

Application	3.
--------------------	-----------

Application Number:	20/00469/FUL
----------------------------	--------------

Application Type:	Full Planning Application
--------------------------	---------------------------

Proposal Description:	Erection of one replacement dwelling and erection of two new dwellings (amended proposal).
At:	9 The Close, Branton, Doncaster, DN3 3LX

For:	Mr Mclaughlin
-------------	---------------

Third Party Reps:	8 Objections	Parish:	Cantley With Branton Parish Council
		Ward:	Finningley

Author of Report:	Roisin McFeely
--------------------------	----------------

SUMMARY

The application seeks full planning permission for the erection of one replacement dwelling and erection of two new dwellings. The scheme has been amended to overcome issues raised by the Planning Officer and consultees and removes a dwelling from the scheme. The site lies within an allocated Residential Policy Area.

The report demonstrates that there are no material planning considerations that would significantly or demonstrably outweigh the social, economic or environmental benefits of the proposal in this location. The development would not cause undue harm to neighbouring properties, the highway network or the wider character of the area.

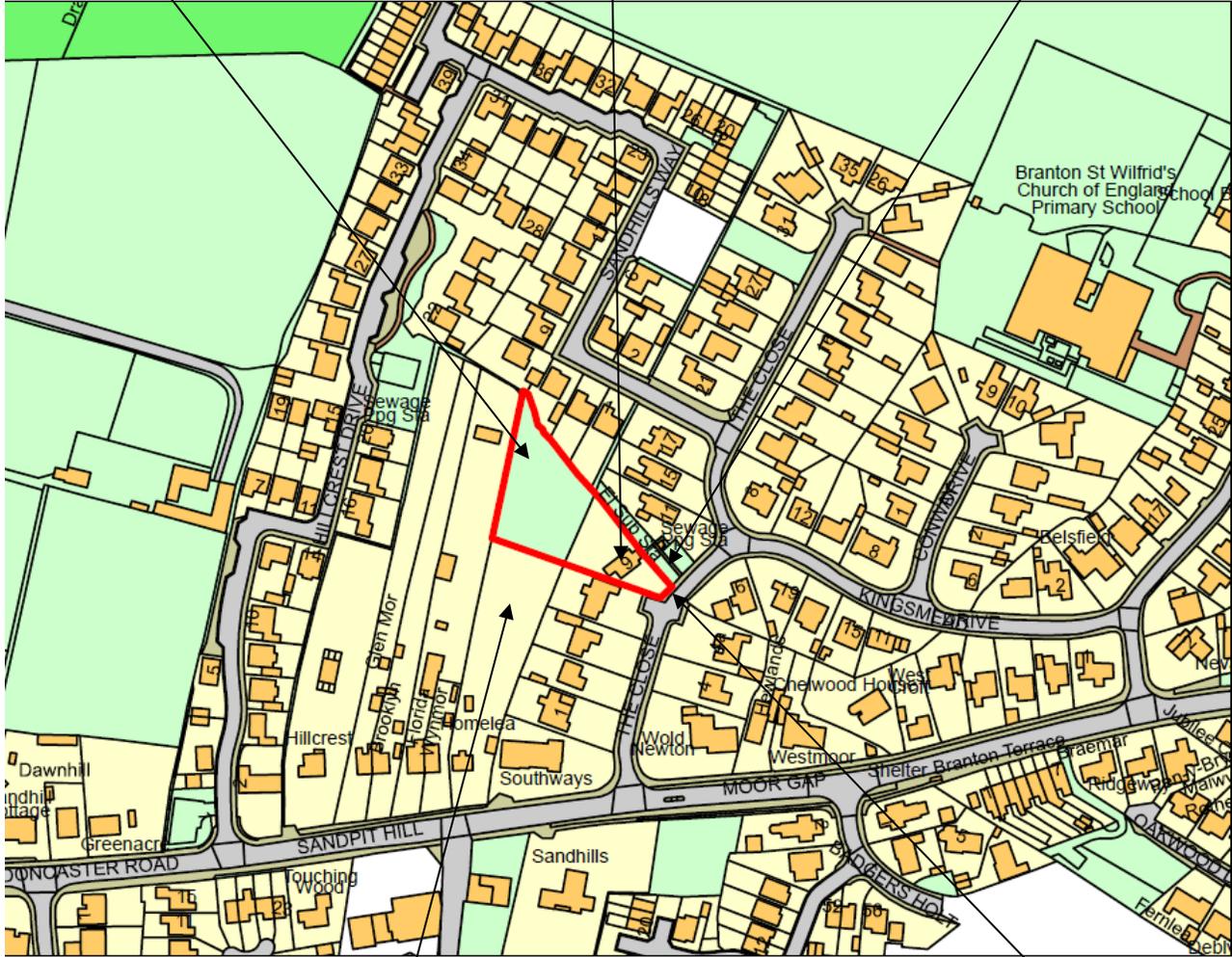
Since the validation of the application and initial publicity, as it has recently come to the Local Planning Authorities attention that the ownership certificate signed as part of the application form has been incorrectly filled in. As such amended application forms have been requested and submitted. This has led to a requirement for the application to be re-advertised for a period of 21 days. Whilst this does not have a bearing on the current design of the scheme or the recommendation to planning committee it is necessary to request that should members resolve to grant planning permission, that they defer the decision to the Head of Planning Services to issue the decision following the expiry of the latest publicity.

RECOMMENDATION: DELEGATE AUTHORITY to the Head of Planning to GRANT subject to conditions.

Application Site

Existing dwelling on site to be demolished and replaced

Electricity substation adjacent to the site



Site of recently approved application - 20/02837/FUL

Access to the site, via an existing dropped kerb

1.0 Reason for Report

- 1.1 This application is being presented to Planning Committee because of the high level of public interest in this application.

2.0 Proposal

- 2.1 Planning permission is sought for the erection of one replacement dwelling and erection of two new dwellings.
- 2.2 This current application has been amended in order to overcome issues raised by the Planning Officer with regards to harm to the character of the area and amenity of neighbouring properties and was re-advertised due to significant amendments to the scheme. The proposal has been amended from the erection of one replacement dwelling and the erection of three new dwellings to the erection of one replacement dwelling and two new dwellings, thus removing one dwelling from the scheme.

