adopted and this replaced many of the policies of the Unitary Development Plan (UDP); some UDP policies remain in force 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:
- 5.24 Policy CS1 of the Core Strategy states that as a means of securing and improving economic prosperity, enhancing the quality of place, and the quality of life in Doncaster, proposals will be supported that contribute to the Core Strategy objectives. Proposals should be place-specific in their design and work with their surroundings, protecting and enhancing the built and natural environment. Proposals should also protect local amenity and be well-designed.
- 5.25 Policy CS14 of the Core Strategy requires development to be of a high quality design that contributes to local distinctiveness and that integrates well with its immediate surroundings.
- 5.28 Policy CS15 of the Core Strategy seeks to preserve, protect or enhance Doncaster's historic environment.

- 5.29 Policy CS16 of the Core Strategy states that Doncaster's natural environment will be protected and enhanced.
- 5.30 Saved Unitary Development Plan (UDP) Policies (Adopted 1998)
- 5.31 Policy PH9 designates Residential Policy Areas as shown on the proposals map.
- 5.32 Policy PH11 states that within residential policy areas development for housing will normally be permitted except where:
- A) the development would be at a density or of a form which would be detrimental to the character of the surrounding area or would result in an over-intensive development of the site;
 - B) the effect of the development on the amenities of occupiers of nearby properties would be unacceptable;
 - C) tandem or backland development would result in an unsatisfactory access, overlooking or over-intensive development;
 - D) the development would result in the loss of social, community and recreational or other local facilities for which there is a demonstrated need.
- 5.33 Policy ENV34 states that planning permission will not normally be granted for development which would adversely affect the setting of a listed building by virtue of its nature, height, form, scale, materials or design or by the removal of trees or other important landscape features.
- 5.34 Policy ENV54 states that alterations and extensions to existing buildings should be sympathetic in scale, materials, layout and general design to the existing building. All features which contribute to the character of the building or surrounding area should be retained.
- 5.35 Policy ENV59 states that in considering proposals for new development the borough council will attach considerable importance to the need to protect existing trees, hedgerows, wetland habitats, watercourses and other natural landscape features and will require that new developments do not cause unnecessary loss of trees, nor imperil trees by building works.
- 5.39 Local Plan
- 5.40 The Local Plan was formally submitted for examination on 4th March 2020 and is now under examination. Paragraph 48 of the NPPF states that the local planning authority may give weight depending on the stage of the Local Plan and the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given). When the local plan was published under Regulation 19 in August 2019, all of the policies were identified as carrying 'limited weight' for the purposes of

determining planning applications. Taking into account the remaining stages of the local plan process, it is considered the following levels of weight are appropriate between now and adoption dependant on the level of unresolved objections:

- Substantial
- Moderate
- Limited

- 5.41 The Council has now sent out the notice of examination (regulation 24 stage) and is aiming to adopt the Local Plan by winter 2020. The following policies are considered appropriate in assessing this proposal and consideration has been given to the level of outstanding objections resulting in appropriate weight attributed to each policy:
- 5.42 Policy 1 reinforces the guidance within the NPPF in that there should be a presumption in favour of sustainable development. This policy is afforded limited weight as there are outstanding unresolved objections.
- 5.43 Policy 11 (Residential Policy Areas) reinforces some of the wording of PH11 and is afforded substantial weight. Within Residential Policy Areas, as defined on the Policies Map, new residential development will be supported provided:
1. the development would provide for an acceptable level of residential amenity for both new and existing residents; and
 2. the development would help protect and enhance the qualities of the existing area and contribute to a safe, healthy and prosperous neighbourhood; and
 3. the development would meet other development plan policies including those relating to flood risk, open space, design and sustainable construction.
- 5.44 Policy 14 (Promoting Sustainable Transport in New Developments) is afforded limited weight. This policy states that new development shall make appropriate provision for access by sustainable modes of transport to protect the highway network from residual vehicular impact. The Council will work with developers to ensure that appropriate levels of parking provision are made in accordance with the standards contained within Appendix 6 of the Local Plan. Development should not result in unacceptable impacts on highway safety, or the severe residual cumulative impacts on the road network. Developers must consider the impact of new development on the existing highway and transport infrastructure.
- 5.45 Policy 31 (Valuing Biodiversity and Geodiversity) has limited weight. This policy states that internationally, nationally, and locally important habitats, sites and species will be protected.
- 5.46 Policy 33 (Woodlands, Trees and Hedgerows) is afforded substantial weight in the decision-making process. This policy states that proposals will be supported

where it can be demonstrated that woodlands, trees and hedgerows have been adequately considered during the design process, so that a significant adverse impact upon public amenity or ecological interest has been avoided. There will be presumption against development that results in the loss or deterioration of ancient woodland and/or veteran trees.

5.47 Policy 37 (Listed Buildings) has substantial weight. This policy states that proposals that harm the significance of a listed building or its setting will not be supported other than in circumstances where that harm is clearly outweighed by the public benefits of the proposal having regard to the significance of the heritage asset affected.

5.48 Policy 42 (Character and Local Distinctiveness) is afforded limited weight. This policy states that development proposals will be supported where they:

1. recognise and reinforce the character of local landscapes and building traditions;
2. are of a high quality design that contributes to local distinctiveness;
3. respond positively to their context, setting and existing site features, respecting and enhancing the character of the locality; and
4. integrate visually and functionally with the immediate and surrounding area at a settlement, neighbourhood, street and plot scale.

