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Application Number:	21/00016/FUL
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Application Type:	Full Application
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Proposal Description:	Erection of single storey side and rear extension
At:	1 Chestnut Drive, Bawtry, Doncaster, DN10 6LQ

For:	Fiona Daniels
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Third Party Reps:	2 letters of representation in opposition.	Parish:	Bawtry Town Council
		Ward:	Rossington and Bawtry

Author of Report:	Rebecca Larder
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SUMMARY

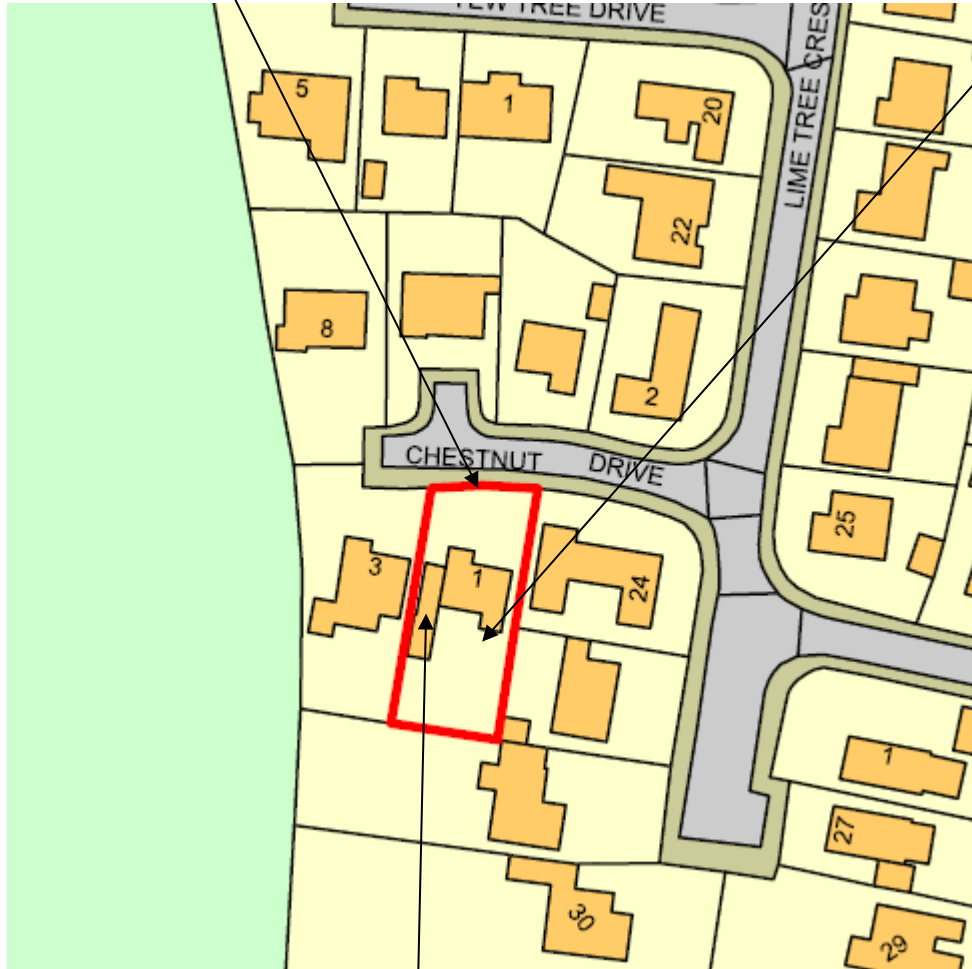
The application seeks permission to erect a single storey wraparound style extension to the side and rear of the property. The proposal does not harm the character of the area or neighbouring amenity and is considered to be an acceptable and sustainable form of development in like with paragraph 7 and 8 of the National Planning Policy Framework (NPPF, 2019).

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

RECOMMENDATION: GRANT planning permission

Application Site

Rear extension wrapping around the west side replacing the garage/car port.