3.0 Site Description

- 3.1 The proposal site currently features a red brick bungalow with grey tiled hipped roof. There is a good sized garden to the front of the property, which features a paved driveway providing off street parking for two vehicles. To the rear of the property there is a generous garden.
- 3.2 The proposal site is a triangular shaped piece of land located on a residential street. The street scene is characterised by bungalows which are set back from the street scene by good sized front gardens. Properties feature small brick wall boundary treatments to the front of the properties.

4.0 Relevant Planning History

- 4.1 There is no relevant site history for this application.

5.0 Site Allocation

- 5.1 The site is designated as Residential Policy Area, as defined by the Proposals Maps of the Doncaster Unitary Development Plan (adopted in 1998).

5.2 National Planning Policy Framework (NPPF 2019)

- 5.3 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:
- 5.4 Paragraph 2 states that planning law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 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 of the NPPF 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 Paragraphs 54 – 56 set out the requirements for a local planning authority’s use of conditions and obligations when considering whether an otherwise unacceptable development could be made acceptable. Imposing conditions should only be used where; they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Planning obligations must only be sought where they meet all of the following tests: a) necessary to make the development acceptable in planning terms, (b) directly related to the development; and (c) fairly and reasonably related in scale and kind to the development. .
- 5.9 Paragraph 59 sets out the Governments objective to significantly boost the supply of homes.
- 5.10 Paragraph 109 states 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 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. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.
- 5.12 Paragraph 124 of the NPPF 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 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.

5.14 Core Strategy 2011 - 2028

5.15 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)).

5.16 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 (for example those relating to the non-residential use in a Residential Policy Area) and will continue to sit alongside Core Strategy Policies until such time as the Local Plan is adopted. Core Strategy policies relevant to this proposal are:

5.17 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 and which in particular provide opportunities for people to get jobs, protect local amenity and are well designed.

5.18 Policy CS14 of the Core Strategy require development to be of a high quality design that contributes to local distinctiveness and that integrates well with its immediate surroundings.

5.19 Saved Unitary Development Plan (UDP) Policies (Adopted 1998)

5.20 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.

5.21 Local Plan

5.22 The Local Plan has been formally submitted for examination on 4th March and an Inspector has been appointed therefore the Local Plan is now under examination. Paragraph 48 of the NPPF states that the LPA 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

5.23 The Council has now carried out its examination in public (Regulation 24 stage) and is aiming to adopt the Local Plan by summer 2021. 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:

5.24 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.

5.25 Policy 8 sets out the requirements for the range of housing including the need for affordable housing. This policy is afforded limited weight as there are outstanding unresolved objections.

5.26 Policy 11 (Residential Policy Areas) reinforces some of the wording of PH11 stating that within Residential Policy Areas, as defined on the Proposals Map and is afforded substantial weight:

A) 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.

B) The establishment or increase of non-residential uses of appropriate scale will be permitted provided they would not cause unacceptable loss of residential amenity through, for example, excessive traffic, noise, fumes, smells or unsightliness.

5.27 Policy 43 seeks to ensure high standards of residential design. This policy is afforded moderate weight.

5.28 Policy 45 requires that new housing, extensions and alterations respond positively to the context and character of existing areas or the host dwelling and create high quality residential environments through good design. This policy is afforded substantial weight.

5.29 Policy 46 deals specifically with residential design standards ensuring that new housing meets the Nationally Described Space Standard minimum. This policy is afforded limited weight as there are outstanding unresolved objections.

5.30 Policy 48 (Safe and Secure Places) states that developments will be supported which are designed in a way that reduces the risk of crime and the fear of crime. This policy is afforded substantial weight.

- 5.31 Policy 49 (Landscaping of New Developments) states that development will be supported which protects landscape character, protects and enhances existing landscape features, and provides a high quality, comprehensive hard and soft landscape scheme. This policy is afforded limited weight as there are outstanding unresolved objections.
- 5.32 Policy 56 deals with the need to mitigate any contamination on site. This policy is afforded limited weight as there are outstanding unresolved objections.
- 5.33 Policy 57 requires the need for satisfactory drainage including the use of SuDS. This policy is afforded moderate weight.
- 5.34 Other material planning considerations
- Development Requirements and Guidance Supplementary Planning Document (SPD) (2015)
 - South Yorkshire Residential Design Guide (SYRDG) (2015)
 - National Planning Policy Guidance
 - Residential Backland and Infill Development Supplementary Planning Document (SPD) (2010)

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) by means of the Council website and neighbour notification.
- 6.2 11 public representations have been received from 8 objectors. All the representational are objections to the scheme, 3 of the representations are additional comments from previous objectors.
- 6.3 The letters of objection are in regard to the following summarised points:
- Main sewer infrastructure cannot cope new properties/ issues with drainage
 - Disruption from demolition of existing bungalow – this is not a material consideration and will not be considered further
 - Proposed dwellings would block out the natural light of surrounding dwellings
 - Increase in vehicles would create issues with parking / access on The Close
 - Overlooking/loss of privacy
 - Concerns with increase in traffic and highway safety
 - Removing trees from the site
 - Loss of view – this is not a material consideration and will not be considered further
 - Bungalows would be more in keeping with surroundings

7.0 Parish Council

- 7.1 Cantley with Branton Parish Council were consulted and provided the following response:

“The parish council has no objections to the proposal to replace the existing dwelling with a dormer bungalow as this is largely in keeping with surrounding properties.

The parish council objects to the proposal to erect three further dwellings on the following basis:

It constitutes an overdevelopment of the site and the Local Plan denotes that there is no requirement for further dwellings as a substantial amount of development has taken place in the last ten years.

The building of detached houses is not in keeping with properties on The Close as these are bungalows and any additional building should be restricted to one/one and half storey properties

The road is narrow and additional vehicles will exacerbate current safety issues. There are serious drainage issues as the main sewer overflows during periods of heavy rainfall creating a major concern for the health and safety of residents. It is important that trees are retained for their ecological value and it is a concern that some trees have already been removed from the site impacting on the habitat of wildlife.

8.0 Relevant Consultations

8.1 **Yorkshire Water** – no objections, deferred to Severn Trent for sewage comments. Requested an informative relating to water industry Act.