In all cases, applications and design proposals will need to demonstrate an understanding of the context, history, character and appearance of the site, adjacent neighbourhood and the wider area, to inform the appropriate design approach. Backland and tandem housing development proposals will be supported where the loss of rear domestic gardens is minimised due to the need to maintain local character, amenity, garden space, green infrastructure and biodiversity. Modest redevelopment on backland sites may be considered acceptable, and should generally conform to existing plot sizes and not lead to overdevelopment and/or a cramped appearance.

5.49 Policy 45 (Residential Design) has moderate weight in decision-making. New housing, extensions, alterations and changes of use to housing will be supported where they respond positively to the context and character of existing areas (refer to Policy 42), or the host property, and create high quality residential environments through good design. Developments must protect existing amenity and not significantly impact on the living conditions or privacy of neighbours or the host property (including their private gardens), be overbearing, or result in an unacceptable loss of garden space.

5.50 Tickhill Neighbourhood Plan

5.51 Following a successful referendum, the Tickhill Neighbourhood Plan was 'made' by Full Council on the 24 November 2016 when it was adopted as part

of Doncaster's Development Plan. The relevant policies from the Tickhill Neighbourhood Plan are as follows:

- 5.52 Policy DE1 (New building) states that new development should be designed to fit into the character of Tickhill, with proposals demonstrating a thorough understanding of local character as part of the design process.
- 5.53 Policy DE2 (Building in large gardens) states that proposals to build in the large gardens of houses along the main roads will be strongly resisted so as to maintain traditional open green gaps in the street scene.
- 5.54 Policy DE4 (Sustainability in building) states that proposals that achieve more sustainable buildings will be supported, provided that the sustainability measures will not have a negative impact upon the character of the area.
- 5.55 Policy DE5 (Accessibility and adaptations) states that where planning permission is required (including change of use), applicants will be expected to comply with practical guidance produced by the Secretary of State as to how the requirements of the building regulations and equalities legislation should be met in relation to achieving access for all.
- 5.56 Policy DE6 (Extensions and alterations) states that proposals for extensions and alterations will be supported provided that they complement and enhance the main building and its setting, and are proportionate to it in scale and size.
- 5.57 Policy HE1 (Heritage assets) states that proposals to maintain, conserve and improve, where and when appropriate, Tickhill's heritage assets, including historic buildings and sites outside the Conservation Area, will be supported.
- 5.58 Policy H4 (Remainder of Tickhill) states that new housing development should satisfy the following characteristics:
1. be constructed of materials in keeping with its immediate environs
 2. have a front garden and boundary treatment which respects the surrounding street scene
 3. retain existing limestone boundary walls; any new treatment should complement the historical character of the area
 4. retain existing trees
 5. provide adequate storage space for refuse and recycling bins provided by the local authority
 6. be of a size, scale and height appropriate to its location and the size of the plot

5.58 Other material planning considerations

- Development Requirements and Guidance Supplementary Planning Document (SPD) (2015)
- South Yorkshire Residential Design Guide (SYRDG) (2015)
- Residential Backland and Infill Development Supplementary Planning Document (SPD) (2010)
- National Planning Practice Guidance

- National Design Guide (2019)
- Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990)

6.0 Representations

6.1 This application has been advertised in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) as follows:

- Advertised on the Council website
- All neighbours with an adjoining boundary notified by letter
- Site notice displayed at the site

6.2 Five objection comments were received from neighbouring residents, as well as one objection from ward member Councillor Nigel Cannings. The points of objection can be summarised as follows:

- The proposal would leave insufficient green space
- The house would be inches from an office window, leaving a view of a wall
- Windows would look directly onto residential gardens, which would be a gross invasion of privacy
- The proposal would constitute overdevelopment of the site
- The development would create traffic issues at the site entrance and on Dadsley Road
- An additional dwelling would exacerbate highway safety issues, with properties accessing Dadsley Road from a blind bend
- The proposed property would have no curtilage of its own

6.3 The above objections were received in relation to the original proposal for a two-storey house. At that stage, Councillor Nigel Cannings called in the application to be decided by Planning Committee.

6.4 Following discussions between the application agent and the case officer, the proposal was substantially amended and was reduced in size and scope. The development now under consideration consists of a single-storey annexe in the footprint of the ruined outbuilding and cart shed. This annexe would have a single bedroom along with a bathroom and living accommodation, with no kitchen facilities. The annexe would be ancillary to the use of the main dwellinghouse, and would not be an additional self-contained residential property. Parking has been shown on the site plan and the red line boundary has been amended to include the entire curtilage of the main house, indicating that the proposed use of the building is now as an ancillary annexe outbuilding rather than a separate dwelling. Windows overlooking neighbouring properties were removed from the plans.

6.5 With the proposal and red line boundary substantially amended, the application was re-advertised and neighbours re-consulted. Re-consultation letters were issued on 24 September 2020, and the revised site notice was displayed from

2 October 2020. All original objectors were notified of the changes and invited to make further comments.

6.6 Three of the objectors confirmed that their opposition to the development still remained despite the amendments, mainly citing the access onto Dadsley Road as the reason for continued objection. The other two public commenters did not submit further comments, and so it is assumed that their objections remain. Councillor Cannings also maintained his objection on the grounds of traffic safety.

