

<b>Application</b>	<b>6.</b>
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<b>Application Number:</b>	20/01532/FUL
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<b>Application Type:</b>	Planning FULL
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<b>Proposal Description:</b>	Erection of detached dwelling and construction of new access (proposal amended 20/08/2020 to include additional garage)
<b>At:</b>	Chapel Farm Bawtry Road Hatfield Woodhouse Doncaster DN7 6PH

<b>For:</b>	Mr J Holt
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<b>Third Party Reps:</b>	None	<b>Parish:</b>	Hatfield Parish Council
		<b>Ward:</b>	Hatfield

<b>Author of Report:</b>	Jacob George
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## SUMMARY

This application seeks permission for the erection of a detached house with five bedrooms on the southern part of the site known as Chapel Farm on Bawtry Road, to the south-west of Hatfield Woodhouse. The proposal is presented to Planning Committee for determination, as it would create a new non-agricultural dwelling in the Countryside Policy Area and would therefore constitute a departure from the development plan.

The proposal is considered to be acceptable subject to conditions. Despite departing from local policy, the site is located a short walking distance from the nearest defined village settlement, and is well-connected to higher order settlements by public transport. The site is therefore considered not to be isolated. Additionally, the site is located between two other residential properties on a street lined by multiple houses and bungalows, so would not be substantially harmful to the openness of the countryside. The proposal would not be considered to negatively impact upon the residential amenity of neighbouring properties, upon the setting of nearby listed buildings, or upon the safety of the highway network. On balance of the material considerations, it is felt that a refusal would be unjustified and the proposal is recommended for approval accordingly.

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

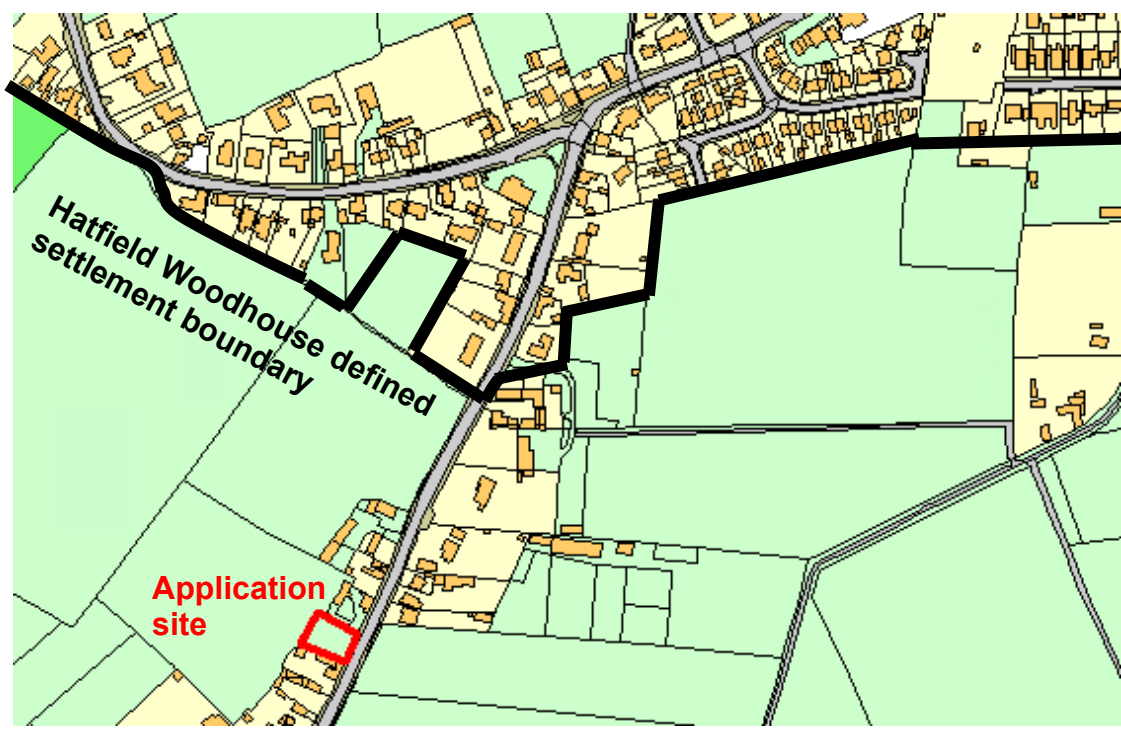
Application site

Replacement dwelling under construction adjacent to site

To Hatfield Woodhouse



Grade II listed buildings



## **1.0 Reason for Report**

- 1.1 This application is being presented to Planning Committee because its approval would constitute a departure from the adopted development plan.

## **2.0 Proposal**

- 2.1 Planning permission is sought for the erection of a five-bedroom detached house on part of the site formerly known as Chapel Farm. The house would be of a traditional appearance, featuring a pitched pantile roof and red bricks. The windows would be of a 'sash appearance', with cream uPVC frames and stone heads and sills. The house would be two storeys in height, with an en-suite attic bedroom served by rear rooflights. A small two-storey offshoot to the north side of the house would accommodate a utility area at ground floor and en-suite bathroom at first floor. This offshoot would sit flush with the rear wall of the main house and would be well set back from the street. The front of the house itself would be set back approximately 3 metres from the pavement.
- 2.2 The proposal has been revised since the original submission. Amended plans were submitted on 20 August 2020 to add a double garage to the front of the dwelling. This change was the applicant's preference, and was not requested by the case officer. The proposal has since been amended again to relocate the garage to the rear of the plot. Additionally, the existing low wall to the front boundary is now proposed to be retained, whereas the original submission proposed railings at the front boundary.

