

<b>Application</b>	1.
--------------------	----

<b>Application Number:</b>	20/03087/FUL
----------------------------	--------------

<b>Application Type:</b>	Planning FULL
--------------------------	---------------

<b>Proposal Description:</b>	Proposed erection of detached 4 bedroom dwelling with detached garage to rear, including associated parking and turning and demolition of existing bungalow
<b>At:</b>	217 Bawtry Road Bessacarr Doncaster DN4 7AL

<b>For:</b>	Mr & Mrs C Bell
-------------	-----------------

<b>Third Party Reps:</b>	5 objectors, 0 supporters	<b>Parish:</b>	N/A
		<b>Ward:</b>	Finningley

<b>Author of Report:</b>	Jacob George
--------------------------	--------------

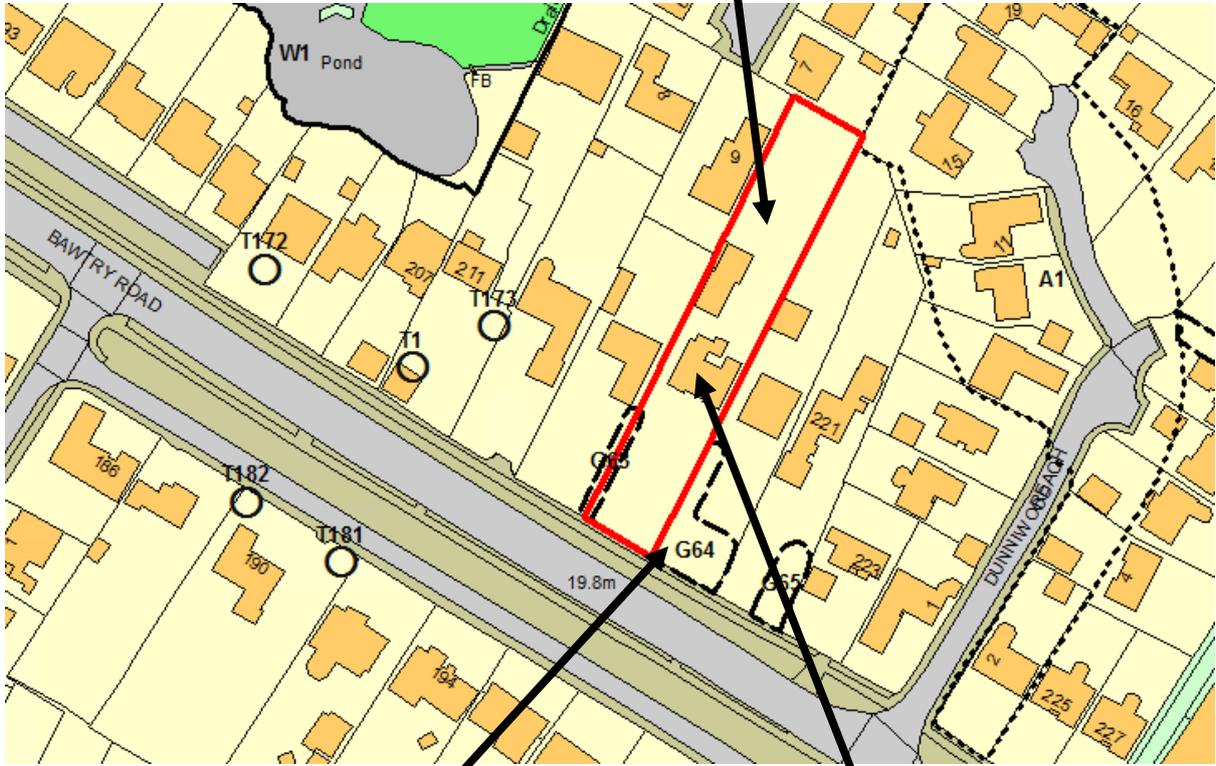
## SUMMARY

This application seeks planning permission for the erection of a four-bedroom detached house with detached garage/outbuilding to the rear, following the demolition of the existing bungalow. The dwelling would have a contemporary design, utilising white bricks, oak-effect cladding, aluminium details and Crittall glazing. The proposal is presented to Planning Committee due to the level of public interest expressed by neighbouring residents.