6.7 Although Councillor Cannings expressed his preparedness for the application to be decided by officer delegation following the amendment to annexe accommodation only, it is considered that the level of outstanding public objection is of a volume which renders a committee decision necessary.

7.0 Town Council

7.1 Tickhill Town Council were consulted on the proposal for a new dwelling, and objected on the basis of the property's lack of its own curtilage; the overdevelopment of the site; highways danger relating to the additional property accessed from the single-track Dadsley Road; and the intrusive overlooking of neighbours.

7.2 Following re-consultation on the amended annexe proposal, the Town Council maintained its objection on the basis of the site's restricted backland nature and the impact on neighbours' privacy.

8.0 Consultations

8.1 Waste and Recycling

No objections.

8.2 Conservation

Dwelling proposal

The site is outside the Tickhill Conservation Area and none of the structures are listed, though the cart shed is typical of a traditional agricultural building of the area. From a conservation viewpoint this historic building would ideally be retained or repurposed, however as it has no heritage designation its demolition would be permitted development. The configuration of the windows and the porch give the building a domestic character. However, as it is to be constructed in limestone with a pantile roof it should complement the existing building on the site. Using these materials it would not be considered to harm the setting of the large grade 2 listed barn and associated farm complex. There's no conservation objection as such, but a proposal based on the existing building forms possibly retaining the existing cartshed would certainly allow a less crowded appearance to the grouping of buildings in this corner and retain local character.

Annexe proposal

The replacement buildings have been reduced to single storey so the grouping has a less crowded appearance and is more in keeping with the existing outbuilding structures. The roof pitch of the cartshed replacement is now a more traditional 30 degrees. The pitch of the living area is only 25 degrees although this does keep the massing low. The porch link gives the building a domestic character. However, as it is to be constructed in Warmsworth Stone with a pantile roof it should complement the existing building on the site. Using vernacular materials and with the revised form, the proposal is not considered to be harmful to the setting of the large grade 2 listed barn north of the site.

8.3 Ecology

A necessary bat survey has been carried out by a suitably qualified ecologist and there are no complications from misinterpretation of findings. Appropriate recommendations in respect of ecological improvements in line with local and national policy are included in the bat survey report. No objections subject to the inclusion of an Ecological Enhancement Plan condition.

(Comments maintained at re-consultation)

8.4 Drainage

Conditions requested to secure full details of on-site drainage and to ensure the waste water treatment plant is sited at least 10 metres from watercourses and any other buildings.

8.5 Pollution Control

A (Yorkshire and Lincolnshire Pollution Advisory Group) YALPAG Screening Assessment form has been recorded and reviewed, and there is no clear reason for the site to be significantly affected by contamination. Conditions are recommended to ensure the contamination is risk assessed in an appropriate manner and does not pose an unacceptable risk, and to ensure all imported soils are “clean” and suitable for residential gardens.

8.6 Tree Officer

The Tree Officer initially had no objections to the proposal, subject to conditions securing tree protection fencing during development, and securing landscaping details to be approved by the local planning authority prior to commencement.

The Tree Officer later requested clarification related to the root protection area of the protected walnut tree on the site, as the site plan had been amended to place parking spaces close to the tree.

The site plan was subsequently amended on 23.10.2020 to relocate the parking spaces, and the Tree Officer was satisfied with their location away from the root protection area.

8.7 Highways Development Control (HDC)

HDC would have concerns for the original application but given this has been reduced, they have no concerns. Three parking spaces are allocated for the original dwelling and annexe. It will be necessary to ensure that the annexe remains part of the original dwelling. There is minimal impact on traffic generation from a 1-bed annexe. As this is also an existing access point for the original dwelling, it can accommodate an additional 1-bed annexe.

The parking spaces were rotated to a different position in an amended site plan received 23.10.2020, in order to avoid encroaching into the root protection area of the walnut tree. Highways Development Control have performed vehicle tracking on the revised site plan, and concluded that there would be sufficient manoeuvring space for the three parking spaces to operate effectively in their revised position.

8.8 National Grid

No comments received.

8.9 Severn Trent Water

No comments received.

8.10 Local Plans (Housing)

No comments received.

9.0 Assessment

9.1 The principal issues for consideration under this application are as follows:

- Principle of the Development
- Design and Impact on Local Character
- Impact on Heritage Assets
- Residential Amenity
- Highways Safety and Traffic
- Tree Protection
- Ecology
- Overall Planning Balance

9.2 For the purposes of considering the balance in this application, planning weight is referred to in this report using the following scale:

- Substantial
- Considerable

- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

- 9.3 The site is located within a Residential Policy Area as designated under Policy PH9 of the UDP. As such, housing development is generally acceptable in principle as set out in Policy PH11, subject to consideration of matters such as residential amenity.
- 9.4 However, PH11(C) sets out that housing development will not be permitted where tandem or backland development would result in an unsatisfactory access, overlooking or over-intensive development. The proposal originally submitted would have displayed the above characteristics, with insufficient parking and amenity space for a backland plot when combined with the larger house already constructed.
- 9.5 Additionally, the Residential Backland and Infill Development SPD requires tandem developments to be subservient to the frontage dwelling. The combination of two large two-storey dwellings behind Sandall House would be overly dominant, and would be unacceptable in principle.
- 9.6 In contrast, the revised annexe proposal can be more accurately considered as a householder outbuilding development to act as an ancillary element of the main dwellinghouse. The use of the annexe solely for purposes ancillary to the larger house can be secured by a condition. The NPPF has a presumption in favour of sustainable development, and so the principle of a residential annexe is acceptable in this location, subject to detailed consideration of the matters set out below.

