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Application Number:	21/00278/FUL
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Application Type:	Planning FULL
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Proposal Description:	Erection of detached dwelling (amended plans to show reduced roof heights as well as passing place and visibility splays)
At:	The Hawthorns, New Mill Field Road, Hatfield, Doncaster, DN7 6LR

For:	Brownsword, The Hawthorns, New Mill Field Road, Hatfield, DN7 6LR
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Third Party Reps:	2 letters of objection	Parish:	Hatfield Parish Council
		Ward:	Hatfield

Author of Report:	Mary Fleet
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SUMMARY

The application relates to the erection of a detached dwelling (amended plans to show reduced roof heights as well as a passing place and visibility splays)

The proposed site is part of the residential curtilage of The Hawthorns which fronts on to Old Epworth Road West (with access being off New Mill Field Road). The site is currently mainly a lawned area that has been cultivated towards the rear. A brick built annex, a shed and hard standing for a caravan are also located on this land but will be forward of the application site.

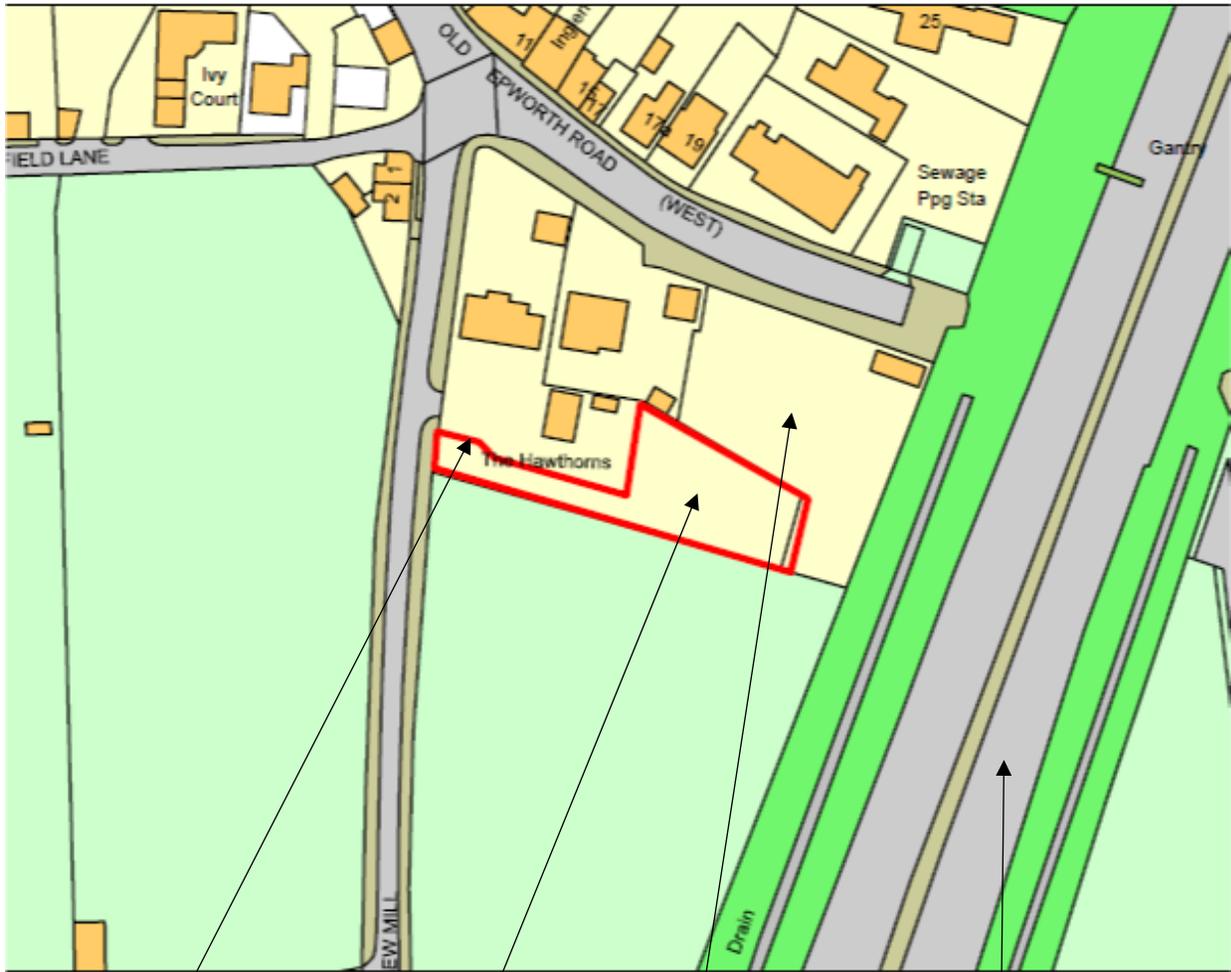
The site is currently on land designated as Countryside Policy Area by the Doncaster UDP 1998 and as such it also lies within an area defined by the Core Strategy as a Countryside Policy Protection Area. As part of the boundary review for the Local Plan however, given that development has been supported outside of the settlement boundary, the site will be included in the settlement limit when the plan is formally adopted.

The site will be accessed by creating an additional access off New Mill Field Road which will run parallel to the one currently in position for the host dwelling.

The proposed accommodation consists of an open plan kitchen dining room, with separate study and lounge. To the first floor are 3 bedrooms, the largest of which has a dressing room and ensuite. The property benefits also from an attached garage.

The application is being presented at Planning Committee as it represents a departure from the development plan.

RECOMMENDATION: GRANT planning permission subject to conditions



Passing place

Approximate location of proposed property

3 additional dwellings have now been erected here

M18 motorway

1.0 Reason for Report

- 1.1 This application is being presented to Planning Committee given that the proposal, under the current development plan, represents a departure from what is in principle considered acceptable. The land designation would change once the Local Plan is adopted, and will place this site within the settlement boundary, but until this time it is relevant to present departures of this nature to members for a decision, in line with the scheme of delegation. The main concerns therefore relate to the principle of the development as well as to the impact of the proposal on amenity and on the character of the area.