8.2 **DMBC Highways DC** – originally objected to the application as there were issues with refuse collection vehicles, fire appliances and parking within the site. Highways removed their objection upon receipt of the amended plans, subject to standard conditions HIGH1, HIGH2, HIGH11.

8.4 **Internal Drainage** – no objections to original proposal or to amended proposal, requested standard condition.

8.5 **Cantley with Branton Parish Council** – objected to the original proposal due the following:

- Overdevelopment of the site
- Detached dwellings not in keeping with neighbouring bungalows
- Concerns over highway safety due to additional vehicles
- Concerns with drainage issues

Welcomes a reduction to the number of proposed dwellings on the amended plans, but reiterates its original concerns in respect of highway and drainage issues.

9.0 Assessment

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

- Principle of development;
- Impact on Residential Amenity
- Impact on the character and appearance of the area;

- Highway safety and traffic;
- Flood Risk, Foul and Surface water drainage
- Trees and Landscaping;
- Overall planning balance.

9.2 For the purposes of considering the balance in this application the following 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 Policy PH11 of the UDP sets out that Residential uses within a Residential Policy Area are acceptable in principle provided that they do not harm the character of the area or the amenity of neighbouring properties and provide adequate living conditions for any occupiers. PH11 also sets out that residential uses must be appropriate to the character of the area and would not result in an overdevelopment of the site.

9.4 Therefore, the proposal is acceptable in principle subject to acceptable design, no significant harm being caused to local amenity, highway safety or the character of the locality, which will be assessed below.

9.5 SOCIAL SUSTAINABILITY

Impact on Residential Amenity

9.6 Policy CS 14 (A) of the Core Strategy states that 'new development should have no unacceptable negative effects upon the amenity of neighbouring land uses or the environment' and paragraph 127 (f) of the National Planning Policy Framework states that planning decision should create places that have a high standards of amenity for existing and future users. The SPD Development Guidance and Requirements states in section 2.5 that 'new housing should not give rise to adverse amenity issues, particularly with respect to overshadowing, privacy and overlooking of existing occupiers'.

9.7 In March 2015, the Government introduced a 'Nationally Described Space Standard' (NDSS). The NDSS deals with internal space within new dwellings and is suitable for application across all tenures and number of bedrooms. It sets out the requirements for the Gross Internal Floor Area (GIA) of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.

9.8 The full standards are available on the Government's website, however a summary table is provided below:

Table 1 - Minimum gross internal floor areas and storage (m²) Number of bedrooms (b)

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) ²			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

¹https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Web_version.pdf

Figure 1 – Nationally Prescribed Space Standards (m²)

- 9.9 The Council do not currently impose internal space standards through a policy in the current Development Plan and rely on guidance on space standards through the South Yorkshire Residential Design Guide SPD which was adopted in 2015. Under the SPD, internal space standards were produced after extensive research into standards in other local authorities. The standards set out the minimum internal spaces for different aspects of a dwelling, across various dwellings sizes.
- 9.10 An associated Written Ministerial Statement (WMS) to the NDSS is clear in that ‘Decision takers should only require compliance with the new national technical standards where there is a relevant current Local Plan policy.’ The MWS states that the NDSS are optional for planning purposes and should only be required if they address a clearly evidenced need and are incorporated into a Local Plan.
- 9.11 As mentioned above, the Council does not yet have a relevant adopted local plan policy relating to space standards. Although Policy 46 in the Draft Local Plan specifically addresses this issue, the amount of weight which can be applied this policy is limited by the fact that the policy has received significant unresolved objections and the Council’s evidence has yet to be tested in full in public examination. As such, the current standards set out in South Yorkshire Residential Design Guide are the most appropriate measure of determining internal dimensions until such time that more weight can be attributed to the relevant policy in the Draft Local Plan.
- 9.12 The South Yorkshire Residential Design Guide (SYRDG) sets out internal and external space standards. It states that 3 + bed homes should have a private rear amenity space at a minimum of 60m²; all of the plots meet or exceed this standard. The properties all exceed the overall floor standards set out in the SYRDG. Except for Bedroom 2 of Plot 1 all of the rooms meet the individual room standards in the SYRDG. Bedroom 2 of Plot 1 is 11m², which is 1m short of the standard for a double

bedroom; other rooms within the property are larger providing adequate living space. A full comparison can be seen in appendix 6 of this report. It is not considered that the proposal would result in a poor standard of living for future occupiers given the overall floor space of each of the plots.

- 9.13 The original proposal did not adhere to separation distances as set out in the Supplementary Planning Documents (SPDs) and the Planning Officer raised concerns with regards to poor outlook, overlooking and overshadowing. The proposal has been amended to overcome these issues, which are discussed below.
- 9.14 To the front, Plot 1 has a separation distance in excess of 21m to the nearest habitable room windows in accordance with guidance as set out in the SPDs. To the rear there are only windows at ground floor level, which have a separation distance in excess of 28m and no direct line of sight into any habitable room windows of proposed plots 2 & 3. At first floor level there was a side window overlooking the neighbouring property at no. 11. The Planning Officer raised concerns regarding harm to the neighbouring properties amenity. Amended plans were received which removed this window. There are no window on the side elevations of Plot 1 at first floor level. There is one window on the east side elevation at ground floor level, which serves a bathroom and will be conditioned to be obscure glazed. Patio windows on the west side elevation have a separation distance in excess of 10m to the neighbouring garden at no. 7. Furthermore, a boundary treatment condition will be imposed on the application to ensure screening and mutual privacy for future occupiers of the development and the neighbouring property at no. 7. There are no windows on the side elevations at first floor level and thus there are no concerns that significantly harmful overlooking would arise as a result of the proposal.
- 9.15 The main two-storey element of plot 1 sits in a similar position to the existing dwelling on the plot and it is considered that the impact of the dwelling would be relatively similar to that of the existing dwelling. The single storey element is located over 11m from the neighbouring dwellings at no. 7 and no. 11. Furthermore, an electricity substation, the driveway to plots 2&3 and the driveway of no. 11 separate plot 1 and no. 11. To the rear, the proposal is located over 21m from the proposed dwellings in plots 2 & 3. Given the accordance with separation distances there are no concerns with significantly harmful overshadowing arising as a result of plot 1.
- 9.16 Plots 2 and 3 have no windows on the side elevations at first floor level and to the rear there are no neighbouring habitable room windows. Plot 3 has no windows on side elevations at ground floor level. It should be noted that there is a recently approved planning permission (20/02837/FUL) for two detached bungalows on a plot of land to the South of the current proposal. The amenity of the approved properties should therefore be considered as part of this application, the main considerations relate to an approved dwelling to the south of plot 2 of the current application. Plot 2 has a window serving a utility room at ground floor level, there will be a boundary conditioned between the proposal and the approved dwelling providing screening and mutual privacy and there are no concerns with regards to any significantly overlooking occurring from this window.
- 9.17 At first floor level plots 1 & 2 have a separation distance of 11.7m to the boundary of the neighbouring garden at Florida, Doncaster Road, in accordance with separation distances as set out in the SPDs. At ground floor level the separation distance is 9.3m which is 0.7m short of the 10m garden separation distance. The proposal would overlook the least usable part of an extremely large garden and it is not considered