9.7 SOCIAL SUSTAINABILITY

Residential Amenity

- 9.8 Policies CS1 and CS14 place a requirement on developments to provide a good standard of amenity for existing and future users. The proposed annexe would be located immediately to the north and west of neighbouring residential properties.
- 9.9 The original proposal for a large dwelling would have had a harmful impact on privacy due to the inclusion of windows in the rear walls which would overlook neighbouring gardens. Furthermore, the two-storey building would have completely blocked the light and outlook from the adjacent two-storey outbuilding of the neighbouring property, the upper floor of which is used as a home office by the current occupants. The initial proposal was unacceptable in terms of residential amenity.

- 9.10 The proposed development has now been reduced to a single-storey annexe only, with no rear windows. As such, there would be no additional impact on light, outlook or privacy compared to the existing outbuildings located at the site. As an ancillary annexe, the proposed use would not generate any noise or other disturbance which might harm neighbours' enjoyment of their residential properties.

Conclusion on Social Impacts

- 9.11 It is not considered that the proposed development would detract from the residential amenity of any neighbouring residential properties, and would accord with policies CS1, CS14, PH11, and paragraph 127(f) of the NPPF. The development would therefore be acceptable in terms of social sustainability.

9.12 ENVIRONMENTAL SUSTAINABILITY

Design and Impact on Local Character

- 9.13 Policies CS14 of the Core Strategy and DE1 of the Tickhill Neighbourhood Plan require developments to display a high quality of design, integrating well into the local context. The local vernacular consists mainly of two-storey residential buildings with pitched roofs and traditional brick or stone construction.
- 9.14 Policy DE2 of the Neighbourhood Plan resists development in back gardens in order to protect the open, green gaps in between buildings. In this case, whilst the proposal would consist of a new building, it is not considered that there would be any visual harm to openness, as the annexe would be replacing existing outbuildings and would be located on previously developed land. Due to the amendments reducing the proposal to a single storey, the building would not appear visually prominent when viewed from Dadsley Road, and would not be visible from Doncaster Road.
- 9.15 The proposed annexe would be finished in Warmsworth stone and would feature pitched tiled roofs, harmonising well with the appearance of the main house on the site. The building would sit almost exactly in the footprint of the existing outbuildings, other than the entrance hallway which is considered to be of a modest size, and which would be necessary to link the spaces within the building.
- 9.16 In summary, the appearance of the annexe would not be out of keeping with its surroundings, and would not appear dominant in relation to nearby buildings and the street scene. Having been reduced to a single storey, the building would appear subservient to the main house and to the frontage dwelling known as Sandall House, and would be acceptable in terms of design and visual impact.

Impact on Heritage Assets

- 9.17 A Grade II listed barn is located to the north of the site. An existing 5-bedroom house to the rear of Sandall House has replaced another historic barn within the site, which was not listed. The proposed annexe at the south of the site would be visually separated from the listed barn by the large detached house, and would therefore have a minimal impact on the setting of the listed building. The reduction of the proposal to a single storey further minimises its impact on the historic environment, and would avoid a cluttered appearance within the site. Owing to its stonework finish and pitched roofs, the annexe would integrate well with its surroundings and the setting of the listed building, and would accord with Policy ENV34 of the UDP and Policy HE1 of the Neighbourhood Plan.
- 9.18 Whilst the Conservation Officer has identified that the optimum proposal for the site would be the restoration and repurposing of the existing characterful historic outbuildings, it is acknowledged that their demolition would be permitted development as they are not listed structures and are not located within the Conservation Area. It would not be reasonable to insist upon their retention, and the design approach satisfactorily acknowledges the history of the site by keeping the proposal largely within the footprint of the former outbuildings.

Highway Safety and Traffic

- 9.19 Policy CS14 sets out that an essential aspect of place-making is to ensure the “quality, stability, safety and security of private property, public areas and the highway”. As such, highway safety is a key consideration in the determination of this planning application, and has also been one of the main points of objection from neighbouring residents and from the Town Council and Ward Councillor.
- 9.20 The original proposal for a new dwelling was viewed unfavourably, as there would not have been sufficient space on the site for both parking and outdoor amenity space for each dwelling. An additional house on the street would have created additional traffic, putting pressure on the single-track Dadsley Road.
- 9.21 The revised proposal is considered by Highways Development Control to be acceptable, as the annexe would be used by the same household as the main dwelling, and would not result in an additional household accessing the site via Dadsley Road.
- 9.22 The Development Guidance and Requirements SPD sets out that dwellings with three or more bedrooms should have two allocated parking spaces, plus an additional visitor space for every two dwellings in defined bays within the public highway. In this case, Dadsley Road is too narrow to accommodate visitor parking. However, the revised site plan demarcates three parking spaces within the curtilage of the house. For a single dwelling, this is considered to sufficiently serve the property and accommodate any visitors. As the annexe would be ancillary to the dwelling and would not house an additional family, the provision of three parking spaces would serve the property sufficiently and would avoid intensifying on-street parking on Doncaster Road or causing any

hazards on Dadsley Road. The position of the parking spaces was altered in the amended site plan received 23.10.2020, for tree protection reasons. Highways Development Control performed vehicle tracking on the amended site plan and concluded that the parking location would leave sufficient space for vehicle manoeuvring in large vehicles.