2.0 Proposal

- 2.1 Full Planning Permission is sought for the erection of a detached dwelling on land currently designated as countryside. Following a neighbour objection and a consultation response from highways the proposal has been amended to include a lower pitched roof on both the main dwelling and the garage element of the building. In addition to this a passing place has been added to the drive as well as visibility splays.
- 2.2 The property will be accessed off New Mill Field Lane with the proposed driveway running parallel to that which serves the host dwelling. The proposed development is situated on an extension to the curtilage of the host dwelling. An application to extend the curtilage was refused in 1999 (planning reference 99/0096/P) but the extent of the curtilage was confirmed in 2013 (planning reference 13/01169/FUL) when the land in its entirety was included in a domestic application for the garage to be extended and converted into annex accommodation.
- 2.3 The proposed accommodation is arranged across 2 storeys and consists of an open plan kitchen diner with separate lounge and study. To the first floor there are 3 bedrooms – one of them en-suite as well as a family bathroom. A double garage is attached to the side of the proposed development which has gardens to the front and rear.
- 2.4 The property is simplistic in its design and will be brick built: the details of which are to be controlled by the addition of a condition should members be minded to grant the application.

3.0 Site Description

- 3.1 The application site is currently part of an extended garden area for the host dwelling. The majority of the site is lawned though an area to the rear of the site appears to be being utilised for growing vegetables/ fruit aided by the use of a small polytunnel. In addition to this close to the converted garage there are a number of ornamental trees and flower beds. The driveway serving the host dwelling is block paved and leads to ornamental access gates bounded by brick built pillars. The boundary of the site is marked by a combination of native mixed and conifer hedging as well as wooden fence panels to the east of the site.
- 3.2 Residential properties occupy the land to the north. To the east is an amount of open land which appears to be rough grassland – immediately adjacent to this is the M18 motorway. To the south and west is open countryside. Development to the south of Old Epworth Road West has occurred in the relatively recent past and

consists of brick built dwellings with detached garages. With the exception of The Hawthorns they front on to Old Epworth Road West.

- 3.3 New Mill Field Road retains a rural character on the edge of the settlement boundary: the mixed hedgerow and the fact that the road is not a through road adds to this leafy rural character.
- 3.4 The site is in Flood Zone 1 as defined by the Environment Agency's Flood Maps, and is therefore at low risk of flooding.

4.0 Relevant Planning History

- 4.1 95/1589/P Erection of detached house with attached double garage on approx 0.03ha of land. Granted 2.7.1997.
- 4.2 00/4216/P Change of use of land to domestic curtilage including the erection of detached pitched roof garage (3.5m x 5.5m) and detached stable/store/tack room (6.0m x 6.0m) Granted 20.3.2001.
- 4.3 01/3715/P Formation of vehicular access Granted 17.4.2002.
- 4.4 05/00043/REF Retention of detached pitched roof double garage to rear of the detached dwelling. Allowed 7.3.2006.
- 4.5 09/00180/REF Erection of one and a half storey detached dwelling on approx 0.03 ha of land Dismissed 19.5.2010
- 4.6 13/01169/FUL Erection of single storey pitched roof extension to garage and conversion of existing garage to pitched roof annex to rear of detached dwelling house. Granted 27.9.2013.

5.0 Site Allocation

- 5.1 The site is allocated as Countryside Policy Area as defined by the Proposals Maps of the Doncaster Unitary Development Plan (adopted in 1998). As such it is also considered to lie within the broad extent of the Core Strategy (CS) defined Countryside Protection Policy Area (CPPA).
- 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 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).
- 5.6 Paragraphs 54 – 56 of the NPPF 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.
- 5.7 Paragraphs 59-64 of the NPPF seeks to deliver a sufficient supply of homes that meets the needs of groups with specific housing requirements and that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.
- 5.8 Paragraph 68 states that small sized sites can make an important contribution to meeting the housing requirement of an area.
- 5.9 Paragraph 124 states that 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.
- 5.10 Paragraph 127 states, amongst other things, that developments should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping (b): sympathetic to local character and history (c) create places with (f) a high standard of amenity for existing and future users.
- 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 and section 38(6) of the Planning and Compulsory Purchase Act 2004).
- 5.13 In May of 2012 the LDF Core Strategy was adopted and this replaced many of the policies of the Unitary Development Plan; some UDP policies remain in force (for example those relating to the Countryside 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:

- 5.13 Policy CS1 relates to the quality of accommodation and development within Doncaster. It makes it clear that development must protect local amenity, as well as being well-designed; fit for purpose and capable of achieving the nationally recognised design standards
- 5.14 Policy CS2 sets out a growth and regeneration strategy for the borough and details a settlement hierarchy to clarify the location of new housing. Under this classification Hatfield is a potential growth town where significant housing growth could be sustainably accommodated though that would need to be alongside the co-ordinated delivery of jobs and infrastructure tied to the housing renewal and improvements to services.
- 5.15 Policy CS3 states that the countryside to the east of the borough will continue to be protected through a Countryside Protection Policy Area and that proposal will be supported where they would be appropriate to a countryside location and would protect and enhance the countryside for the sake of its intrinsic character and beauty (B3) Additionally part (C) states that proposals outside of development allocations will be supported where they would (2) not be visually detrimental by reason of siting, materials or design and (4) preserve the openness of the Countryside Protection Policy Area.
- 5.16 Policy CS14 relates to design and sustainable construction and 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.
- 5.17 Policy CS16 relates to the natural environment stating proposals should both protect and enhance the borough's ecological networks.
- 5.18 Saved Unitary Development Plan Policies (Adopted 1998)
- 5.19 Policy ENV 2 states that the council will maintain a countryside policy area in the eastern part of the borough covering all countryside outside of the Green Belt. The purposes of this are several; most relevant being to safeguard the countryside from encroachment; to provide an attractive setting for towns and villages; to prevent settlements from coalescing and to assist in regeneration by directing development towards urban areas and strategic allocations.
- 5.20 Policy ENV 4 goes on to detail what types of development will be supported in the Countryside Policy Area: this does not include new housing development.
- 5.21 Local Plan
- 5.22 The Local Plan was formally submitted for examination on 4th March 2020 and an Inspector was appointed to undertake the examination in public (Regulation 24 stage). The Local Plan has now advanced to the latter stages of the examination: the consultation period on the proposed Main Modifications, identified as part of the examination, concluded on the 21st March 2021; and the Council is now awaiting receipt of the Inspector's final report. The Council is looking to adopt the Local Plan by Autumn 2021.
- 5.23 Paragraph 48 of the NPPF states that the LPA may give weight to relevant policies in emerging plans, such as the Local Plan, depending on the stage of the 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