## **3.0 Site Description**

- 3.1 The application site is part of the loose agricultural settlement known as Chapel Farm. The site is now a vacant grassed area, forming a gap between other residential buildings on Bawtry Road. The northern part of the Chapel Farm site has previously received planning permission for a large detached dwelling to replace the existing house and historic agricultural buildings on the site. This permission has been implemented and the dwelling was under construction at the time of site visit.
- 3.2 Bawtry Road has a historic character as a result of older agricultural buildings, many of which are now in use as dwellings. There are nearby Grade II listed buildings at Bawtry Road Farm, Manor Farm and Walnut Farm. However, there are no listed structures on the site itself, and it is not located within a Conservation Area.
- 3.3 The application site is located in the Countryside Policy Area, outside of defined settlement limits. The nearest defined settlement is the village of Hatfield Woodhouse, and the application site is located approximately 200 metres from the village boundary as defined in the UDP.
- 3.4 Bawtry Road leads south-west out of Hatfield Woodhouse, and despite being located in the Countryside Policy Area, the street is mainly lined by residential properties. Bawtry Road has a historic agricultural character, but many houses

on the street are more modern. The street has a staggered building line, with many older buildings sitting immediately adjacent to the narrow pavements, whereas newer properties are generally set back further from the footpath. There is a sense of openness between detached dwellings, with some parts of the street retaining views of open fields uninterrupted by development. Buildings are mainly two-storey, with some single-storey buildings including bungalows. Predominant materials are red bricks and clay pantiles, although there are examples of render and pebbledash.

#### 4.0 Relevant Planning History

<b>Application Reference</b>	<b>Proposal</b>	<b>Decision</b>
13/00128/FUL	Erection of ice cream parlour (20.0m x 7.6m overall), one block of 6 craft units (20.0m x 15.0m overall), formation of animal menagerie, crazy golf and picnic areas including associated change of use, and formation of new vehicular access	Withdrawn 28.05.2013
13/01436/FUL	Erection of 1 dwelling on 0.21 ha of land following demolition of existing dwelling	Granted 07.03.2014
16/03081/FUL	Erection of detached 4 no. bedroom dwelling and detached double garage following demolition of existing dwelling	Granted 16.05.2017
18/00064/FUL	Erection of detached dwelling with detached garage and change of use of field to domestic curtilage	Refused 07.03.2018
18/02001/FUL	Erection of Detached Dwelling and use of land as domestic curtilage (resubmission of previously refused application 18/00064/FUL)	Granted 31.10.2018
19/00307/FUL	Change of use of land for the keeping of horses and the erection of a stable and garage block	Granted 01.10.2019

4.1 Previous applications for a dwelling at Chapel Farm have been at the north side of the site, with the dwelling acting as a replacement for the existing house on the site. The application assessed herewith is the first to propose a new dwelling on the south side of the site.

## **5.0 Site Allocation**

5.1 The site falls within the Countryside Policy Area, as defined by the Proposals Maps of the Doncaster Unitary Development Plan (adopted in 1998). The site is defined as Countryside Protection Policy Area in the Core Strategy (adopted in 2012). In the draft Local Plan, the site is taken forward as Countryside designation.

5.2 The site is in Flood Zone 1, and is therefore not considered to be at high risk of flooding.

### **5.3 National Planning Policy Framework (NPPF 2019)**

5.4 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:

5.5 Paragraphs 7-11 establish that all decisions should be based on the principles of a presumption of sustainable development.

5.6 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.

5.7 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).

- 5.8 Paragraph 78 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.
- 5.9 Paragraph 79 states that planning policies and decisions should avoid the development of isolated homes in the countryside unless specific circumstances apply.
- 5.10 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.
- 5.11 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.
- 5.12 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.
- 5.13 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.
- 5.14 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.
- 5.15 Paragraph 170(b) states that planning decisions should recognise the intrinsic character and beauty of the countryside.
- 5.16 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.
- 5.17 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.

5.18 Core Strategy 2011 - 2028

5.19 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).

5.20 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:

5.21 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.

5.22 Policy CS2 sets out a Settlement Hierarchy by which new housing will be located, aiming to confine residential development to appropriate sites within the boundaries of existing towns and villages.

5.23 Policy CS3 states that the countryside in the east of the borough will be protected through a Countryside Protection Policy Area, setting out the limited land uses which are appropriate to the countryside, such as agriculture and outdoor recreation. Proposals which are outside development allocations will only be supported where they would:

- 1) protect and enhance the countryside, including the retention and improvement of key green wedges where areas of countryside fulfil a variety of key functions;
- 2) not be visually detrimental by reason of siting, materials or design;
- 3) not create or aggravate highway or amenity problems; and;
- 4) preserve the openness of the Green Belt and Countryside Protection Policy Area and not conflict with the purposes of including land within them.