that the short fall would cause significantly harmful overlooking and would not warrant a refusal of the application. Furthermore, a boundary treatment condition will be imposed on the application to ensure screening and mutual privacy for future occupiers of the development and neighbouring properties.

- 9.18 To the front of the properties there is a separation distance in excess of 21m from both plot 1 and the neighbouring dwelling at no. 11 The Close. To the side of plot 1 there is a separation distance in excess of 16m to the nearest neighbouring property at no. 1 Sandhills Way, in accordance with separation distances as set out in the SPD. To the rear any overshadowing would occur on the very rear part of an approximately 105m garden of Florida on Doncaster Road. There is over 12m from the rear elevation of the approved dwelling under application 20/02837/FUL and the side elevation of plot 2 of the current application. This separation distance is in excess of the 11m separation distance as set out in the SPD. Given the placement of the proposed dwellings in relation to neighbouring dwellings and the adequate separation distances there are no concerns that significantly harmful overshadowing would occur.
- 9.19 There are two garages situated to the west of the site bordering the rear gardens of no. 7 The Close and Homlea, Doncaster Road. The garages have hipped roofs, which reduces their massing, and the roofs have been designed to sloped away from the neighbouring gardens to lessen their impact. The overall height of the garages is 2.7m, given that a garage could be erected at 2.5m under permitted development it is not felt that an additional 0.2m in height would be significantly more harmful to neighbouring amenity.
- 9.20 Several objections were received raising concerns regarding overlooking, overshadowing, loss of light and loss of privacy. As discussed above the proposal meets separation distances as set out in the SPD, and where there are shortfalls these are minimal and overlook the least usable part of an extremely large garden and would not warrant a refusal of the application. A boundary treatment condition will be imposed on the application to ensure screening and mutual privacy for neighbouring dwellings. Thus there are no concerns that significant harm to the amenity of neighbouring dwellings would occur as a result of the proposal.

9.21 Conclusion on Social Impacts

- 9.22 In conclusion, of the social impacts of the development, it is not considered that the impact of residential amenity will be adversely affected by the proposal for neighbouring properties or future occupiers of the proposal.

9.23 ENVIRONMENTAL SUSTAINABILITY

Impact on the character and appearance of the area

- 9.24 Policy CS 14 of the Doncaster Council Core Strategy sets out the Council's policy on the design of new development. It states that all proposals in Doncaster must be of high quality design that contributes to local distinctiveness, reinforces the character of local landscapes and building traditions, responds positively to existing site features and integrates well with its immediate and surrounding local area. New development should also have no unacceptable negative effects upon the amenity of neighbouring land uses or the environment. This will be achieved through a set of design principles and quality standards as set out.

- 9.25 The proposal site lies within a residential area, characterised by modest circa 1950s hipped bungalows set back from the street. Properties are enclosed at the front by low lying red brick walls, with generous front gardens and single-track driveways running up the sides of the gardens. To the rear, properties have good-sized gardens. Dwellings are mainly erected in brick, with red or dark tiled hipped roofs. The application site is a triangular shaped plot that currently features a red brick bungalow with grey tiled hipped roof. There is a good-sized garden to the front of the property, which features a paved driveway providing off street parking for two vehicles. Due to the siting of the plot on a bend in the road, the property has a generous garden, which is larger than that of surrounding properties.
- 9.26 The SPD also states that 'By its nature, backland development should largely be out of view and not dominate the frontage property, but still be partly visible so people can find it. This however cannot be an excuse for poor design'. The original scheme presented two storey dwellings, which were out of character for the locality and did not appear subservient to the existing bungalows on The Close. The dwellings were domineering in relation the existing dwellings and alien to the street scene. The design of the proposed dwellings did not respect or reflect the characteristics of the street scene or locality, introducing large protruding chimneys and incongruent roof forms. The proposed dwellings were very modern in design and introduced cladding and floor to ceiling windows. The Planning Officer raised concerns regarding the design of the dwellings and the harm caused to the character of the locality (appendix 9).
- 9.27 Amended plans were received for the current scheme, which amended the amount of dwellings from four to three. The reduction in the number of dwellings, provides a lower density development which is more in keeping with its surrounding. The scheme also amended the design of the proposal significantly. The dwellings have been amended from two storey dwellings to low-level bungalows with rooms in the roof, in order to better reflect the street scene. The roofs have been amended to be hipped in order to reflect surrounding dwellings and reduce their massing. The chimneys have also been removed from the proposals. Although the bungalows are taller than then frontage property and we would normally look for subservient dwellings to the rear, the proposal is set back from the frontage bungalows and has two storey dwellings to the side. As a result in this case the proposal will be a stepping of scale between bungalows and two storey dwellings and will not appear over dominant or harmful here. Overall, the design of the bungalows has been amended and better reflects and respects the character of the existing bungalows on The Close.

A topographical survey has been undertaken and it has been confirmed with the applicant's agent that the land levels will remain the same. This also ensures that the proposal will not be taller to the rear than what is seen on the proposed plans as the land is currently not any higher than the frontage bungalow.