The following emerging 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 establishes the settlement hierarchy and confirms Hatfield as one of the 7 main towns where the focus will be for substantial housing growth, supported by appropriate levels of employment and retail growth and wider service provision. This policy can be afforded limited weight as subject to objections.
- 5.25 Policy 10 Residential Policy Areas (relevant once the Local plan is adopted) states that new residential development will be supported provided that it is acceptable in terms of residential amenity; it protects and enhances the qualities of the existing area and meets other development plan policies. This policy has no objections so can be afforded substantial weight.
- 5.26 Policy 25 relates to development in the countryside (relevant to the allocation under the current development plan) and in part 3 states that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances, such as the essential need for a rural worker to live permanently at or near their place of work. This policy can be afforded limited weight as there are outstanding unresolved objections.
- 5.27 Policy 29 relates to ecological networks and states that proposals will only be supported which deliver a net gain for biodiversity and protect, create, maintain and enhance the borough's ecological networks by (A) being of an appropriate size, scale and type in relation to their location within, and the impact on the ecological network.
- 5.28 Policy 41 relates to character and local distinctiveness and states that development proposals will be supported where they: recognise and reinforce the character of local landscapes and building traditions (A1); are of a high quality design which contributes to local distinctiveness (A2); respond positively to their context, setting and existing site features, respecting and enhancing the character of the locality (A3) and integrate visually and functionally with the immediate and surrounding area (A4) This policy can be afforded limited weight given the number of objections that need to be addressed.
- 5.29 Policy 44 relates to residential design and states that proposals for housing will be supported where they respond positively to the context and character of existing areas. This policy can now be afforded with moderate weight.

5.30 Policy 45 deals specifically with residential design standards ensuring that new housing meets the Nationally Described Space Standard minimum. This policy can be applied limited weight due to outstanding objections.

5.31 Neighbourhood Plan

5.32 There is no Neighbourhood Plan for this area.

5.33 Other Material Planning Considerations

- Development Requirements and Guidance Supplementary Planning Document (SPD) (2015)
- National Planning Policy Guidance
- South Yorkshire Residential Design Guide (SYRDG)

Representations

6.0 This application has been advertised in accordance with The Town and Country Planning (Development Management Procedure (England)) Order 2015 by way of site notice, press advert and direct neighbour notification letters. The neighbour notification process has been repeated to clarify an incremental change to the red line boundary (on account of adding a passing place in the driveway) as well as the reduction in the pitch of the roof of both the garage and the new dwelling. In addition to the highways department requesting a passing place they have also requested visibility splays be included – these have been noted on the new site plan (Amended plan 18.5.21).

6.1 Two representations have been received; one in relation to the original plans, one in relation to the amended proposal- given that the property from which this objection has been made has recently changed hands. Concerns raised in relation to this application are as follows:

6.2 It is considered that the erection of the dwelling will be detrimental to the character of the countryside/landscape and therefore not in the spirit of what policy CS3 part C of the Core Strategy seeks to achieve. It is felt that the proposal would be visually detrimental to the area as well as being visibly detrimental from the point of view of properties which immediately adjoin the site.

6.3 It is not considered that the proposal represents infill development on account of the large scale of the proposal and its siting and design.

6.5 It is felt that the development will be detrimental to amenity – both in terms of privacy and light to the garden area and the rears of the properties.

6.6 It is considered that the proposal represents an erosion of the settlement boundary.

6.7 It is stated that the erection of the property would bring no economic or connectivity benefit to the borough.

6.8 All of these matters will receive consideration in the sequent paragraphs of this report.

- 6.9 Loss of property value has been raised but cannot be considered as this is not a material planning consideration. This is also the case in relation to disruption during the construction process.
- 6.10 One of the representations refers to another planning decision determined by the Planning Inspectorate. The details of the application have not been given and in any case each application has to be decided on its own merits.

7.0 Relevant Consultations

- 7.1 **Local Plans (housing)** have stated that though not consistent with policies ENV2 and ENV4 relating to development in the Countryside Policy Area the proposal does have some merit when assessed against policy CS3 part C which states that there may be situations where proposals outside of development limits can be supported where (C2) they are not materially detrimental by reasons of siting, materials or design. The policy response has highlighted also that following a 'Small Sites and settlement Boundary Review' this site (ref 039) will be within the development limit once the Local Plan is adopted. The site is proposed to be taken out of countryside given the fact that other development has occurred and received support in this location which has eroded the existing settlement boundary. Once the Local Plan is adopted therefore this development will be policy compliant and any development proposals assessed against policy 1 and policy 10 to establish, in principle, their acceptability.
- 7.2 **Ecology** – no objections but have requested a condition relating to an ecological enhancement plan to include both a bat and swift box. Details of this are to be supplied within a month of the development starting on site.
- 7.3 **Trees** – no objections – trees /hedges are not considered to be an issue.
- 7.4 **Pollution control** - have no objections having reviewed the YALPAG screening assessment and there is no clear reason for the site to be significantly affected by contamination. They have requested conditions relating to the possibility of encountering contamination and in respect of the importing of soils to site.
- 7.5 **Internal drainage** have stated that they have no objections subject to including a condition requiring all drainage details prior to the commencement of the development.
- 7.6 **Highways** have no objections to the amended proposal which now includes the passing place and the visibility splays as indicated on the updated site plan. Conditions are also to be included relating to the surfacing of the site and also in relation to the maintenance of sight lines. Informative notes are also to be included relating to works being carried out on the public highway and also in respect of wheel cleaning.
- 7.7 No responses have been received from either the **Yorkshire Wildlife Trust, Yorkshire Water, National Grid, the area manager or the Parish Council**

8.0 Assessment

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

- Principle of Development
- Sustainability
- Impact upon Residential Amenity
- Design and Impact upon Character of Area
- Highways
- Ecology

8.2 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

8.3 The proposal seeks consent to erect a detached dwelling with attached garage in the curtilage of The Hawthorns.

8.4 The application site is within the Countryside Policy Area (CPA) and Core Strategy designated Countryside Protection Policy Area (CPPA); development at this location is therefore subject to Policies ENV2 / 4 and CS 2 / 3 respectively. Both the UDP and Core Strategy restrict development within the countryside to uses which are considered appropriate to a rural location.