- 9.23 The revised development proposal for a single-storey ancillary annexe is considered to be acceptable. A condition can be imposed to ensure the annexe remains subsidiary to the larger house and is not sold on as a separate bungalow, thus preventing two households from accessing the backland site and generating additional traffic.

Tree Protection

- 9.24 Policies ENV59 and CS16 require developments to protect and avoid the unnecessary loss of existing trees. There is an existing walnut tree to the north of the site which is protected under a Tree Preservation Order. The Tree Officer has stated that, provided that this walnut tree and any other new landscaping on the site in connection with condition 8 of 17/01308/FUL is protected or amended/adjusted as appropriate, the proposal would be acceptable subject to the imposition of two conditions. These conditions would secure tree protection fencing during development and details of landscaping to be agreed by the local planning authority prior to commencement.
- 9.25 The site plan was amended during the course of the application to demonstrate sufficient parking space for the dwelling and its annexe. The Tree Officer expressed concern about the location of the parking spaces in relation to the protected walnut tree. The site plan was amended again on 23.10.2020 to relocate the parking spaces away from the root protection area of the tree, and the Tree Officer confirmed there would be no objections subject to the conditions mentioned above.

Ecology

- 9.26 Policy CS16 requires proposals to protect or enhance the borough's ecological networks. A bat activity survey of the existing cart shed has been conducted to the satisfaction of the Council's Ecologist. No bats of any species were recorded emerging from or entering the property, and the surrounding area recorded a low level of bat activity. The survey report concludes that no formal mitigation is required, although all works should cease if any bats or signs to indicate use of the building by bats are discovered during redevelopment works. The installation of two integrated bat roost boxes is recommended for ecological enhancement purposes, and artificial light overspill should be avoided by using directional lighting and lower intensity LEDs. The Council's Ecologist supports the methodology and conclusions of the bat survey report, and has no objections subject to the imposition of an appropriate Ecological Enhancement Plan condition.

Conclusion on Environmental Issues

- 9.27 The amended proposal would not have a harmful visual impact, and would integrate well with the surrounding local environment. There would be no harm to the Grade II listed barn to the north of the site, and the revised annexed proposal would not create any highway safety or traffic issues as it would not introduce an additional household to the street. The parking shown on the revised site plan dated 23.10.2020 would avoid any harm to the protected walnut tree, and ecological enhancements can be secured through a planning condition. The development would accord with policies CS1, CS14, CS15, CS16, ENV34, ENV59, DE1, HE1, and the relevant sections of the NPPF. Overall, the environmental impact of the development is considered to be acceptable.

9.28 ECONOMIC SUSTAINABILITY

- 9.29 The proposal would have limited economic benefits in terms of providing temporary employment opportunities for local tradespeople during construction. There would be no economic disadvantages to the development, as the site would not otherwise be used for any business or commercial uses.

Conclusion on Economy Issues

- 9.30 The development would have little economic impact, either positive or negative, and as such the proposal would not be contrary to the economic pillar of sustainable development.

10.0 PLANNING BALANCE & CONCLUSION

- 10.1 In accordance with Paragraph 11 of the NPPF, the proposal is considered in the context of the presumption in favour of sustainable development. Officers have identified no adverse economic, environmental or social harm that would significantly or demonstrably outweigh any benefits identified when considered against the policies in the NPPF taken as a whole. Subject to the recommended conditions, the proposal is compliant with the development plan and there are no material considerations which indicate the application should be refused.

11.0 RECOMMENDATION

11.1 MEMBERS RESOLVE TO GRANT PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT SUBJECT TO THE CONDITIONS BELOW:

Conditions

01. 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. 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 and documents listed below:

Location Plan & Site Plan PL000 RevC – Amended 23.10.2020

Proposed Plans PL002 RevC – Amended 07.10.2020

YALPAG Screening Assessment – Received 03.07.2020

Bat Survey Report – Received 03.07.2020

REASON

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

03. The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling.

REASON

To ensure that the building/extension does not become a separate unit and thereby harming the amenity of the main dwelling and the surrounding area.

04. Prior to the commencement of development, an ecological enhancement plan shall be submitted to the local planning authority for approval in writing. This plan shall include details of the following measures, all of which shall be implemented prior to the first occupation of the site or an alternative timescale to be approved in writing with the local planning authority:

- The installation of 2x integrated bat boxes of the Ibstock Bat Brick, Schwegler 1FR or similar into the structure the position and orientation to be approved by a suitably qualified ecologist.
- Any luminaries used in the vicinity of the bat boxes should be of the LED type which provide a lower intensity of light. A warm white spectrum (preferably 2700Kelvin) should be adopted to reduce the blue light component with a wavelength exceeding 550nm.