- 9.28 The Backland and Infill Development SPD states that backland development are mainly planned in existing residential areas where residents and neighbours can enjoy a certain level of amenity. The proposal site lies within a residential area and would afford a good level of amenity to neighbouring dwellings. There are examples of backland development in close proximity to the proposal site including the adjacent site at Home Lea, Doncaster Road (20/02837/FUL). An outline planning permission was also granted for up to 4 dwellings at Hillcrest, to the south west of the site. The amended scheme proposes low level bungalows at low density which reflects not only the surrounding bungalows but also the recently

approved backland development at Home Lea, Doncaster Road (20/02837/FUL). It is considered that the amended proposal would not cause significant harm to the character of the locality and its acceptable in terms of character and design.

- 9.29 An objection was received stating that the proposal was an overdevelopment of the site, however the scheme has been amended to reduce the number of dwelling from four to three. The Planning Officer considers the reduction in dwellings to be an appropriate density for the urban grain. Another objection was received stating that bungalows would be more in keeping with the area, the proposal has been amended to provide bungalows on the site. The proposed bungalows are considered to be appropriate for the site.

Highway safety and traffic

- 9.30 'Quality, stability, safety and security of private property, public areas and the highway' and 'permeability - ease of pedestrian movement with good access to local facilities and public transport services' are listed as qualities of a successful place within policy CS 14 (A). The NPPF in para 109 states that 'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on road safety, or the residual cumulative impacts on the road network would be severe'.
- 9.31 The site is accessed via an existing dropped kerb off The Close and would create a private driveway to serve the three properties on the site. Each property will have two parking spaces in accordance with parking standards as set out in the Development Guidance and Requirements SPD. Plots 1 & 2 will have detached double garages and Plot 3 will have an integrated single garage.
- 9.32 The scheme has been amended at the request of the Highways Officer to ensure that vehicles can move within the site and leave in a forward facing gear and also to ensure that there is sufficient space for cars to pass each other on the driveway. The Highways Officer has no objections to the amended scheme, subject to standard conditions.
- 9.33 Objections have been received which raised concerns about an increase in traffic, properties and overspill of parking onto The Close. However, the Highways Officer has raised no objections to the scheme, deeming the parking provided on site to be adequate and in line with standards as set out in the SPD. It is considered that any increase in traffic as a result of the dwellings would be minimal and would not cause harm that would be so significant that it would warrant a refusal of the application. Another objection was received regarding concerns about works vehicles blocking access to existing. It cannot be assumed that works vehicles would behave unreasonably and there is separate legislation to deal with any vehicles that park illegally or cause nuisance. The development therefore complies with the above policies.

Flood Risk, Foul and Surface water drainage

- 9.34 Concerns have been raised regarding drainage in representations and previous issues on the site. The site is not located within a Flood Zone and thus is considered to be at a low risk of flooding. Any surface water will be directed to a soakaway in accordance with the drainage hierarchy. No objections were received from internal drainage subject to a standard condition.

Trees and Landscaping

9.35 There are no trees on the site as the owners of the site have previously removed these historically. The site is not subject to any TPOs. A landscaping scheme is to be agreed as part of the conditions of the application, which will require a minimum one tree per dwelling as per requirements in the Development Guidance and Requirements SPD. The parking provision for plot 1 has been moved from the front of the plot to the rear, to allow a garden, which reflects the landscaping of the surrounding large green gardens. The current use of the land is a residential garden and is of low ecological value and the condition would ensure that the proposal provides adequate landscaping.

9.36 An objection was received stating that trees and hedgerows were removed from the site. However, these trees were not subject to any protection orders on the site. The proposal will be conditioned to include the provision of replacement trees on the site.

9.37 Conclusion on Environmental Issues

9.38 Para.8 of the NPPF (2019) indicates, amongst other things, that the planning system needs to contribute to protecting and enhancing the natural built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

9.39 In conclusion of the environmental issues, it is considered that there has been no significant issues raised which would weigh against the proposal that cannot be mitigated by condition. As such, significant weight can be attached to this in favour of the development

9.40 ECONOMIC SUSTAINABILITY

9.41 It is anticipated that there would be some short term economic benefit to the development of the site through employment of construction workers and tradesmen connected with the build of the project however this is restricted to a short period of time and therefore carries limited weight in favour of the application.

9.42 On a wider level, additional housing will increase spending within the Borough which is of further economic benefit in the long term.

9.43 Conclusion on Economy Issues

9.44 Para 8 a) of the NPPF (2019) sets out that in order to be economically sustainable developments should help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.

9.45 Whilst the economic benefit of the proposal is slight and afforded only limited weight, it does not harm the wider economy of the Borough and for that reason weighs in favour of the 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. The amended proposal has been deemed acceptable for the site; the proposal would be in keeping with the surrounding locality due to the reduction of the number of dwellings and the reduction in scale and mass of the dwellings. Furthermore, it is considered that officers have identified no adverse economic, environmental or social harm that would significantly or demonstrably outweigh the benefits identified when considered against the policies in the Framework taken as a whole. There are no material considerations which indicate the application should be refused.

11.0 RECOMMENDATION

- 11.1 **DELEGATE AUTHORITY to the Head of Planning to GRANT planning permission subject to the following conditions and following the expiry of publicity:**

Conditions / Reasons

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 shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows:

Proposed Plans, Plot 1 - Drawing no. UKSD-SA-08-0006 Rev. A.02 - Received on 05.01.2021

Proposed Plans, Plot 2 - Drawing no. UKSD-SA-08-0007 Rev. A.01 - Received on 28.12.2020

Proposed Plans, Plot 3 - Drawing no. UKSD-SA-08-0008 Rev. A.01 - Received on 28.12.2020

Proposed Plans, Garage Details - Drawing no. UKSD-SA-08-0009 Rev. A.01 - Received on 28.12.2020

Site Plan, Ground Floor Level - UKSD-SA-08-0003, Rev A.03 - Received on 19.01.2021

Site Plan, First Floor Level - Drawing no. UKSD-SA-08-0004, Rev A.03 - Received on 19.01.2021

Site Plan, Roof Level - Drawing no. UKSD-SA-08-0005, Rev A.03 - Received on 19.01.2021

Street Scene/ Topographical Information - Drawing no. UKSD-SA-08-0010, Rev A.01 - Received on 19.01.2021

REASON

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

03. Before the first occupation of the dwellings hereby permitted, the boundary treatments as shown on plan UKSD-SA-08-0011, Rev A.00 - Received on

19.01.2021 shall be erected and shall be permanently retained in that condition thereafter.