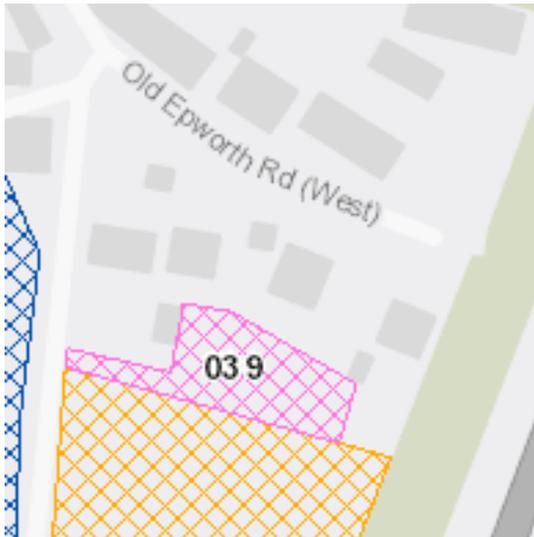
8.5 Though not consistent with policies ENV 2 and ENV 4 of the UDP both parts B and C of policy CS3 of the Core Strategy are relevant. The response from the policy team has acknowledged that development on the south side of Old Epworth Road West has served to undermine the distinct separation between a settlement boundary and the open countryside. This lends a significant amount of support to this proposal particularly if, as part of this application, a firm boundary, and therefore a clear delineation can be established between land within the development limit and land designated as countryside. In response therefore to the comment that the proposal will erode the settlement boundary this has already taken place with the support that has been given to the other residential development fronting on to Old Epworth Road West.

8.6 As stated in paragraph 7.1 the site has been reviewed as part of plan preparation

8.7 Further to this part C of policy CS3 discusses the instances where support may be forthcoming for proposals outside of the development allocations. Later sections of this report will look at the visual impact of the proposal, the impact on openness, as well as the impact on amenity and on the highway in order to come to a balanced

judgement. Part of the 'Small Sites and Settlement Boundary Review'¹ and the identification of Development Limits set out in its conclusion (*site ref 039 – see map below*) of the review that:

... “Given development has occurred and has been supported in this location which has rendered the existing settlement boundary defunct, it is recommended that the settlement boundary is extended in this location to include within it development at the conjunction of New Mill Field Road and Old Epworth Road West. This is in line with Principle 3 as new development in this location is related to the settlement and part of the settlement envelope. A strong boundary can be created by the extent and curtilage of dwellings in this location, with a hedge creating a defensible boundary to the south.”



- 8.8 As a result it is proposed that the site be included within the proposed development limit (as part of a wider, albeit limited, area) and so would be removed from the countryside policy area. As such it would be subject to proposed Policies 1 (Settlement Hierarchy) and Policy 10 (Residential Policy Area). The erection of a dwelling would be consistent with these policies. Policy 1 is subject to outstanding objections and so carries limited weight whereas Policy 10 is without objection and can be afforded substantial weight (in line with NPPF para 48).
- 8.9 On balance, given the direction of travel in policy for this site, the proposal is considered to be acceptable in principle subject to other policy considerations.

Sustainability

- 8.10 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.
- 8.11 There are three strands to sustainability, social, environmental and economic. Paragraph 10 of the NPPF states that in order that sustainable development is

¹ <https://www.doncaster.gov.uk/services/planning/small-sites-settlement-boundary-review>

pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

SOCIAL SUSTAINABILITY

Impact Upon Residential Amenity

- 8.12 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*'.
- 8.13 A representation has been made objecting to the development in terms of blocking 'natural sunlight' from the gardens of the properties that lie to the north of the development proposal. To better inform members relating to this issue the applicant has provided a sun path analysis which demonstrates the impact of the proposal on the rear gardens of both Sunflower Cottage, Marlem and Paisley House. This conforms the proposal's compliance with the Development Guidance and Requirements Supplementary Planning Document (SPD) which states that at least 50 % of a private amenity area should receive unobstructed sunlight in the summer months. (see appendix 1) The study confirms that the erection of the dwelling will have no impact on the gardens of either Sunflower Cottage or Marlem and will impact only on the rear of the garden of Paisley House but then only from late afternoon/ early evening. The latter still easily complies with the SPD much as an objection has been received from the occupiers of this property.
- 8.14 The Development Guidance and Requirements SPD looks at the issue of amenity in more detail providing as guidance separation distances between properties as a useful measure as to whether the development proposal will either overshadow or overlook existing properties or their gardens.
- 8.15 The side of the proposed dwelling is located in excess of 13m from the rear of Sunflower Cottage and in excess of 15m from the rear of Marlem. The development proposal has also been deliberately placed across the gap between the 2 properties thus limiting its impact on each. In addition to this the 2 storey element has been situated to the far side of the plot to lessen the impact on the existing properties by way of shading as well as dominance. The proposed dwelling is further removed from the rear of Paisley House and the aspect remains open to the immediate rear.
- 8.16 In relation to privacy, the proposal has no windows on the side elevation facing the rear of the neighbouring properties. To the front habitable room windows do not directly overlook the annex accommodation and this is in any case in excess of 25m away. To the rear there are no dwellings affected and likewise the side elevation located to the south of the site has only a bathroom window and there are no properties situated to the south that could potentially be affected. The occupiers of Paisley House have stated that this application is detrimental to privacy however the new dwelling complies with the guidance in the SPD in terms of the length of the garden (10m) to the rear boundary therefore the rear of the garden of Paisley

House could not be considered to be significantly overlooked. Additionally in relation to the rear of Paisley House any overlooking is indirect and there is also in excess of 23m between the 2 dwellings (on an angle – where 21m with no angle would in fact be acceptable) and therefore this relationship is also considered acceptable.

- 8.17 The proposal meets the required separation distances set out in the SPD and the two storey element has been located to the far side of the site to lessen the impact on neighbours. Additionally the proposal has been positioned in the gap between the two most affected properties and the scheme has been subsequently amended to reduce the pitch on both the roof of the garage and the main dwelling to further lessen the impact on the closest neighbours. The impact of the proposal therefore in relation both to overshadowing, privacy and dominance is considered acceptable and the fact that this is the case weighs considerably in favour of the application.
- 8.18 The proposed plans include provision for private amenity space and parking. The private garden space (at 189m²) more than exceeds the requirements of the SDP and to the front of the dwelling a driveway can be accommodated without there being a sense that parking dominates the plot.
- 8.19 Details relating to the scale of the proposal will be discussed in more detail when consideration is given to the impact of this proposal on character. Here it is relevant that the proposal meets the guidance set out in the SPD in relation to the impact on amenity and is in this sense considered to be of appropriate scale.
- 8.20 All the rooms proposed exceed the space standards set out in the adopted South Yorkshire Residential Design Guide and in addition to this additional accommodation is provided in the form of the study, a utility, an en-suite and a dressing room.
- 8.21 In conclusion, the proposed development would not result in a harmful impact upon either the existing or future residential amenity. Therefore the application is in accordance with Policy CS1 E) CS14 as well as paragraph 127 of the NPPF and this carries significant weight.