Garage & car port to be demolished

1.0 Reason for Report

- 1.1 This application is being presented to Planning Committee at the request of Councillor Rachael Blake, ward member for Rossington and Bawtry.
- 1.2 This application has previously been presented to Planning Committee on 30th March and was deferred for a site visit. Following this amended plans have been received which reduce the length of the rear extension. Copies of the amended plans are included within appendix 1, 3 & 4.

2.0 Proposal

- 2.1 The application seeks permission to erect a single storey wrap around style extension to the west side elevation and rear elevation. This will create an additional bedroom and enlarged kitchen/living area.

3.0 Site Description

- 3.1 The property is a detached bungalow part way up Chestnut Drive. The property is constructed of a red brick with plain concrete roof tiles and white UPVC windows and doors. To the front there is a small bay window with some stone effect cladding below. The property sits on a generous plot and is set back from the highway. There is a driveway and grassed area to the front and a grassed area to the rear, which is bound by wooden fencing. To the side/rear there is also a detached garage and car port, both of which will be demolished prior to the extension being erected.
- 3.2 It is also worthy to note that Chestnut Drive is located on a slight hill therefore the host dwelling is situated higher than the adjacent properties to the east, 24 & 26 Lime Tree Crescent.

4.0 Relevant Planning History

- 4.1 There is no relevant site history.

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). This is not in a high risk flood zone being allocated as Flood Risk Zone 1 (FZ 1)
- 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 Paragraphs 7 – 11 establish that all decisions should be based on the principles of a presumption of sustainable development.

- 5.5 Paragraph 47 states that planning law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise
- 5.6 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).
- 5.7 Paragraphs 54-56 state local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. The tests are:
- a) Necessary to make the development acceptable in terms;
 - b) Directly related to the development; and
 - c) Fairly and reasonably related in scale and kind to the development.
- 5.8 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.
- 5.9 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.
- 5.10 Paragraph 127 states that good design criteria should ensure that developments function well and add to the overall quality of the area, are sympathetic to local character and history and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future occupiers. Planning decisions should ensure are visually attractive and optimise the potential of the site.
- 5.11 Core Strategy 2011 - 2028
- 5.12 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)).

5.13 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 continue to sit alongside Core Strategy Policies until such time as the Local Plan is adopted. Core Strategy policies relevant to this proposal are:

5.14 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.

5.15 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.

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

5.18 ENV54 states that alterations and extensions to existing buildings should be sympathetic in scale, materials, layout and general design to the existing building. All features which contribute to the character of the building or surrounding area should be retained.

5.20 Local Plan

5.21 The Local Plan was formally submitted for examination on 4th March 2020 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

5.22 The Local Plan is now advanced to the latter stages of the Examination in Public, and consultation on proposed Main Modifications to the Plan concluded on Sunday 21 March 2021. The Council is aiming to adopt the Local Plan by Summer/Autumn 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:

5.23 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 and the Council has, through the examination, proposed the policy is deleted entirely via a Main Modification to the Plan.

5.24 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.

5.25 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 over-bearing, or result in an unacceptable loss of garden space.

5.26 The Bawtry Neighbourhood Development Plan (adopted November 2019)

5.27 Policy NE1 relates to protecting local landscape and character.

5.28 Other material planning considerations

- Development Requirements and Guidance Supplementary Planning Document (SPD) (2015)

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 site notice, council website, press advertisement and neighbour notification.

6.2 One public representation was received in relation to this application from a neighbouring property in opposition to the application.

6.3 The letter of objection is in regard to the following summarised points:

- Overlooking/loss of privacy

- Overshadowing/loss of light

6.4 This application was re-advertised to neighbouring properties for a period of 7 days due to receiving amended plans. No representations have been received in relation to the amended proposal.

7.0 Parish Council

7.1 An objection was received from the Parish Council in relation to this application prior to the amended plans being received.