- 5.24 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.
- 5.25 Policy CS15 of the Core Strategy seeks to preserve, protect or enhance Doncaster's historic environment.
- 5.26 Policy CS16 of the Core Strategy states that Doncaster's natural environment will be protected and enhanced.
- 5.27 Saved Unitary Development Plan (UDP) Policies (Adopted 1998)
- 5.28 Policy ENV2 designates the Countryside Policy Area as shown on the proposals map.
- 5.29 Policy ENV4 states that within the Countryside Policy Area, development will not normally be permitted for purposes other than:
- A) Agriculture, forestry, outdoor recreation and leisure, cemeteries, essential service provision by statutory undertakers, or other uses appropriate to a rural area, subject to the limitations included in policies ENV5-ENV8.
  - B) Infilling development within settlements washed over by the countryside policy area subject to the limitation included in Policy ENV9.
  - C) The re-use of existing buildings subject to the limitation included in policy ENV10.
  - D) Small scale extension or expansion of an existing source of employment subject to the limitations included in policy ENV11.
  - E) Minor retail development appropriate to a rural area subject to the limitations included in policy ENV12.
  - F) Replacements of, or alteration or extension to, an existing dwelling subject to the limitations included in policies ENV13 and ENV14.

Proposed development falling within categories A) to F) will be acceptable in principle only where;

- I) it would not prejudice by reason of its nature, scale, siting or design, the purposes of the countryside policy area and in particular would not lead towards the physical or visual coalescence of settlement; and
- II) it would not create or aggravate highway or amenity problems; and
- III) it is sited, designed and, where necessary, screened so as to minimize its impact on and wherever possible enhance the character, landscape and nature conservation value of the local environment.



5.30 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.

5.31 Local Plan

5.32 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). 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

5.33 The Council sent out the notice of examination (regulation 24 stage) in August 2020 and the Local Plan is currently in examination, aiming to adopt as soon as practicable once the Inspectors report is published. 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:

5.34 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.

5.35 Policy 2 sets out the settlement hierarchy by which new development will be directed. Doncaster's Countryside is defined as that outside of the Green Belt and beyond defined 'Development Limits' as shown on the Policies Map. Proposals for new development in the Countryside, including those which support the rural economy, will be supported where in accordance with Policy 26. Residential development will also be supported in the Countryside if adjacent to a Development Limit of a settlement in levels 1-3 above, where:

- A) it is consistent with the role and service function of the settlement in the settlement hierarchy set out above;
- B) the site is well related to the existing built form of the settlement and would represent a logical extension to the built up area or is of a scale and nature that is in keeping with the core shape, form and size of the settlement;

- C) it will not cause significant adverse harm to a settlement's character, setting and appearance (including partial or total coalescence with another settlement) or to the intrinsic character of the surrounding countryside;
- D) it accords with other policies in the Local Plan; and
- E) a five year borough-wide supply of housing land cannot be demonstrated and the development would make a significant positive contribution to housing land supply.

This policy is afforded limited weight as there are outstanding unresolved objections.

- 5.36 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.
- 5.37 Policy 26 (Development in the Countryside) is afforded limited weight. This policy states that planning permission will be granted for dwellings to meet the essential needs of agriculture, forestry, or other enterprise which justifies a rural location if, among other criteria, a functional need can be demonstrated. The re-use and conversion of buildings, and the replacement of dwellings, may also be supported provided that certain criteria are met.
- 5.38 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.
- 5.39 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.

- 5.40 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.
- 5.41 Policy 46 (Housing Design Standards) has limited weight due to the level of objection, and requires dwellings to meet the Nationally Described Space Standard as a minimum. The policy also sets out requirements for accessible homes on larger development sites.
- 5.42 Policy 57 requires development sites to incorporate satisfactory measures for dealing with their drainage impacts to ensure waste water and surface water run-off are managed appropriately and to reduce flood risk to existing communities. This policy has moderate weight.
- 5.43 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 as a departure from the development plan 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
  - Notice displayed at the site
  - Press advertisement placed in the Doncaster Star

6.2 The application was re-advertised following the addition of a garage to the proposal in plans received 20 August 2020, to present residents with the opportunity to comment on the amended development.

6.3 No objections have been received by any member of the public or occupier of neighbouring properties.

## **7.0 Parish Council**

7.1 Hatfield Parish Council were consulted on the proposal, but no response has been received.

## **8.0 Consultations**

### **8.1 Waste and Recycling**

No comments received.

### **8.2 Conservation**

The undesignated historic buildings of Chapel Farm have been demolished to facilitate the adjacent development but there are Grade II listed buildings at Bawtry Road Farm to the east and Manor Farm and Walnut Farm to the west so the setting of these listed buildings would be a consideration. These are typical farm settlements with dwellings to the front and agricultural buildings to the side and rear.

The proposed building is very similar to that approved under a previous application for the adjacent site, which was considered not to harm the setting of the listed buildings.

The site contributes to open views of the countryside, but a gap would be retained so this is not a refusal issue. A street scene would be useful to assess whether the building is too high in relation to the adjacent Epworth Yard building which has a traditional linear character, and whether the proximity is too close [a street scene elevation was submitted following this comment].

The character of the dwarf wall and railing [as per the original submission] can be too suburban in appearance. The proposed materials of red clay pantile and red brick are supported. It is not considered necessary to make any additional requirements on the windows in terms of design and materials.

### **8.3 Ecology**

For the previous application 18/02001/FUL, ecological information was requested and the Ecologist was satisfied that there were no ecological constraints. It is considered that, ecologically, the site has not changed significantly since then. No objections and no conditions.

### **8.4 Drainage**

Details to be secured through a pre-commencement condition.

#### **8.5 Pollution Control**

Conditions requested to assess land contamination risk prior to development.

#### **8.6 Highways Development Control**

No objections subject to the imposition of conditions securing details of site surfacing and a dropped kerb vehicle crossing.