REASON

To ensure the ecological interests of the site are maintained in accordance with Core Strategy Policy CS16.

05. Prior to the commencement of the development hereby granted a scheme for the protection of the Walnut tree and any new planting that complies with British Standard 5837: 2012 Trees in Relation to Design, Demolition and construction shall be submitted to the Local Planning Authority for approval. Tree protection shall be implemented on site in accordance with the approved scheme before any equipment, machinery or materials have been brought on to site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

REASON

To ensure that retained trees are protected from damage during construction, in accordance with Policy CS16 of the Core Strategy.

06. No development shall take place on the site until details of a landscaping/planting scheme have been agreed in writing with the Local Planning Authority. This scheme shall indicate all existing trees and hedgerows on the site, showing their respective size, species and condition. It shall distinguish between those which are to be retained, those proposed for removal and those requiring surgery. The scheme should also indicate, where appropriate, full details of new or replacement planting. All planting material included in the scheme shall comply with Local Planning Authority's 'Landscape Specifications in Relation to Development Sites'. Approved planting shall take place in the first suitable planting season, following the commencement of the development. Any tree or shrub planted in accordance with the scheme and becoming

damaged, diseased, dying or removed within five years of planting shall be replaced in accordance with the above document.

REASON

To ensure that replacement trees are of a suitable type and standard in the interests of amenity.

07. 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.

08. The development hereby granted shall not be begun until details of the foul, surface water and land drainage systems and all related works necessary to drain the site have been submitted to and approved by the Local Planning Authority. These works shall be carried out concurrently with the development and the drainage system shall be operating to the satisfaction of the Local Planning Authority prior to the occupation of the development.

REASON

To ensure that the site is connected to suitable drainage systems and to ensure that full details thereof are approved by the Local Planning Authority before any works begin.

09. The discharge from the waste water treatment plant should be sited at least 10m away from watercourses and any other buildings. Packaged treatment works should be type-tested in accordance with BS 7781 or otherwise tested by a notified body.

REASON

To comply with Building Regulations 2000 part H.

10. Should any unexpected significant contamination be encountered during development, all associated works shall cease and the Local Planning Authority (LPA) be notified in writing immediately. A Phase 3 remediation and Phase 4 verification report shall be submitted to the LPA for approval. The associated works shall not re-commence until the reports have been approved by the LPA.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to guidance set out in the National Planning Policy Framework.

11.

Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and be approved in writing by the LPA prior to any soil or soil forming materials being brought onto site. The approved contamination testing shall then be carried out and verification evidence submitted to and approved in writing by the LPA prior to any soil and soil forming material being brought on to site.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to guidance set out in the National Planning Policy Framework.

INFORMATIVES

01.

INFORMATIVE

In light of the above drainage conditions the following information **MUST** be provided to the applicant:

1. Surface water drainage plans should include the following:
 - Rainwater pipes, gullies and drainage channels including cover levels.
 - Inspection chambers, manholes and silt traps including cover and invert levels.
 - Pipe sizes, pipe materials, gradients and flow directions.
 - Soakaways, including size and material.
 - Typical inspection chamber / soakaway / silt trap and SW attenuation details.
 - Site ground levels and finished floor levels.
2. Surface Water Discharge From Brownfield Site

There should be no increase in surface water discharge from the site to existing sewers / watercourses. On site surface water attenuation will therefore be required if drained areas to existing sewers / watercourses are to be increased. A 30% net reduction to existing peak discharge (up to a 1/100 yr storm + 30% CC) will be required if the site is being re-developed. A full justification will be required where the development cannot achieve the 30% betterment on the existing run-off rate.

3. If infiltration systems are to be used for surface water disposal, the following information must be provided:
 - Ground percolation tests to BRE 365.
 - Ground water levels records. Minimum 1m clearance from maximum seasonal groundwater level to base of infiltration compound. This should include assessment of relevant groundwater borehole records, maps and on-site monitoring in wells.
 - Soil / rock descriptions in accordance with BS EN ISO 14688-1:2002 or BS EN ISO 14689-1:2003
 - Volume design calculations to 1 in 30 year rainfall + 30% climate change standard. An appropriate factor of safety should be applied to the design in accordance with CIRIA C753 – Table 25.2.
 - Location plans indicating position (Soakaways serving more than one property must be located in an accessible position for maintenance). Soakaways should not be used within 5m of buildings or the highway or any other structure.
 - Drawing details including sizes and material.
 - Details of a sedimentation chamber (silt trap) upstream of the inlet should be included.

Soakaway detailed design guidance is given in CIRIA Report 753, CIRIA Report 156 and BRE Digest 365.