REASON

To ensure that the development does not impact on the privacy of the adjoining premises.

04. Before the first occupation of the dwellings hereby permitted, the windows(s) at the ground floor bathroom of plot 1 shall be fitted with obscured glazing and shall be permanently retained in that condition thereafter.

REASON

To ensure that the development does not impact on the privacy of the adjoining premises.

05. 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.

06. The vehicle turning space as shown on the approved plans shall be constructed before the development is brought into use and shall thereafter be maintained as such.

REASON

To avoid the necessity of vehicles reversing on to or from the highway and creating a highway hazard.

07. 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.

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. No development shall take place on the site until a detailed landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The landscaping plan shall contain one tree per dwelling. The scheme shall include a soft landscape plan; a schedule providing details of the species, nursery stock specification in accordance with British Standard 3936: 1992 Nursery Stock Part One and planting distances of trees and shrubs; a specification of planting and staking/guying and a timescale of implementation. Thereafter the landscape scheme shall be implemented in full accordance with the approved details and the Local Planning Authority notified in writing within 7 working days to approve

practical completion. Any part of the scheme which fails to achieve independence in the landscape or is damaged, diseased, dying or removed within five years of planting shall be replaced during the next available planting season in full accordance with the approved scheme, unless the local planning authority gives its written approval to any variation.

Reason:

In the interests of environmental quality and core strategy policy CS16: Valuing our Natural Environment

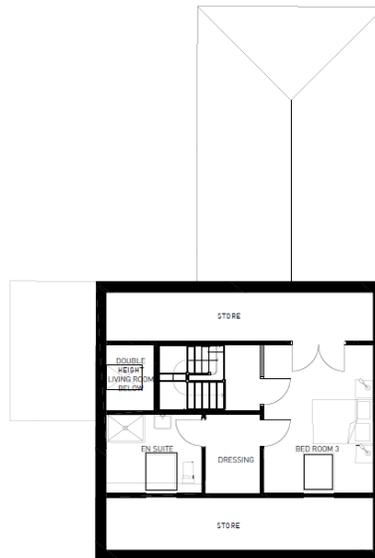
Appendix 1: Amended Site Plan



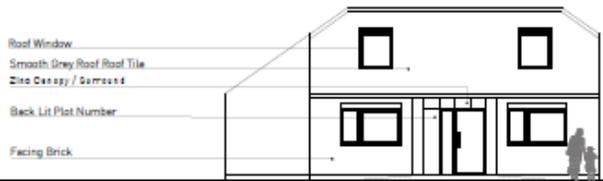
Appendix 3: Amended Proposed Plans Plot 1



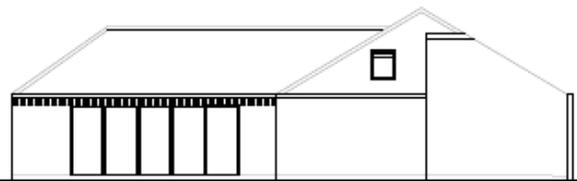
PLOT ONE GROUND FLOOR PLAN 1:50



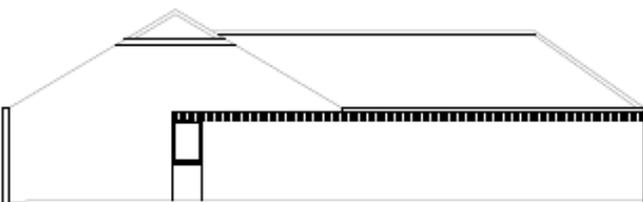
PLOT ONE FIRST FLOOR PLAN 1:50



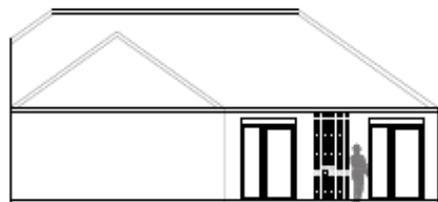
PLOT ONE FRONT ELEVATION 1:100



PLOT ONE SIDE ELEVATION 1:100



PLOT ONE REAR ELEVATION 1:100



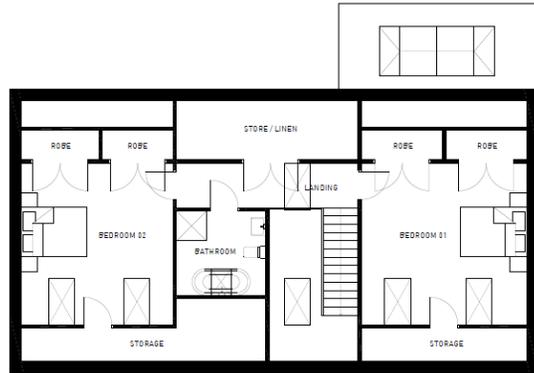
PLOT ONE SIDE ELEVATION 1:100

- Roof Window
- Smooth Grey Roof Roof Tile
- Zinc Canopy / Dressing
- Black Lit Plot Number
- Facing Brick