#### **8.8 National Grid**

No comments received.

#### **8.9 Yorkshire Water**

No comments received.

#### **8.10 Local Plans (Housing)**

Discussed with the case officer, highlighting that the proposal would be a departure from the local development plan. The decision should rest on the sustainability of the site and its connectivity to higher order settlements which do have service provision, and how the development of one house in this location would add to the sustainability of the surrounding area and nearby settlements in line with the NPPF.

#### **8.11 South Yorkshire Archaeology Service**

No comments received.

### **9.0 Assessment**

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

- The Principle of the Development
- Residential Amenity
- Design and Impact on Local Character
- Impact on Heritage Assets
- Highway Safety
- 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

### The Principle of the Development

- 9.3 The site is located within a Countryside Policy Area as designated under Policy ENV2 of the UDP, and a Countryside Protection Policy Area as defined in the Core Strategy. Policies ENV4 and CS3 restrict development within the countryside to uses which are considered appropriate to a rural location. The erection of new dwellings outside development allocations and without any ancillary purpose to agricultural or forestry land uses is not generally encouraged. Additionally, Policy CS2 aims to confine residential development to sites within defined settlement boundaries. The proposal would be contrary to policies ENV4, CS2(A) and CS3(B), and would therefore represent a departure from the development plan. It is for this reason that the application is presented to Planning Committee.
- 9.4 However, it is not considered that the proposal would be contrary to the NPPF. Paragraph 79 states that planning decisions “should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply”. None of the five circumstances set out would be relevant in this instance, but it is suggested that the site itself may not necessarily be thought of as ‘isolated’.
- 9.5 Whilst located outside of the defined settlement limit, the application site sits between two other dwellings on a street with many other residential properties. The site is located approximately 200 metres from the settlement boundary, and around half a kilometre from the central facilities of Hatfield Woodhouse. Walking to the village centre would take approximately 10 minutes, where community facilities include a church and a primary school.
- 9.6 In terms of access to higher order settlements, bus stops are located on Bawtry Road approximately 80 metres from the application site, which would represent no more than one minutes’ walk. Bus services are available at least every hour during the daytime, providing access to the larger settlement of Hatfield in approximately six minutes. Hatfield is well-served by local facilities such as convenience stores, eateries and health facilities. Depending on the health and fitness levels of future occupants, it is also possible to walk to Hatfield from the application site within 30 minutes. A bus journey to the main urban area of Doncaster would take approximately 40 minutes.
- 9.7 The application site can reasonably be considered as an ‘infill’ site within the built form on the west side of Bawtry Road. Although the site is in the Countryside Policy Area, it is located on a low-density residential street which is in very close proximity to the village of Hatfield Woodhouse, and which is well-connected to services and facilities within the larger settlements of Hatfield and Doncaster via public transport. Whilst it is anticipated that householders

are likely to use private cars in a rural area, there are alternative active and public transport methods available at this site, and the location would not be unsustainable for residential development. It is therefore considered that the location of the site is not isolated, and Paragraph 79 of the NPPF would not be directly relevant. Furthermore, an additional dwelling in this location could provide additional support for the few local services in Hatfield Woodhouse, in accordance with Paragraph 78 of the NPPF.

- 9.8 Turning again to local policy, one of the few development types supported by Policy ENV4 is “B) infilling development within settlements washed over by the Countryside Policy Area subject to the limitation included in Policy ENV9”. Policy ENV9 of the UDP is not ‘saved’ and no longer forms part of the development plan, so its criteria are not a material consideration and are not discussed further. However, this section of Policy ENV4 does indicate a pragmatic approach to development on ‘infill’ sites bordered by other dwellings in the Countryside Policy Area, and there is no suggestion in the NPPF that this approach would not be acceptable in line with current national policy.
- 9.9 The proposal would not accord with Policy CS3(B) as new residential properties are not identified as an acceptable form of development in the Countryside Protection Policy Area. However, Policy CS3(C) sets out that proposals outside development allocations can be supported where they would:
1. protect and enhance the countryside, including the retention and improvement of key green wedges where areas of countryside fulfil a variety of key functions;
  2. not be visually detrimental by reason of siting, materials or design;
  3. not create or aggravate highway or amenity problems; and;
  4. preserve the openness of the Green Belt and Countryside Protection Policy Area and not conflict with the purposes of including land within them.

Matters of visual impact, highway safety and residential amenity are discussed in greater detail below. By way of a summary, the proposal is not considered substantially harmful to the openness of the street and the Countryside Policy Area, as it is an infill site. Whilst the site is grassed and does provide views of green fields behind, it is not a substantial gap in the built form on that side of the road, and there is a much more expansive area of green fields to the east side of the road, meaning that the open character would be retained. As discussed in the relevant sections of this report, the development would not create or aggravate highway or amenity problems. Therefore, the development would be in accordance with part C of Policy CS3.

- 9.10 In summary, the development proposal would not be in accordance with the development plan as it would represent a dwelling in the Countryside Policy Area outside of defined settlement limits. However, paragraph 11 of the NPPF sets out a presumption in favour of sustainable development and, for reasons

discussed above, the site is not considered to be isolated and would not be an unsustainable position for a new dwelling. In taking a pragmatic approach to the criteria set out in part B of Policy ENV4 and part C of Policy CS3, it is considered that the principle of the development is acceptable on balance.