8.22 Conclusion on Social Impacts.

- 8.23 Paragraph 8 of the NPPF (2019) indicates, amongst other things, that the planning system needs to support strong, vibrant and healthy communities, by ensuring well-designed and safe built environments, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
- 8.24 The proposed development will see the erection of a new dwelling within the area currently classed as private garden of the host dwelling. The unit is suitably sized and will be built to a good specification for the benefit of future occupiers.
- 8.25 The proposal would not adversely affect neighbouring residential properties through excessive overshadowing or loss of privacy, nor is it considered that the proposal will be overly dominant as it is sited in such a way that it meets the required separation distances and is planned in such a way that reduces its dominance in

respect of the properties located directly to the north. Both the curtilage and the internal space standards are acceptable and will result in the erection of good quality accommodation. The proposal therefore accords with policy CS1 and CS14 as well as with the Development Guidance and Requirements SPD. Thus the proposal weighs positively in terms social impacts and carries significant weight.

8.26 ENVIRONMENTAL SUSTAINABILITY

Design and impact upon the character of area.

- 8.27 The proposal is a doubled fronted dwelling with an attached garage and gable roof. It has no more than would be considered the standard amount of fenestration with the exception of bi-fold doors to the rear elevation. The front elevation is broken up with the addition of a porch way which forms part of the hallway. The front garden consists of both lawns and a driveway which includes a turning area to the front of the proposed garage.
- 8.28 Outside of the application site in the immediate vicinity are properties which are of a similar design to that which is proposed here. The new dwelling will occupy a curtilage that is smaller than that of the host but which is notably larger than both Sunflower Cottage and Marlem. This weighs in favour of the proposal and serves to integrate the proposal into the edge of the settlement occupying only the land also already approved as residential curtilage. In this respect the proposal is arguably in character with its immediate neighbours both in terms of design and plot densities.
- 8.29 Further afield from the development site properties are older; some have the appearance of farm cottages, others form part of a terraced row to the end of which more modern development has been added. In essence the main characteristic here is one of variety and in this sense there are no issues with the design of this application. It has a simplistic form, it is not overly grandiose, it has an element of subservience to the host dwelling and sits well within the site which is bounded by a clear curtilage that is important to retain in terms of delineating the domestic garden from the open countryside.
- 8.30 The proposed dwelling is sited in such a way as to not be visually impactful from New Mill Field Lane. The only noticeable impact will be the need to maintain the boundary treatment at a height of no more than 900mm to ensure the safety of the access. The applicant has confirmed that the hedge is to remain, and will just be altered to meet highways standards.
- 8.31 Photographs taken within the application site can be found in appendix 2 – these show the domestic nature of the site and the character /design of those properties which flank the site. In this context the proposal here is considered acceptable much as representation has been received to the contrary.
- 8.32 Looked at more broadly the proposal is located in what is already a residential garden and thus clearly domesticated. It is also immediately adjoining other residential properties and can therefore not be considered to be detrimental to the openness of the countryside: it is in effect a logical infill development and one which has received support from the Local Plans team.
- 8.33 A comment has been made that the new dwelling will have an unacceptable visual impact on those that front on to Old Epworth Road West. It is accepted that this outlook will alter however the proposed development is not considered to be in any

way overbearing on these properties as the separation distances in the SPD are more than achieved. As the representation section above states there is no right to a view nor any guarantee that the land that makes up the garden at The Hawthorns won't be developed at some point particularly given the direction of travel of the Local Plan. The application in this sense is not considered to be unreasonable.

- 8.34 Further to this the proposed dwelling is to be brick built, with a tiled roof the details of which are to be agreed by condition. This is in keeping with the recently built properties which surround it and the specifics of which can be considered to best integrate with the existing built form.
- 8.35 Given the above assessment it is considered that the design of the proposal is respectful of the character of the area and therefore in accordance with policy CS3 part C in that it is not considered to be visually detrimental to the character of the countryside or have a detrimental impact on openness.

Highways

- 8.36 Following the initial consultation from the highways department the application has been amended to include a passing place just inside the boundary of the site and in addition to this visibility splays are required and must be maintained in order to ensure the safety of the access. The addition of the passing place required an alteration to the red line boundary which has been advertised for a second time making clear the changes that had been made to the application.
- 8.37 The site is a sizeable one and this application raises no issues in respect of parking and benefit from onsite turning provision.
- 8.38 Conditions controlling the surfacing of the site as well as the maintenance of the sight lines are to be included in this consent to ensure the safety of the access for both vehicles and pedestrians.
- 8.39 Given the above assessment it is considered that the proposal is acceptable in terms of the access arrangements and parking set out by this application. It is not considered to raise any issues relating to highway safety once the visibility splays are created It is therefore considered that this application is in accordance with CS14 a)3 as well as with the standards detailed in the South Yorkshire Residential Design Guide.

Ecology

- 8.40 Policy CS16 of the Core Strategy states that proposals will be supported which enhance the borough's ecological networks by including measures that are of an appropriate size, scale and type and have regard to both the nature of the development and its impact on existing or potential networks, whilst paragraph 175d of the NPPF states that opportunities to incorporate biodiversity improvements in and around developments should be encouraged.
- 8.41 The response from ecology has noted that the biodiversity losses on this site are difficult to calculate given its size but that there should be some ecological enhancements commensurate with the size of the plot. To this end as a condition of this permission an ecological enhancement plan is to be submitted and agreed to include boxes for both bats and swifts prior to the first occupation of the site. Given

this undertaking the proposal is considered to accord with policies CS16 as well as paragraph 175d.

8.42 Conclusion on Environmental Issues

- 8.43 Paragraph 8 (c) 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.
- 8.44 The application proposal is not considered to harmfully impact the environment or surrounding uses. The development is small in scale, and is situated immediately next to the settlement boundary. The proposal encounters no tree constraints and any ecological losses can be compensated for. The Highways DC Officer considers that the proposed highways/access arrangements are acceptable subject to the proposed conditions.
- 8.45 The application is not in a Conservation Area, thus there being no impact upon any Heritage assets. The proposed dwelling will be brick built the details of which are to be agreed by condition to ensure they are in keeping with surrounding properties. The proposal does not detrimentally affect the surrounding environment. This weighs significantly in favour of the application.