7.2 The letter of objection was in regard to the following summarised points:

- Overdevelopment / loss of amenity space
- Overlooking/loss of privacy
- Overshadowing/loss of light

7.3 Following receipt of the amended plans no further objections have been raised from the Parish Council.

8.0 Relevant Consultations

8.1 **Tree Officer** – No objection.

8.2 **Severn Trent Water** – No comments received.

8.3 **National Grid** – No comments received.

9.0 Assessment

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

- Principle of development;
- Impact on neighbouring amenity of existing and future residents;
- Impact on the character and appearance of the area;
- 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

9.3 Sustainability

9.4 The National Planning Policy Framework (NPPF 2019) sets out at Paragraph 7 that the purpose of the planning system is to contribute to the achievement of

sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

- 9.5 There are three strands to sustainability, social, environmental and economic. Paragraph 10 of the NPPF states that in order sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

9.6 SOCIAL SUSTAINABILITY

9.7 Impact on Neighbouring Amenity

- 9.8 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 .

- 9.9 It is not considered that the proposed extensions would result in harm being caused to the residential amenity or neighbouring properties by way of overlooking or overshadowing. The rear extension will have a flat roof with two roof lanterns at a height of 3.2m. The adjacent garden, number 26 Lime Tree Crescent is set approximately 1.2m lower than 1 Chestnut drive therefore the top of the structure will be 4.4m above the ground level in 26 Lime Tree Crescents garden area. The length of the proposed extension has been reduced from 6m to 2.9m and will only span approximately 2m of the width of No 26s rear boundary therefore it is unlikely the proposal would restrict a significant amount of light from their garden area. Given that the proposed extension is set away from the boundary by 1.7m and that it will be North West of 26 Lime Tree Crescent's property, it is not considered harmful overshadowing or a significant loss of light would occur. Any overshadowing that may occur is likely to be late evening given the position of the proposal in relation to the solar path. Given the length of the extension has been reduced by more than 50% the proposal is now less likely to introduce significant overshadowing that would warrant refusal.

- 9.10 The windows to the east side of the proposed extension, which directly face 24 & 26 Lime Tree Crescent, are high level windows sitting 1.8m above the floor therefore it is not considered these windows would introduce harmful overlooking. There is an existing conservatory in the same position with windows also on the east elevation therefore it is not considered the proposed extension and windows would cause overlooking or a loss of privacy significantly more than the existing conservatory. The other windows and doors on the proposed extension face directly into the applicants garden area and are at ground floor level thus unlikely to introduce harmful overlooking.

- 9.11 The development should be of a scale and proportion that is subservient to the host dwelling, in relation to the height, massing, roof pitch and remaining curtilage space. The proposal does not compete with the host dwelling and appears subservient to it as it is smaller both in terms of footprint and height. The proposal is set within a substantial plot; the proposal preserves adequate private amenity space and does not dominate the rear garden therefore is complainant with the SPD and policy CS14.

- 9.12 It is therefore considered the application is in accordance with Policy CS1, CS14 and ENV54 thus carries significant weight.

9.13 Conclusion on Social Impacts

- 9.14 The proposed development would not detract from the residential amenity of neighbouring properties and would not significantly detract from the social sustainability of the locality. Although the application has received two representations, the concerns raised are considered to be satisfied and addressed above. Thus the proposal weighs positively in terms of the social impact and carries significant weight.

9.15 ENVIRONMENTAL SUSTAINABILITY

9.16 Impact upon the character of the area

- 9.17 The element of the extension which sits to the West side of the dwelling is visible from the street scene and creates part of the front elevation. It has a pitched roof of the same style and pitch as the host dwelling thus is complementary to it and in accordance with the SPD and policy ENV54. The extension across the rear of the property has a flat roof with two roof lanterns. Although this does not reflect the design of the host dwelling it is a modern design and will predominantly be out of public view thus has a minimal impact on the character of the area and complies with policy ENV54. The materials to be used in construction of the extension will match those of the host dwelling therefore the character of the property will be retained.