- 9.11 It is acknowledged that great care must be taken to avoid the cumulative encroachment effects of piecemeal countryside development, and there is a risk of planning approvals setting a precedent for further inappropriate development in future. However, the circumstances of this site (namely its well-connected location and 'infill' characteristics) are considered to be fairly unusual and unique for a location within the Countryside Policy Area. Therefore, granting permission for this development would not encourage other, more harmful, developments in the countryside, and would not weaken the Council's ability to use its policies effectively to resist unacceptable developments in the future.

## **9.12 SOCIAL SUSTAINABILITY**

### Residential Amenity

- 9.13 Policies CS1 and CS14 place a requirement on developments to provide a good standard of amenity for existing and future users. The proposed dwelling would sit in between two other residential properties.
- 9.14 There are no side windows on the dwelling to the south, so there would be no impact on this property's light, outlook or privacy. In terms of the dwelling currently under construction to the north, there would be a large separation between the two properties and there would be only one obscure-glazed bathroom window in the north-facing side elevation of the proposed dwelling. The proposal would therefore have no impact on either neighbours' residential amenity.
- 9.15 In addition to protecting the amenity of existing neighbours, local and national policy requires new dwellings to provide high living standards for future residents. The proposed dwelling is a large, spacious house which would comfortably exceed the minimum internal space requirements in the South Yorkshire Residential Design Guide, would provide natural daylight to each habitable room, and would have a large garden. The proposal would be in accordance with policies CS1 and CS14.

### **Conclusion on Social Impacts**

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



## **9.17 ENVIRONMENTAL SUSTAINABILITY**

### Design and Impact on Local Character

- 9.18 Policy CS14 of the Core Strategy and paragraph 127 of the NPPF require developments to display a high quality of design, integrating well into the local context. The local vernacular has been described in section 3.0 of this report ('Site Description'), and consists of mainly detached dwellings of one or two storeys with pitched roofs and a varied building line.
- 9.19 The proposed dwelling would be of a traditional design, featuring a pitched clay pantile roof, red brick walls, and windows of a sash appearance. The overall height of the building would be slightly taller than the dwelling to the south at Epworth Yard, but the eaves height would be similar and the proposed dwelling would be set further back from the pavement, thus lessening its visual impact. The dwelling would be marginally lower in height than the house under construction to the north.
- 9.20 The application was amended on 20 August 2020 to include a double garage to the front. This was considered to appear unduly prominent in relation to the street scene and the façade of the main house, and at the case officer's request, the proposal was amended again to relocate the garage to the rear of the plot, in the form of a detached outbuilding. Another design amendment secured during the application process was the retention of the low front boundary wall, instead of the railings originally proposed. These railings would have given a suburban appearance out of keeping with the rural and largely historic character of the street. The amended design is considered to be acceptable.
- 9.21 The site as existing is vacant, and provides a view to green fields at the rear. The erection of a dwelling would block these views. However, the vacant site itself does not contribute to the character of the street, and appeared on a site visit not to be maintained for any functional use. Immediately to the other side of the road are far more expansive views of open fields, providing a greater contribution to the open character of the street. To the rear, the detached garage would project no further into the open countryside than the existing buildings and outbuildings at neighbouring properties. Therefore, any harm to openness would be less than substantial, and the proposal would accord with policies CS14 and CS3(C), as well as paragraph 127 of the NPPF. The development would not harm the intrinsic character and beauty of the countryside, so would also be in accordance with paragraph 170 of the NPPF.

### Impact on Heritage Assets

- 9.22 Whilst the site itself is of no special historical significance and is not located in a Conservation Area, the setting of the Grade II listed buildings at Bawtry Road Farm, Manor Farm and Walnut Farm is a material consideration. In this case, the traditional appearance of the proposed dwelling would be in keeping with local character and would avoid any harm to the setting of the nearby listed

buildings. As discussed above, amendments to the garage location and front boundary have improved the appearance of the development and, by extension, its appropriateness in relation to surrounding heritage assets. The development would accord with policies ENV34 and CS15.

#### Highway Safety

- 9.23 Highways Development Control have been consulted on the application and have no objections, subject to pre-commencement conditions securing details of site surfacing and the installation of a dropped kerb vehicle crossing. The site access would be sufficiently wide and a turning point is provided to allow vehicles to access and egress from the site in a forward-facing gear. Ample parking space is available for residents and visitors within the garage and on the driveway. The proposal would accord with the guidance in the Development Guidance and Requirements SPD and the South Yorkshire Residential Design Guide, and would be fully compliant with criterion 3 of Policy CS14(A).

#### Ecology

- 9.26 Policy CS16 requires proposals to protect or enhance the borough's ecological networks. The Council's Ecologist is satisfied that there are no ecological constraints on the site, and has no objections to the proposal. The proposal would not be contrary to Policy CS16.

#### **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 listed buildings and the parking provision is deemed to be acceptable. There are no ecological constraints, and the site is not in a flood risk area. The development would accord with policies CS1, CS14, CS15, CS16, ENV34, 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, and increasing support for local services in Hatfield Woodhouse through the introduction of an additional household to the area. There would be no economic disadvantages to the development, as there are few alternative commercial or business uses which could be considered appropriate for the site.

#### **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. The proposal departs from the development plan in that it would result in the erection of a new dwelling in the Countryside Policy Area. However, due to the site's connectivity and its 'infill' characteristics, the principle of developing the site is considered to be acceptable on balance. Subject to the recommended conditions, 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:

- Proposed Plans 105/16/1C (amended 2 November 2020)
- Bawtry Road Street Scene (received 9 October 2020)
- Site Plan 116/20/1A (amended 8 October 2020)

#### **REASON**

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

03. 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.