8.46 ECONOMIC SUSTAINABILITY

- 8.47 It is anticipated that there would be some short term economic benefit to the development of the site through employment of construction workers and tradesman connected with the build of the project.
- 8.48 On the wider level, the erection of the dwelling will make a limited contribution to housing supply and local spending. Much as a comment has been made that the proposal will have no economic benefit to the area, there are other material planning considerations that weigh in favour of the application and it would not be reasonable to refuse the application on this basis.

8.49 Conclusion on Economy Issues

- 8.50 Paragraph 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.
- 8.51 Whilst the economic benefit of the proposal is of limited benefit, it does not harm the wider economy of the Borough and for the reason weighs in favour of the development.

9.0 PLANNING BALANCE & CONCLUSION

- 9.1 In accordance with Paragraph 11 of the NPPF (2019) the proposal is considered in the context of the presumption in favour of sustainable development. Officers have identified that both socially and environmentally the application weighs in positive favour, while no adverse economic harm, that would significantly or demonstrably outweigh the benefits outlined, has been identified when considered against the policies in the Framework taken as a whole. The proposal, though not consistent with policies ENV 2 and ENV 4 of the UDP can be seen to accord with policy CS3 of the Core Strategy. In addition to this increasing weight can be afforded to the emerging Local Plan which places this site within the development limit. Given that this is the case and the fact that the proposal is not considered to be detrimental to the immediate or wider area if constructed here it is felt that there are no material considerations indicating that the application be refused.

10.0 RECOMMENDATION

10.1 GRANT planning permission subject to conditions:

1. 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.

2. The development hereby permitted shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows:

Site plan – amended plan dated 18.5.21 (to show passing place and visibility splays)
Proposed plans – amended plan dated 19.3.21

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

3. Prior to the commencement of the relevant works, details of the proposed external materials shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved materials.
REASON
To ensure that the materials are appropriate to the area in accordance with policy CS14 of the Doncaster Core Strategy.

4. 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.

6. 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.

7. 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 local planning authority 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 local planning authority 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.

8. Prior to occupation of the approved dwelling, 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.

9. Before the development is brought into use, the sight lines as shown on the approved plan shall be rendered effective by removing or reducing the height of anything existing on the land hatched black on the said plan which obstructs visibility at any height greater than 900mm above the level of the near side channel line of the public highway. The visibility thus provided shall thereafter be maintained as such for the lifetime of the development, unless otherwise approved in writing with the local planning authority.

REASON

In the interests of road safety and to provide and maintain adequate visibility.

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

1x bat box of the bat brick type to be built into the brickwork of the proposed dwelling at a height and location that will be optimal for use by bats.

1x swift box as an integrated or surface mounted type of woodcrete or similar to be sited at a height and location that will be optimal for use by bats.

REASON

To ensure the ecological interests of the site are maintained in accordance with national planning policy and Core Strategy Policy 16.

11. Existing boundary treatments shall be retained unaltered with the exception of the hedge where the access is to be formed which will require alteration to accommodate the visibility splay. The required sight lines are to be maintained and the boundary otherwise maintained so as to continue to form a distinct separation between the residential curtilage and the open countryside.

REASON

To ensure the settlement boundary is not further eroded.

12. No development shall take place until details of wheel cleaning facilities are to be provided during site excavation, preparation and construction have been submitted to, and approved in writing by, the

Local Planning Authority. The approved wheel cleaning facilities shall be installed and operational before any development commences and shall be retained in working order throughout all phases of the development until completion. All vehicles leaving the site shall use the wheel cleaning facilities.

REASON

To ensure that mud and debris is not deposited on the highway

1. 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:

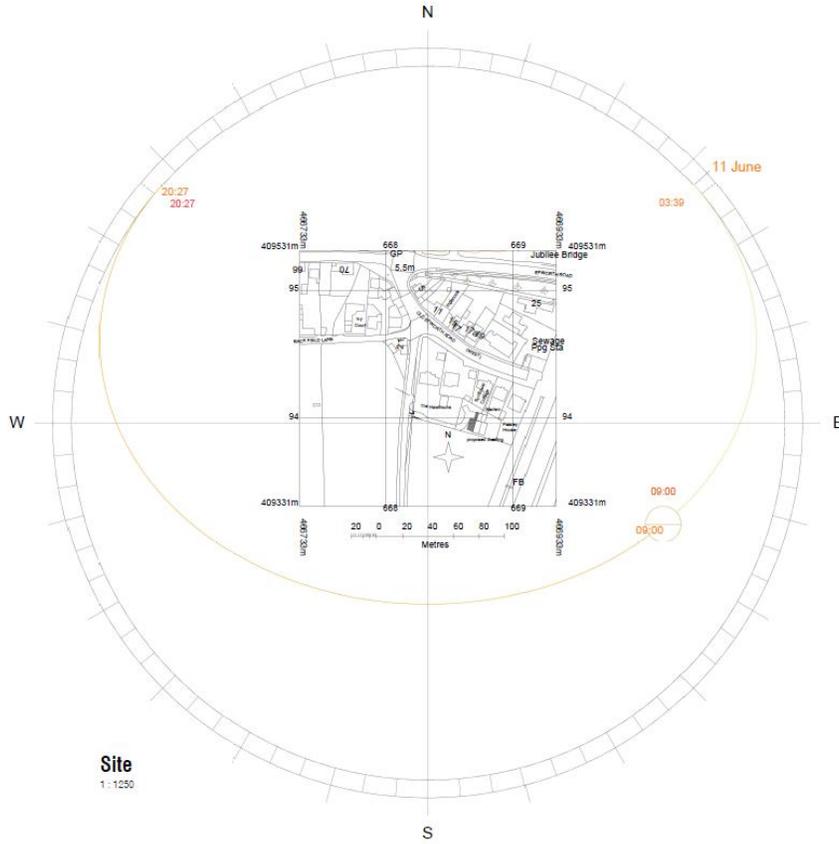
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2021 until 31st December 2022

2. 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 Malc Lucas – Tel 01302 735110 as soon as possible to arrange the setting up of the agreement**

Appendix 1 (sunpath analysis)