Appendix 4: Amended Proposed Plans Plot 2



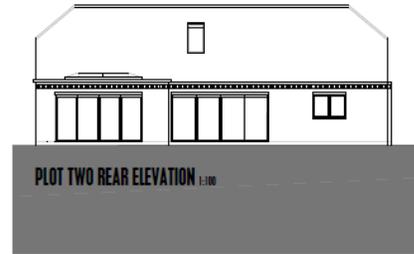
PLOT TWO GROUND FLOOR PLAN 1:50



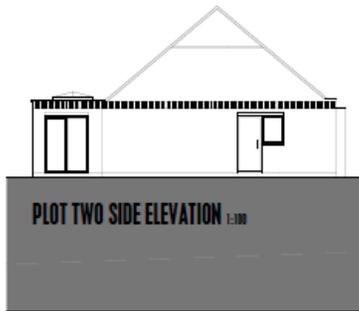
PLOT TWO FIRST FLOOR PLAN 1:50



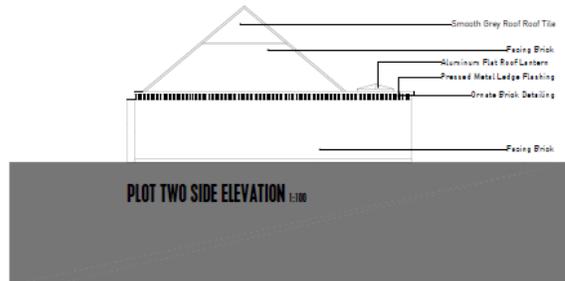
PLOT TWO FRONT ELEVATION 1:100



PLOT TWO REAR ELEVATION 1:100

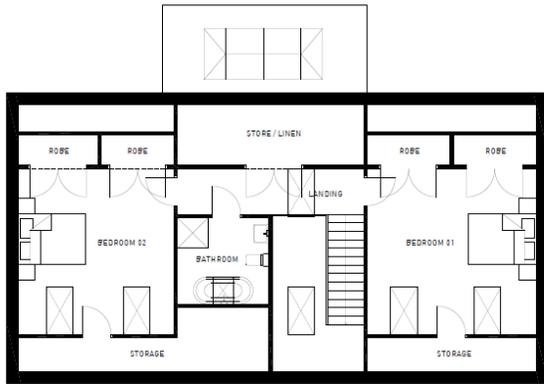


PLOT TWO SIDE ELEVATION 1:100

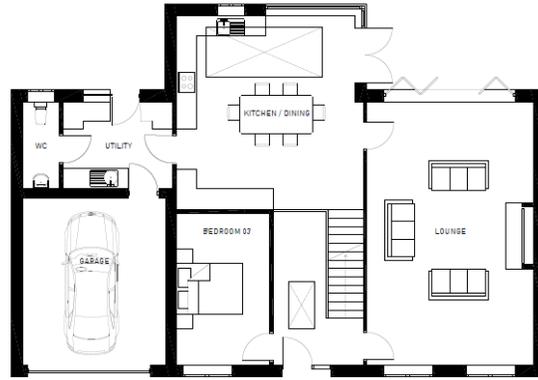


PLOT TWO SIDE ELEVATION 1:100

Appendix 4: Amended Proposed Plans Plot 3



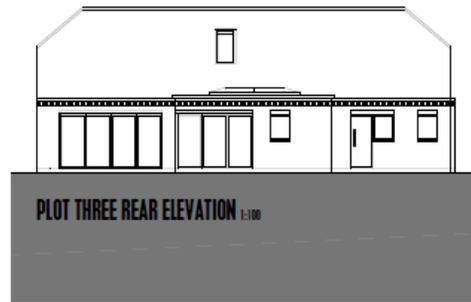
PLOT THREE FIRST FLOOR PLAN 1:50



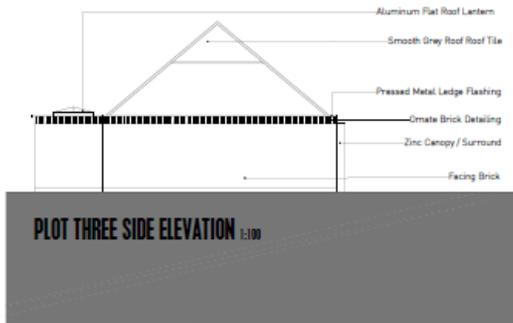
PLOT THREE GROUND FLOOR PLAN 1:50



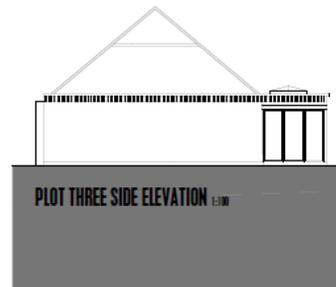
PLOT THREE FRONT ELEVATION 1:100



PLOT THREE REAR ELEVATION 1:100

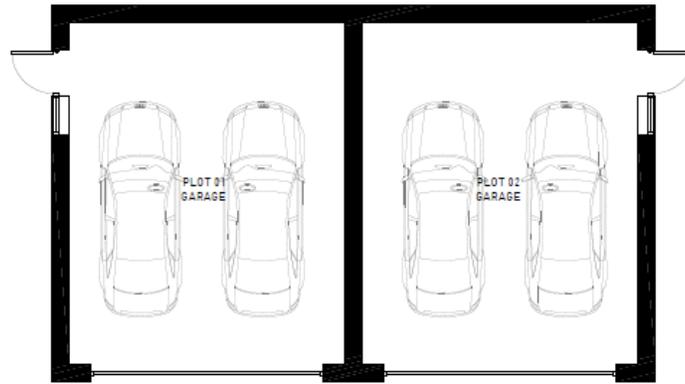


PLOT THREE SIDE ELEVATION 1:100

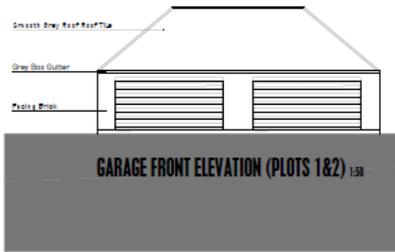


PLOT THREE SIDE ELEVATION 1:100

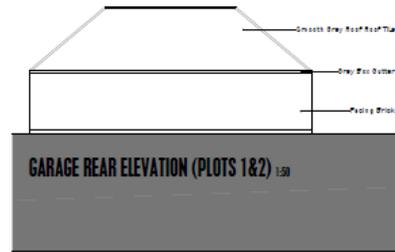
Appendix 5: Proposed Garages



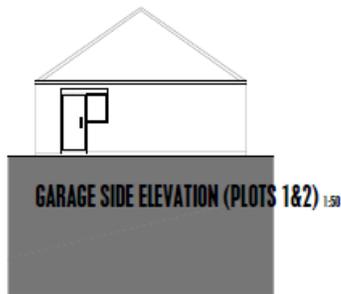
GARAGE GROUND FLOOR PLAN (PLOTS 1&2) 1:50