04. The development hereby approved shall not be brought into use until a crossing over the footpath/verge has been constructed in accordance with a scheme previously approved in writing by the local planning authority.

REASON

To avoid damage to the verge.

05. 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.

06. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being accepted and approved by the Local Planning Authority (LPA), unless otherwise approved in writing with the LPA.

- a) The Phase 1 desktop study, site walkover and initial assessment must be submitted to the LPA for approval. Potential risks to human health, property (existing or proposed) including buildings, livestock, pets, crops, woodland, service lines and pipes, adjoining ground, groundwater, surface water, ecological systems, archaeological sites and ancient monuments must be considered. The Phase 1 shall include a full site history, details of a site walkover and initial risk assessment. The Phase 1 shall propose further Phase 2 site investigation and risk assessment works, if appropriate, based on the relevant information discovered during the initial Phase 1

assessment.

- b) The Phase 2 site investigation and risk assessment, if appropriate, must be approved by the LPA prior to investigations commencing on site. The Phase 2 investigation shall include relevant soil, soil gas, surface and groundwater sampling and shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology and current best practice. All the investigative works and sampling on site, together with the results of analysis, and risk assessment to any receptors shall be submitted to the LPA for approval.
- c) If as a consequence of the Phase 2 Site investigation a Phase 3 remediation report is required, then this shall be approved by the LPA prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters, the site must not qualify as contaminated land under Part 2A of the Environment Protection Act 1990 in relation to the intended use of the land after remediation.
- d) The approved Phase 3 remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. The LPA must be given two weeks written notification of commencement of the remediation scheme works. If during the works, contamination is encountered which has not previously been identified, then all associated works shall cease until the additional contamination is fully assessed and an appropriate remediation scheme approved by the LPA.
- e) Upon completion of the Phase 3 works, a Phase 4 verification report shall be submitted to and approved by the LPA. The verification report shall include details of the remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the verification report together with the necessary documentation detailing what waste materials have been removed from the site. The site shall not be brought into use until such time as all verification data has been approved by the LPA.

REASON

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

This has to be prior to commencement so that any risks are assessed before works begin to the ground whether this be demolition works or construction works and remediation in place before works begin.

07. 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.

08. 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.

09. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (No.596) (England) Order 2015, Article 3, Schedule 2: Part 1 (or any subsequent order or statutory provision revoking or re-enacting that order) no additions, extensions, outbuildings or other alterations to the approved dwelling shall be carried out without prior permission of the local planning authority.

**REASON**

The local planning authority considers that further development could cause detriment to the rural character of the area and, for this reason, would wish to control any future development to comply with policy ENV4 of the Unitary Development Plan and policies CS3 and CS14 of the Core Strategy.

10. Before the first occupation of the building/extension hereby permitted, the north-east facing en suite bathroom window as indicated on the approved plans shall be permanently obscure to a level of obscurity to Pilkington level 3 or above or its technical equivalent by other manufactures. The window shall be permanently retained in that condition thereafter, unless otherwise approved in writing by the local planning authority.

**REASON**

To ensure that the development does not impact on the privacy of neighbouring residences.

**INFORMATIVES**

01. **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

02. **INFORMATIVE**

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

03. **INFORMATIVE**

Works carried out on the public highway by a developer or anyone else other than the Highway Authority shall be under the provisions of Section 278 of the Highways Act 1980. The agreement must be in place before any works are commenced. There is a fee involved for the preparation of the agreement and for on-site inspection. The applicant should make contact with Malcolm Lucas (tel. 01302 735110) as soon as possible to arrange the setting up of the agreement.

The developer shall ensure that no vehicle leaving the development hereby permitted enter the public highway unless its wheels and chassis are clean. It should be noted that to deposit mud on the highway is an offence under provisions of The Highways Act 1980.

04.

#### INFORMATIVE

In light of Condition 5, the following information is 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 Greenfield Site

The total surface water discharge from greenfield sites should be limited to green field run-off rates - up to 1 in 100 years storm + climate change. On site surface water attenuation will be required.

If the greenfield run-off for a site is calculated at less than 2 l/s then a minimum of 2 l/s can be used (subject to approval from the LPA)

3. If infiltration systems are to be used for surface water disposal, the following information must be provided:
  - Ground percolation tests to BRE 365.