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

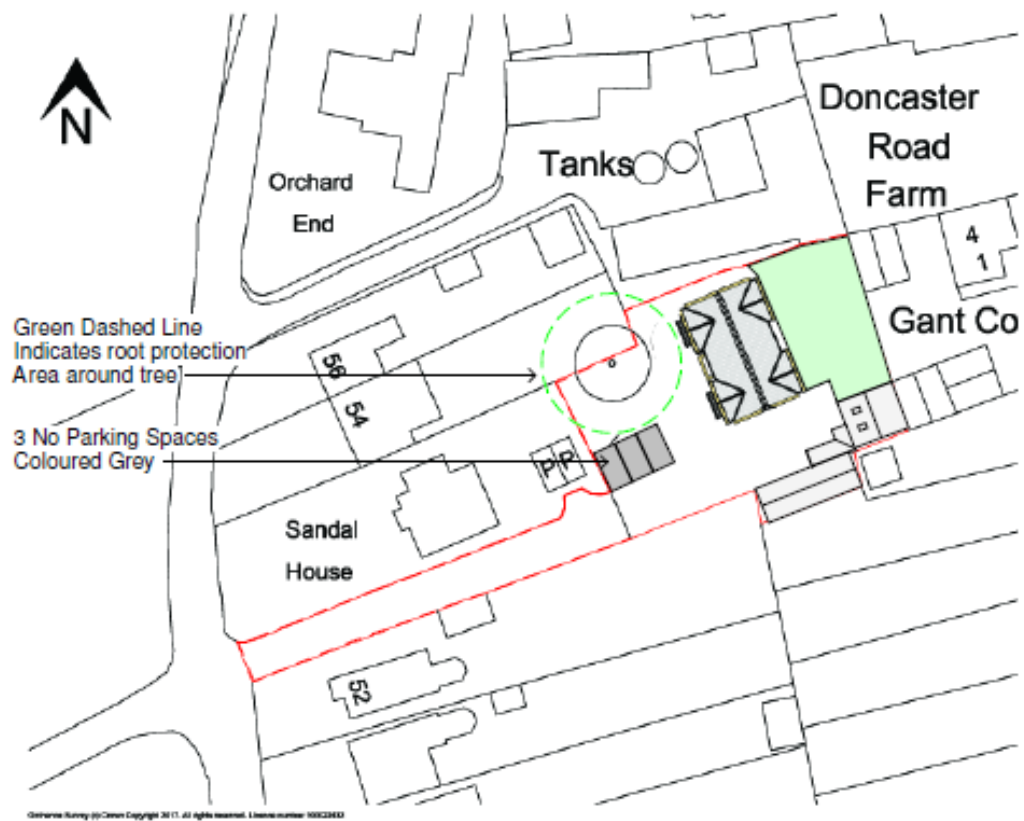
This Standing Advice is valid from 1st January 2019 until 31st December 2020

03. INFORMATIVE

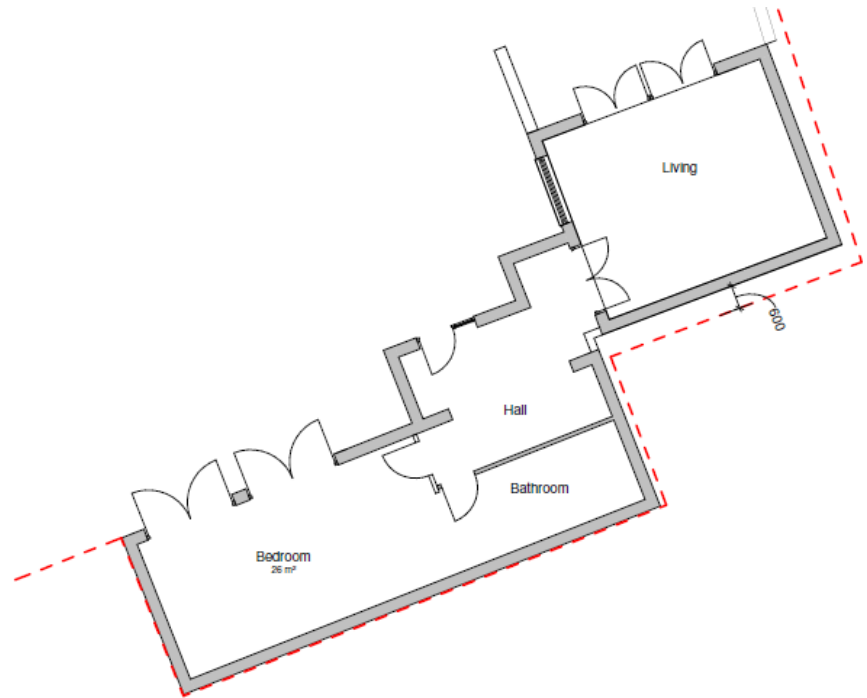
The developer shall consider incorporating all possible sustainability features into the design of the proposed development.

The above objections, consideration 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: Site Plan