The plans for the replacement dwelling have been substantially amended, with officers considering that the revisions have greatly improved the acceptability of the development. The proposal, as amended, would not have a negative impact on residential amenity, and is designed to avoid harming neighbours' daylight, outlook and privacy. The contemporary design of the dwelling is considered to be of a high quality and would not be inappropriate to the site context. The existing access arrangements would remain, and protection measures would be put in place to prevent harm to mature trees. The development is considered to be acceptable overall.

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

Application site



Group of protected trees

Existing bungalow and detached garage to be demolished

## **1.0 Reason for Report**

- 1.1 This application is being presented to Planning Committee due to the level of public interest expressed by neighbouring residents.

## **2.0 Proposal**

- 2.1 Planning permission is sought for the erection of a four-bedroom detached house following the demolition of the existing bungalow at 217 Bawtry Road, Bessacarr.
- 2.2 The dwelling would adopt a contemporary design, utilising a varied material palette of white bricks, oak-effect cladding, grey aluminium panels, black slate, and Crittall glazing. The front elevation would have a symmetrical appearance with two front-facing gables, and the main roof of the dwelling would be hipped, with a flat section at the highest point. The total height of the dwelling would be approximately 8.9 metres. A balcony would be provided to the rear at first floor level, with privacy screens to either side.
- 2.3 Whilst the original proposal included a front-projecting garage, amended plans have revised the proposal so that the garage is now a detached building to the rear, with a hipped zinc-clad roof. The garage building would also accommodate a workshop, with a storage level above served by seven rooflights. This outbuilding would measure approximately 5.9 metres in total height. The existing access, parking and turning space would be retained.
- 2.4 The Council is aware of an existing unauthorised treehouse in the rear garden of the site. This planning application does not seek to rationalise this development, and the application agent has informed the case officer that a separate retrospective application is to be submitted in relation to the treehouse.

## **3.0 Site Description**

- 3.1 The application site is located on Bawtry Road, a main thoroughfare through the neighbourhood of Bessacarr. The area is characterised by its low-density, spacious residential pattern, with dwellings set in large plots. Mature trees give the neighbourhood an open, green character.
- 3.2 This part of Bawtry Road sits outside the Bessacarr Conservation Area, and dwellings feature a variety of architectural styles and materials, with the most dominant materials being red brick and render. Most roofs are pitched or hipped, and properties are generally between 1.5 and 2.5 storeys, with many dwellings benefiting from habitable rooms in the roof space.
- 3.3 The existing dwelling is a bungalow with a hipped roof and outbuildings to the rear. To the front of the dwelling is a large turning circle which loops around the front garden. Mature protected trees sit to the front, adjacent to the eastern boundary. A tree group to the western boundary has previously been removed. To the east is a substantial two-storey house with a pitched roof, and to the

west is an L-shaped dormer bungalow with pitched roofs, including a gable end which faces the application site and contains a bedroom window.

#### **4.0 Relevant Planning History**

<b>Application Reference</b>	<b>Proposal</b>	<b>Decision</b>
95/2570/P	Consent to fell one poplar tree (being subject to G63 of DMBC Tree Preservation Order no. 64 - Bessacarr and Cantley)	Granted 06.11.1995

#### **5.0 Site Allocation**

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

5.2 In the draft Local Plan, the site also falls within a Residential Policy Area.

5.3 The mature trees to the front at the eastern boundary are subject to Tree Preservation Order no. 64: Bessacarr with Cantley (1991).

5.4 The site is located in Flood Zone 1 and is not considered to be at high risk of flooding.

#### **5.3 Relevant Planning Policies**

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

5.5 The National Planning Policy Framework 2019 (NPPF) sets out the Government's planning policies for England and outlines how local planning authorities should apply these policies. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions and the relevant sections are outlined below:

5.6 Paragraphs 7-11 establish that all decisions should be based on the principle of a presumption in favour of sustainable development (considering the social, environmental and economic pillars of sustainability).