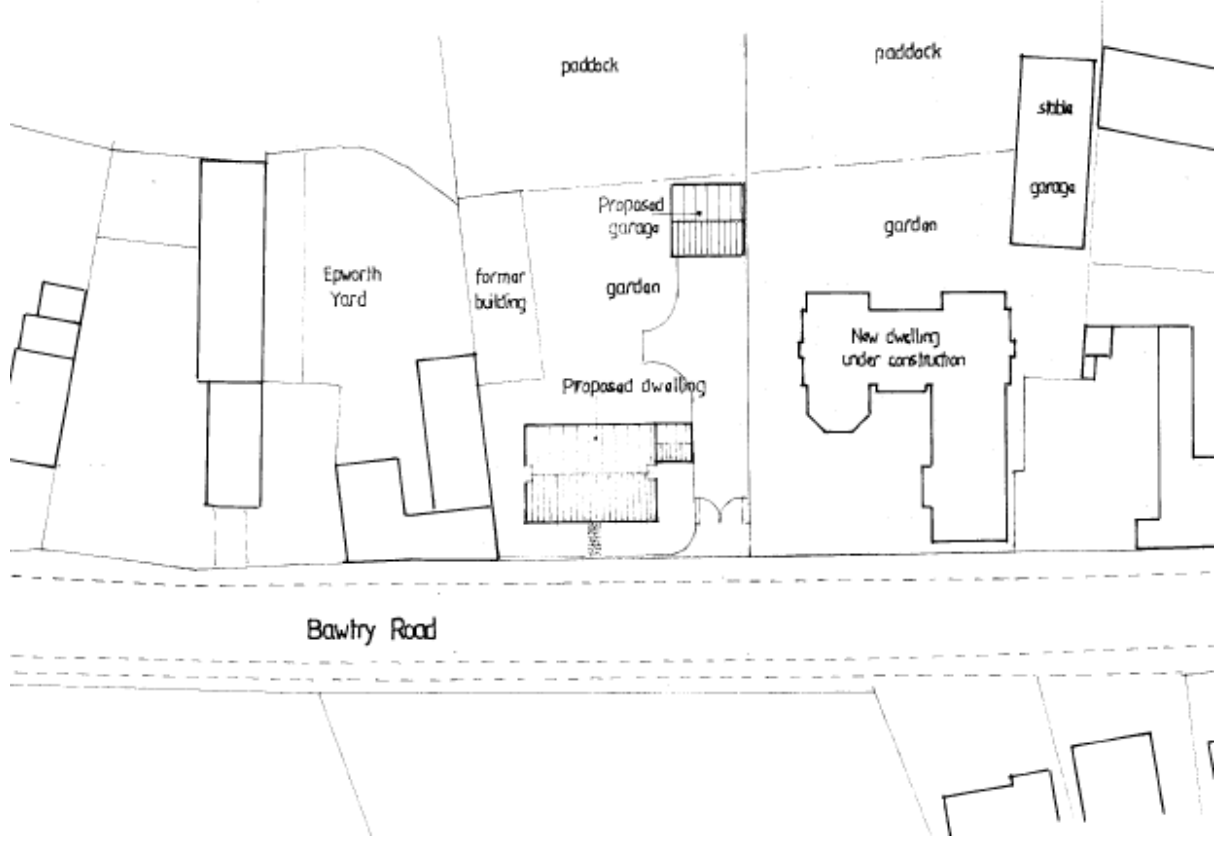


- Ground water levels records. Minimum 1m clearance from maximum seasonal groundwater level to base of infiltration compound. This should include assessment of relevant groundwater borehole records, maps and on-site monitoring in wells.
- Soil / rock descriptions in accordance with BS EN ISO 14688-1:2002 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.

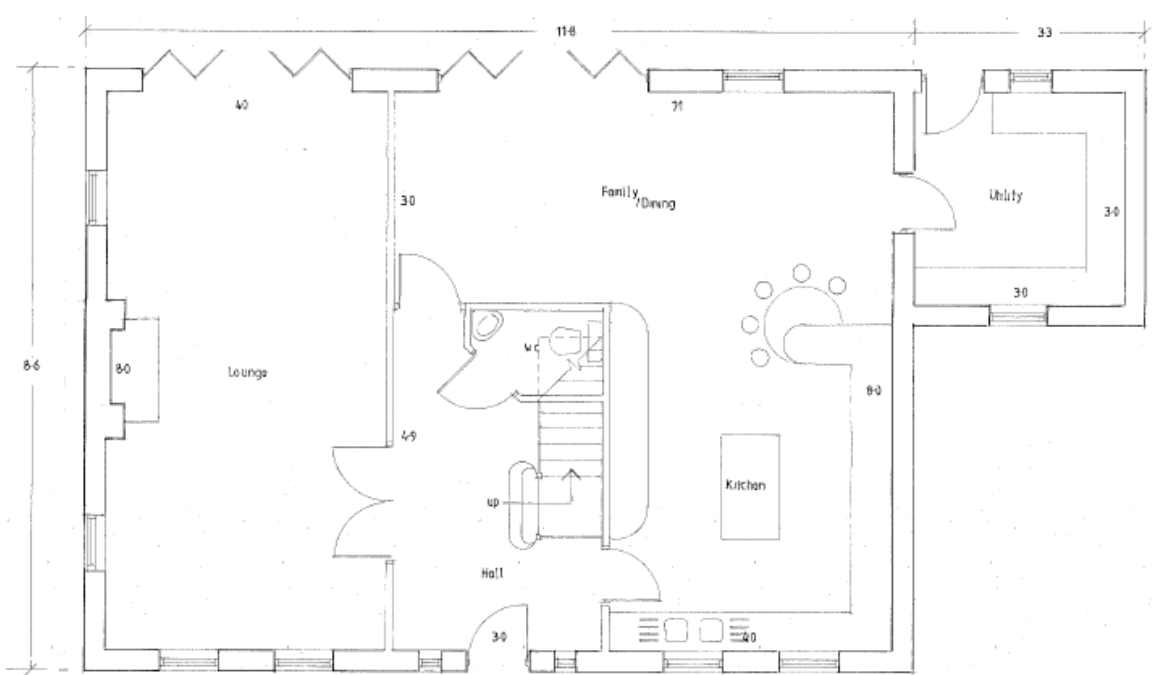
Soakaway detailed design guidance is given in CIRIA Report 753, CIRIA Report 156 and BRE Digest 365.