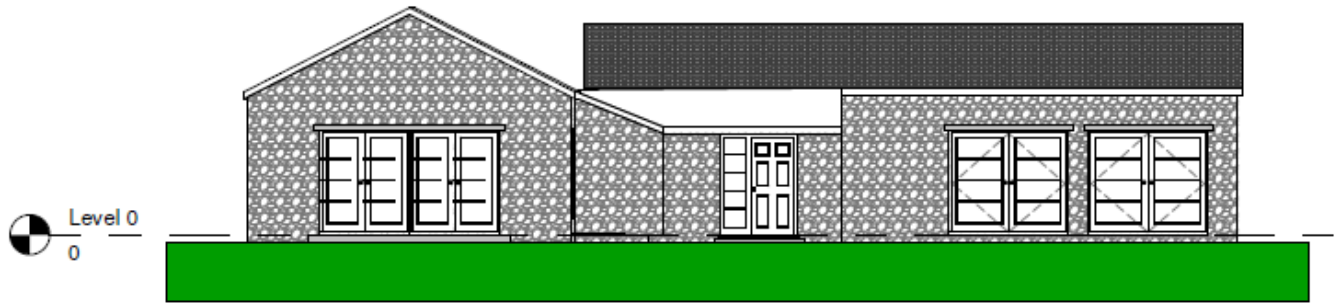


Appendix 2: Proposed Floor Plan



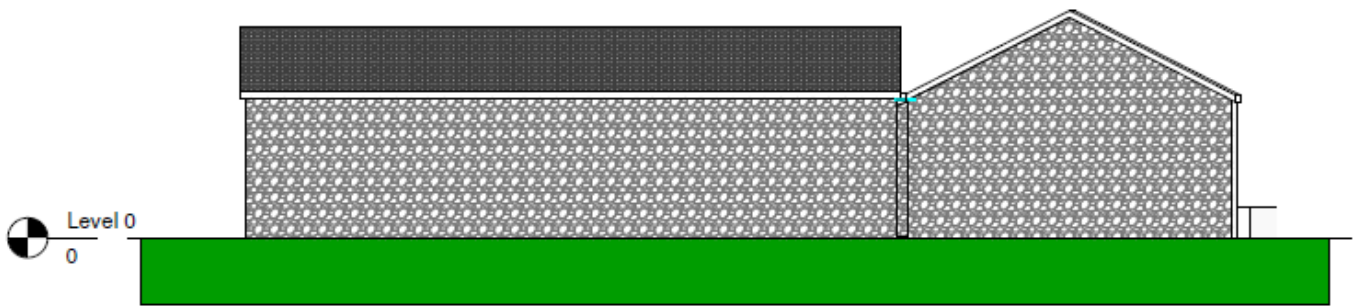
Ground Level
1 : 100

Appendix 3: Proposed Elevations



Elevation - North

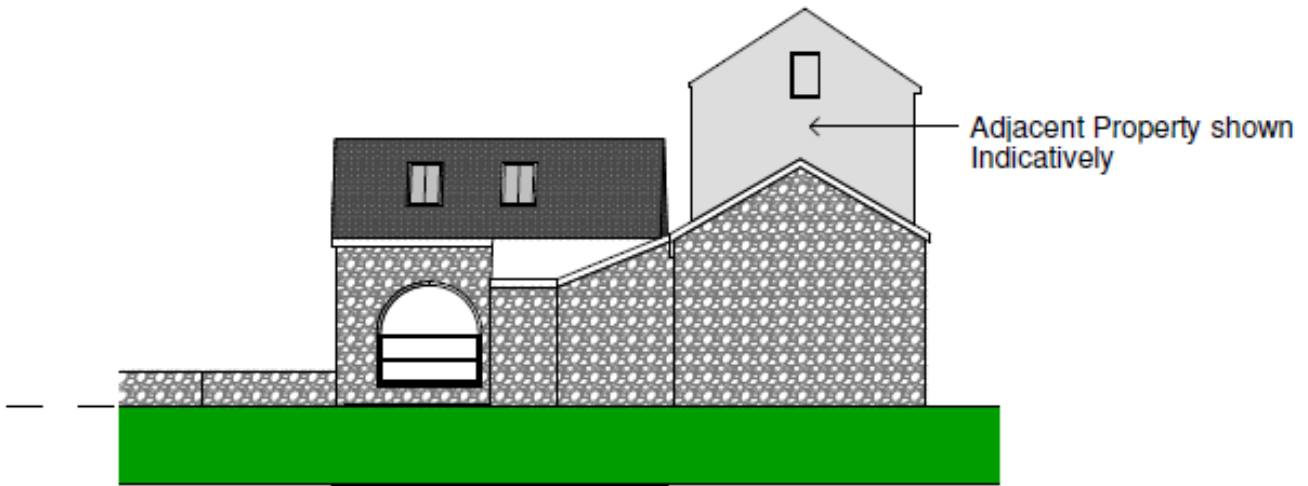
1 : 100



Elevation - South

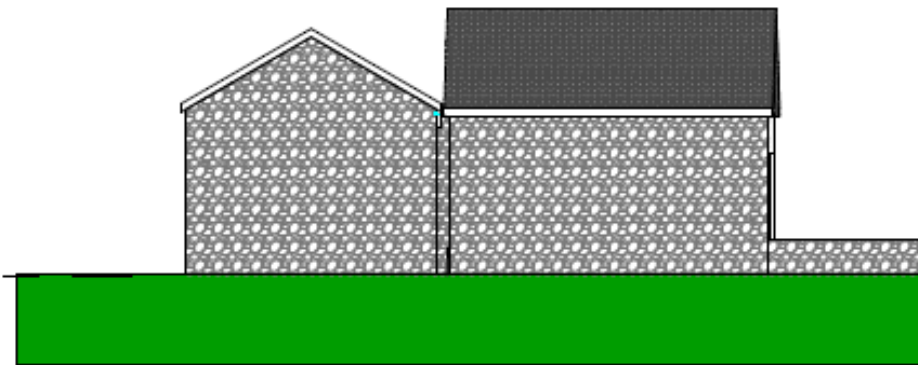
1 : 100

(see East and West elevations overleaf)



Elevation - West

1 : 100



Elevation - East

1 : 100