9.18 Trees

- 9.19 The Tree Officer has no objections to the application as the proposal will not impact on any protected trees or hedges. The existing vegetation at the property does not appear to be significant enough to be of significant value as individual specimens or to the wider amenity of the area.

9.20 Parking

- 9.21 The side extension takes up part of the existing driveway however there is still enough space between the front elevation and footpath for two parking spaces therefore there will be sufficient room for onsite parking which is in accordance with the SPD.

9.22 Conclusion on Environmental Issues

- 9.23 In summary, it is not considered the proposal would significantly harm the character of the area and that the environmental impact of the proposed development is acceptable.

9.24 ECONOMIC SUSTAINABILITY

- 9.25 This application is a householder application for a minor development whilst providing employment for a number of people during the period of the works this is the extent of its economic impact.

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 the benefits identified when considered against the policies in the NPPF taken as a whole. Subject to the recommended conditions, the proposal is compliant with the development plan and there are no material considerations which indicate the application should be refused.

11.0 RECOMMENDATION

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

Conditions / 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 must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans listed below:
Proposed Plans – amended 31/03/2021
Site Plan - received 31/03/2021
REASON
To ensure that the development is carried out in accordance with the application as approved.
03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing property unless otherwise approved in writing by the Local Planning Authority.
REASON
To ensure the satisfactory appearance of the development in accordance with policy ENV54 of the Doncaster Unitary Development Plan.

INFORMATIVES

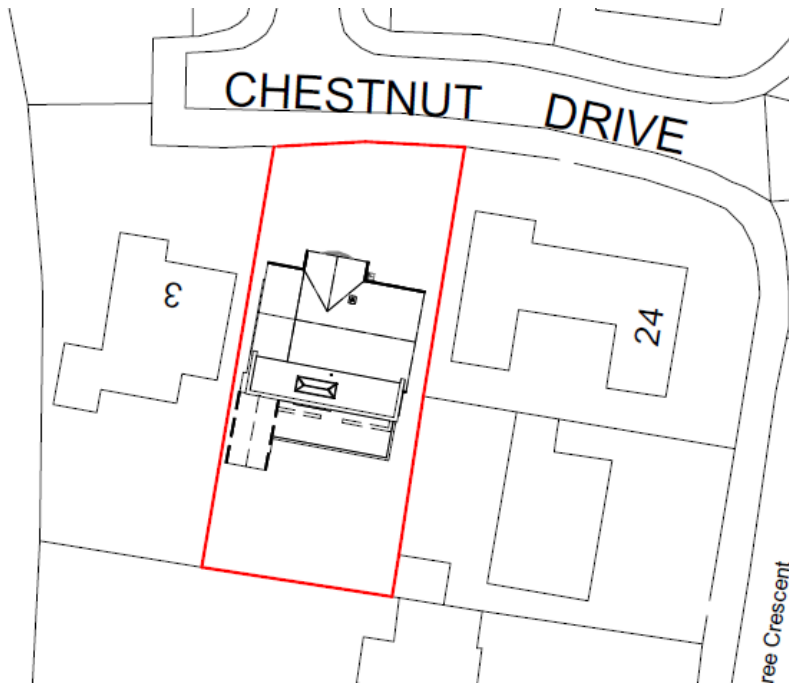
01. The proposed development is within 250 meters of an unknown hole about which insufficient information is known to permit an adequate response to be made on the extent to which landfill gas may be present on or off site.