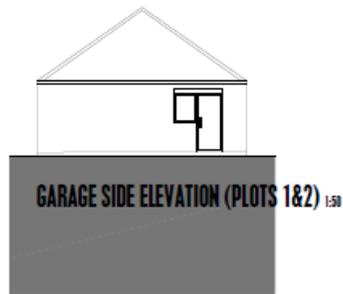
GARAGE FRONT ELEVATION (PLOTS 1&2) 1:50



GARAGE REAR ELEVATION (PLOTS 1&2) 1:50



GARAGE SIDE ELEVATION (PLOTS 1&2) 1:50



GARAGE SIDE ELEVATION (PLOTS 1&2) 1:50

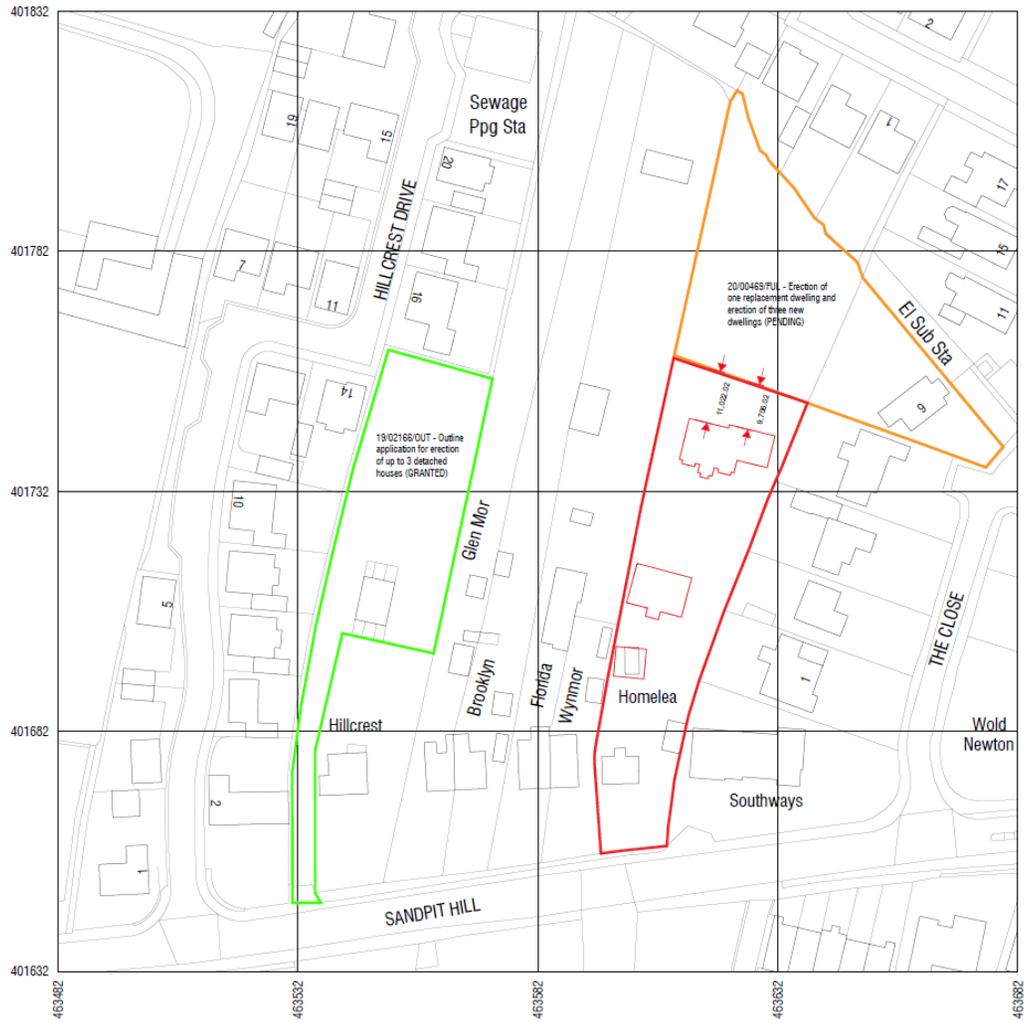
Appendix 6: Space Standards comparison of floor space with SYRDG

	SYRDG (3 bed 4 person)	Plot 1 (3 bed)	Difference
Double Bedroom	12	Bed 1 -13.5 Bed 2 -11 Bed 3 -16	Bed 1 - +1.5 Bed 2 - 1 Bed 3 - +4
Single Bedroom	7	n/a	n/a
Living Room	15	18	+3
Living/Dining	18	n/a	n/a
Kitchen	13	n/a	n/a
Kitchen/Dining	11	n/a	n/a
Open Plan/ combined	30	56	+26
Bathroom /WC combined	3.5	GF – 6.5 FF – 7.5	GF +3 FF +4
Storage	4.5	12	+7.5
Overall	77	170	+76

	SYRDG (4 bed 5 person)	Plot 2 (4 bed)	Difference
Double Bedroom	12	Bed 1 - 25 Bed 2 - 23 Bed 3 -13.5 Bed 4 - 20	Bed 1 +13 Bed 2 +11 Bed 3 +1.5 Bed 4 +8
Single Bedroom	7	n/a	n/a
Living Room	15	33	+18
Living/Dining	19	n/a	n/a
Kitchen	13	n/a	n/a
Kitchen/Dining	12	39.5	27.5
Open Plan/ combined	30	n/a	n/a
Bathroom /WC combined	3.5	GF 4 FF 7.4	GF +0.5 FF +3.9
Storage	5.5	15	+9.5
Overall	93	245	152

	SYRDG (3 bed 4 person)	Plot 3 (3 bed)	Difference
Double Bedroom	12	Bed 1 - 25 Bed 2 - 22.5 Bed 3 - 13	Bed 1 +13 Bed 2 +10.5 Bed 3 +1
Single Bedroom	7	n/a	n/a
Living Room	15	39	+24
Living/Dining	18	n/a	n/a
Kitchen	13	n/a	n/a
Kitchen/Dining	11	31.5	+20.5
Open Plan/ combined	30	n/a	n/a
Bathroom /WC combined	3.5	7	+3.5
Storage	4.5	30	+25.5
Overall	77	221	+144

Appendix 7: Approved Scheme Site Plan on Neighbouring Site (20/02837/FUL)



BLOCK PLAN 1:500

Appendix 8: Original site Plan



Appendix 9: Original Elevation Plans



Appendix 10: Boundary Treatment Plan

Boundary Treatment A - 1.8m Timber Close Board Timber Fence



Boundary Treatment B - 1.8m Brick Wall



Boundary Treatment C - 1m Brick Wall