Site
1:1250

REVISED		
Revised Drawing No. to be shown on the drawing		
No.	Date	Description

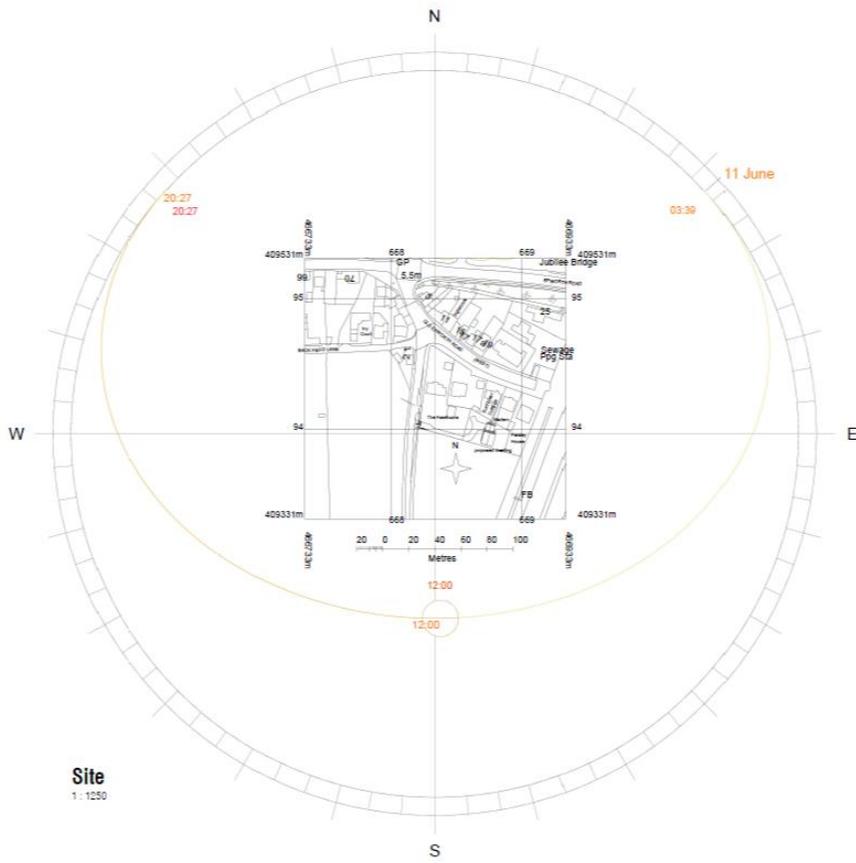
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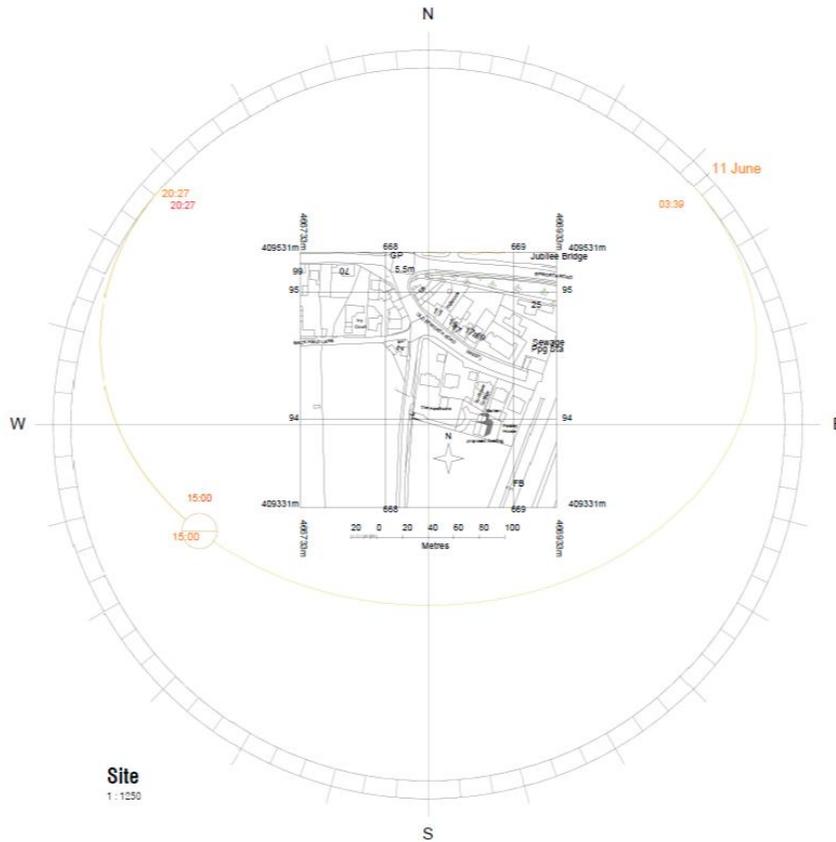
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 scale: 1:1250
 date: JUN 21

Prepared by: []
 Checked by: []
 Approved by: []
 Date: []

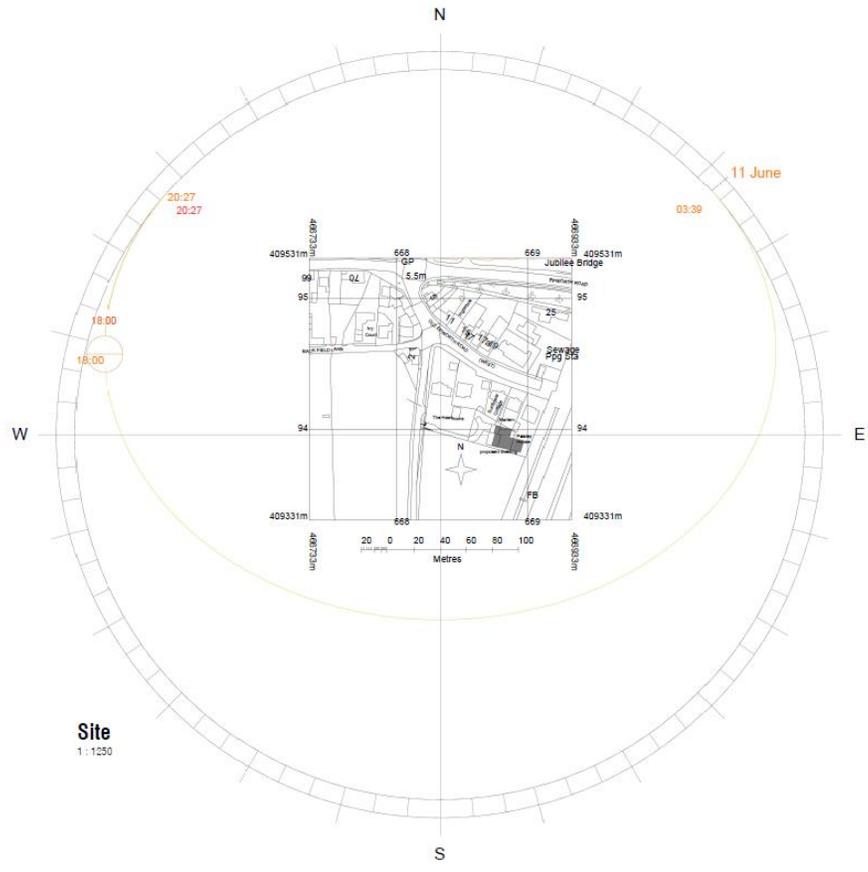


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<small> Armstrong House, First Ave, Doncaster, DN9 3GA t: 01462 424242 e: info@mandesign.co.uk w: www.mandesign.co.uk </small>			
STATUS:		PLANNING	
client:		JK Planning Services	
project:		The Hawthornes, Hatfield	
TYPE:		Solar Study - 12.00AM	
SCALE:		DATE:	
1:1250		JUN 21	
approved by:	checked:	approved:	date:
JK-001-21	ZY	002	