Planning permission has been granted on the basis that there is no sound and clear-cut reason to refuse. The applicant is, however, reminded that the responsibility for safe development and secure occupancy of the site rests with

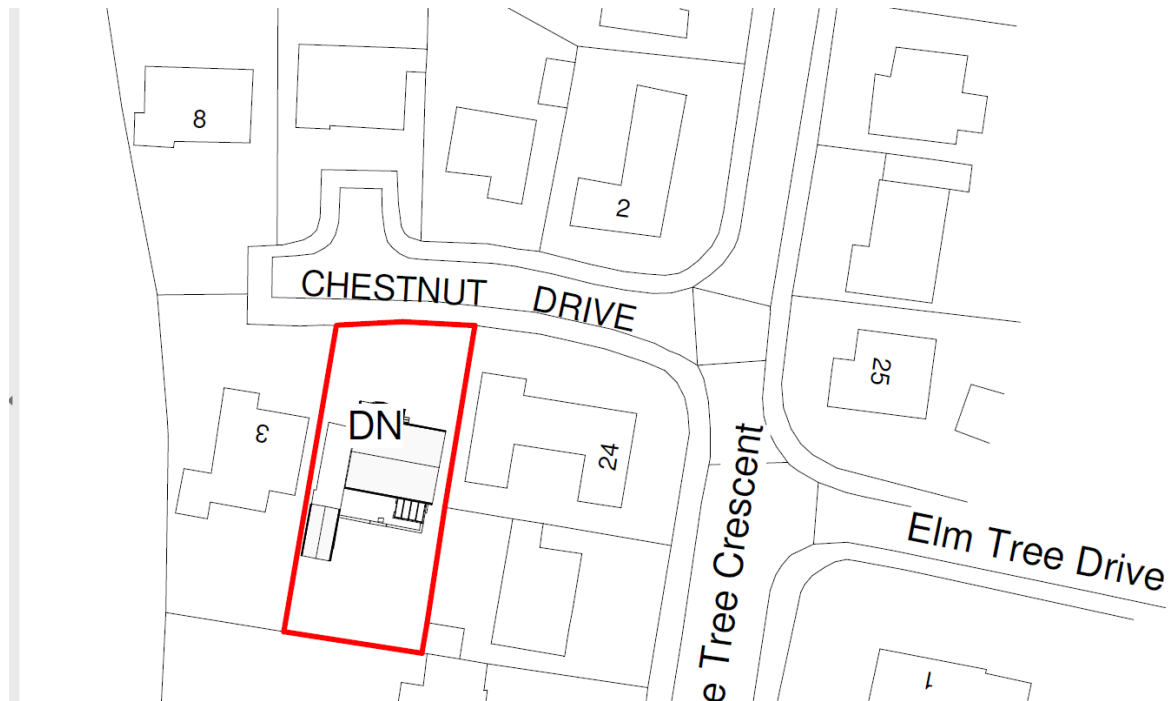
the developer and accordingly is advised to consider the possibility of the presence or future presence of landfill gas and satisfy himself of any gas precaution which may be necessary.

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: Proposed Site Plan



Appendix 2: Existing Site Plan



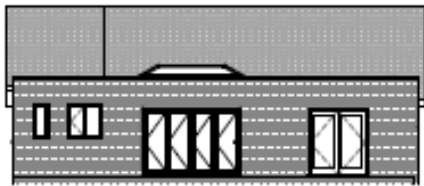
Appendix 3: 3D view



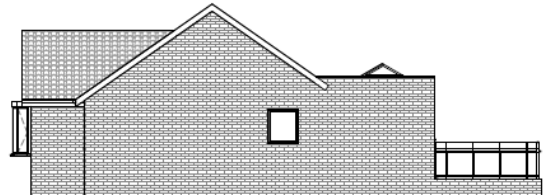
Appendix 4: Proposed Elevations



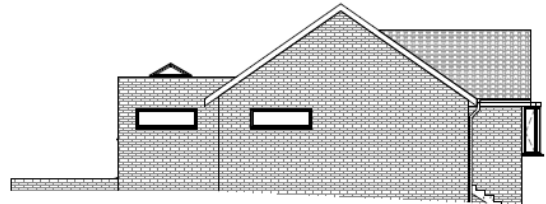
② **Proposed Front Elevation**
1:100



③ **Proposed Rear Elevation**
1:100



④ **Proposed Side Elevation 1**
1:100



⑤ **Proposed Side Elevation 2**
1:100