**The 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.**

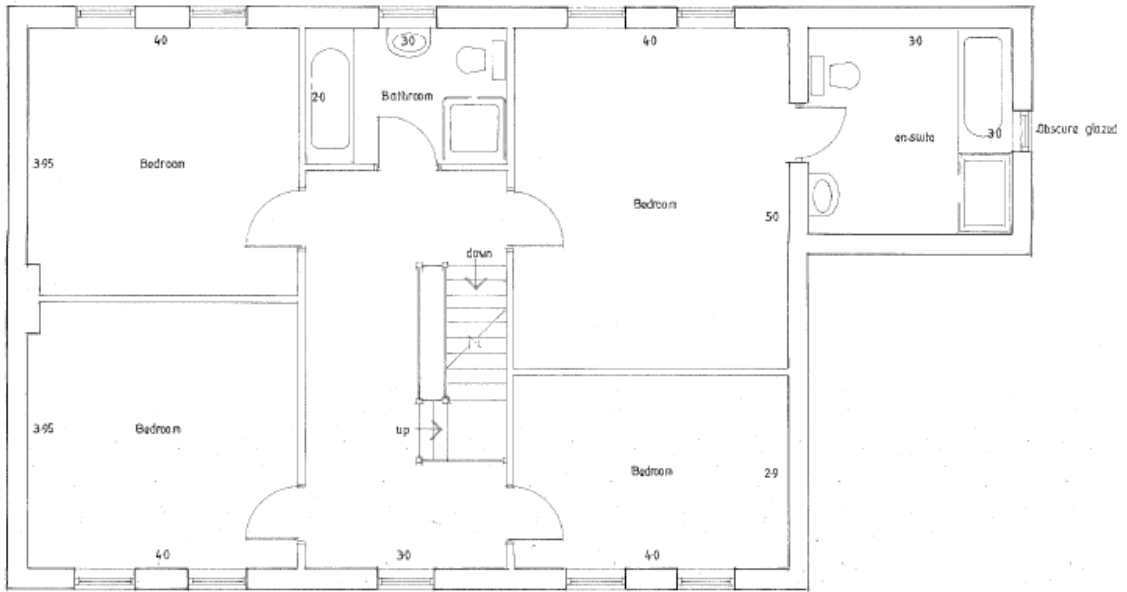
## Appendix 1: Site Plan



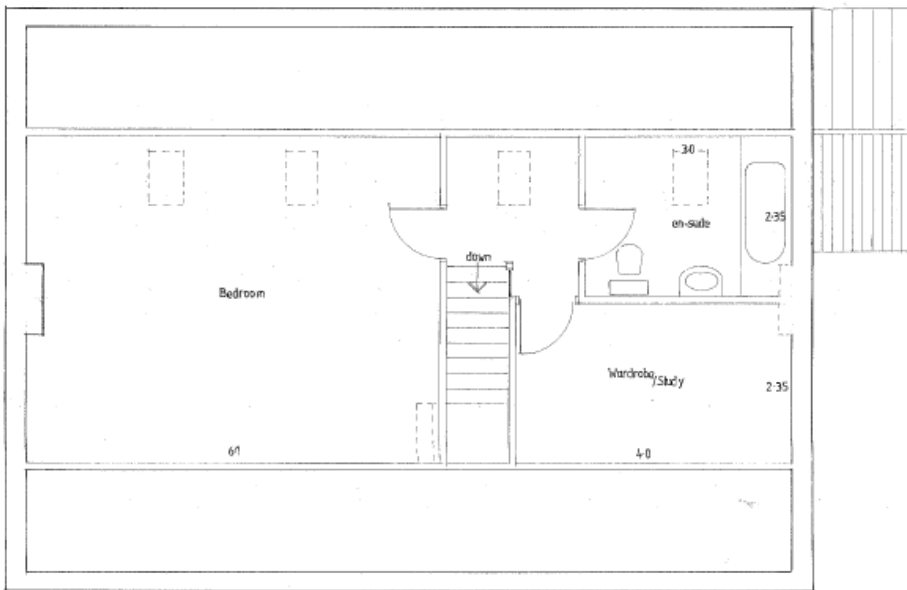
## Appendix 2: Proposed Floor Plans



Ground floor plan



First floor plan

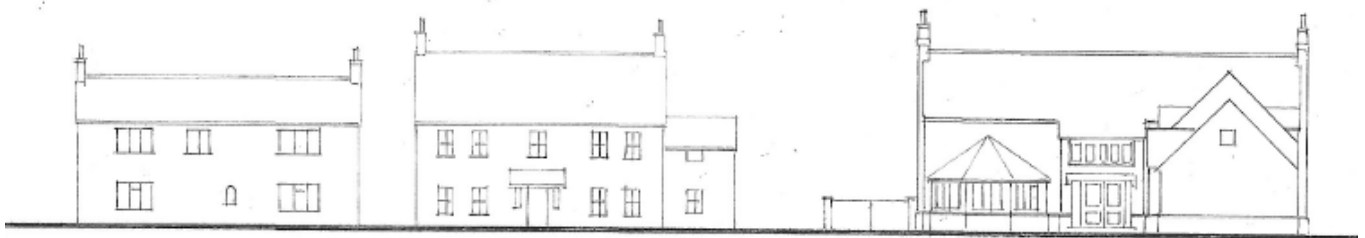


Second floor plan

### Appendix 3: Proposed Elevations



### Appendix 4: Street Scene Elevation



## Appendix 5: Garage Plan and Elevations