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JK-001-21	ZY	002	

Rev	Date	Description

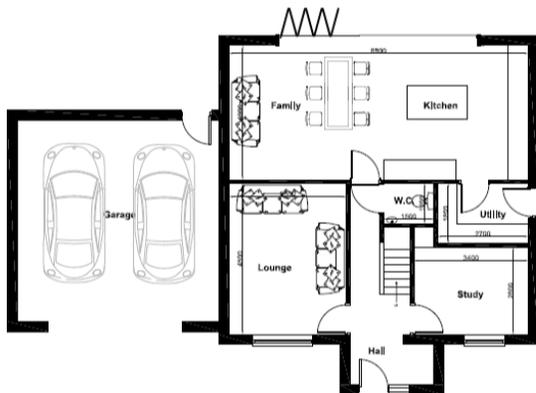
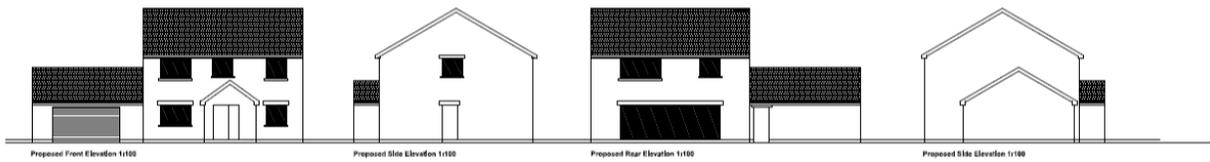
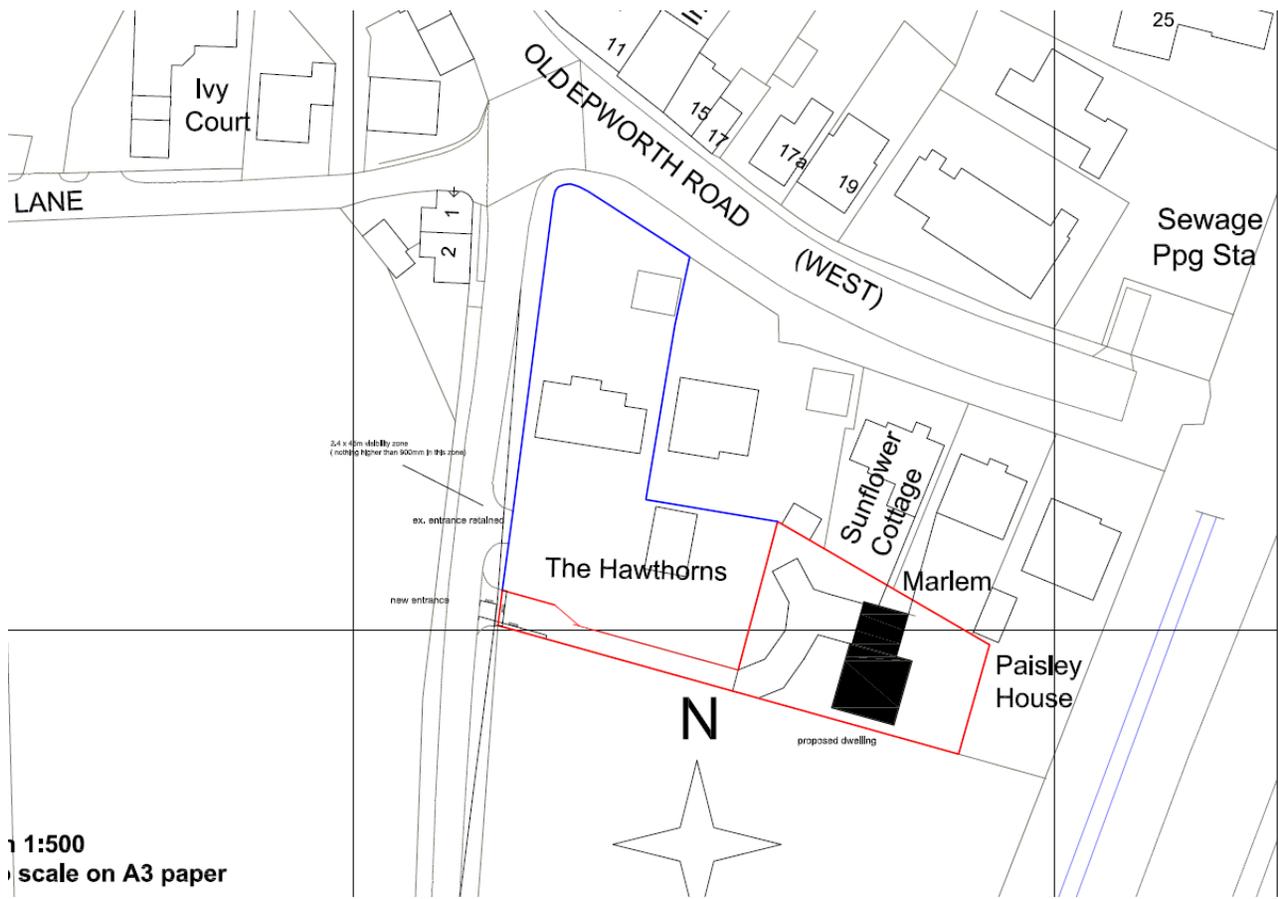


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status:		PLANNING	
client:			
JK Planning Services			
project:			
The Hawthornes, Hatfield			
title:			
Solar Study - 18.00			
scale:		date:	
1 : 1250		JUN 21	
drawing no:	sheets:	number:	rev:
JK-001-21	27	004	1

Appendix 2 (Photos)



Plans



Proposed Ground Floor Plan 1:50



Proposed First Floor Plan 1:50