5.7 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental

conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

- 5.8 Paragraph 48 states that local planning authorities may give weight to relevant policies in emerging plans according to:
- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
  - b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
  - c) the degree of consistency of the relevant policies in the emerging plan to the Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
- 5.9 Paragraphs 54-56 state that 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.
- 5.10 Paragraph 109 states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or if the residual cumulative impacts on the road network would be severe.
- 5.11 Paragraph 117 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 5.12 Paragraph 124 states 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.
- 5.13 Paragraph 127 states that planning decisions should ensure developments will function well and add to the overall quality of the area, are visually attractive and sympathetic to local character, and will establish or maintain a strong sense of place. Paragraph 127(f) sets out that planning decisions should 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 users.

- 5.14 Paragraph 130 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.
- 5.15 Paragraph 170 states that planning policies and decisions should contribute to and enhance the natural and local environment, including by recognising the benefits of trees and woodland.
- 5.16 Paragraph 175(c) states that development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.
- 5.17 Core Strategy 2011 - 2028
- 5.18 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).
- 5.19 In May 2012, the Local Development Framework Core Strategy was adopted and this replaced many of the policies of the Unitary Development Plan (UDP); some UDP policies remain in force and will continue to sit alongside Core Strategy Policies until such time as the Local Plan is adopted. The Core Strategy policies relevant to this proposal are set out below.
- 5.20 Policy CS1 of the Core Strategy states that as a means of securing and improving economic prosperity, enhancing the quality of place, and the quality of life in Doncaster, proposals will be supported that contribute to the Core Strategy objectives. Proposals should strengthen communities and enhance their well-being by providing a benefit to the area in which they are located, and ensuring healthy, safe places where existing amenities are protected. Developments should be place-specific in their design and work with their surroundings, protecting and enhancing the built and natural environment. Proposals should also protect local amenity and be well-designed.
- 5.21 Policy CS14 of the Core Strategy requires development to be of a high quality design that contributes to local distinctiveness and that integrates well with its immediate and surrounding local area. Policy CS14(A) sets out the following qualities of a successful place:
1. character – an attractive, welcoming place with its own identity appropriate to the area;
  2. continuity and enclosure of streets and spaces by buildings;

3. quality, stability, safety and security of private property, public areas and the highway;
  4. permeability – ease of pedestrian movement with good access to local facilities and public transport services;
  5. legibility – a development that is easy to navigate;
  6. adaptability – flexible buildings capable of changing over time;
  7. inclusive – accessible development that meets the needs of as much of the population as possible;
  8. vitality – creating vibrant, busy places with a mix of uses where appropriate; and
  9. sustainability – proposals are environmentally responsible and well managed.
- 5.22 Policy CS16 provides for the protection and enhancement of Doncaster's natural environment, including enhancing the borough's ecological networks; protecting nationally and internationally important habitats, sites and species; and enhancing the borough's landscape and trees.
- 5.23 Saved Unitary Development Plan (UDP) Policies (Adopted 1998)
- 5.24 Policy PH9 of the UDP designates Residential Policy Areas as shown on the Proposals Map.
- 5.25 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.
- 5.26 Policy ENV59 states that the Council will attach considerable importance to the need to protect existing trees, hedgerows, wetland habitats, watercourses and other natural landscape features, and will require that new developments do not cause an unnecessary loss of trees.

## 5.27 Local Plan

- 5.28 Doncaster Council is in the process of preparing a new Local Plan to supersede the Core Strategy and UDP. The Council received the Inspector's Report into the Examination of the Doncaster Local Plan 2015-2035 on 30 June 2021. The Report concludes that, with the recommended main modifications set out in the Appendix to the Report, the Doncaster Local Plan 2015-2035 satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework. This means the Examination has concluded.
- 5.29 Paragraph 48 of the NPPF states that the local planning authority 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). Taking into account the Inspector's Report it is considered that all policies in the Local Plan can now be afforded substantial weight. The Council is looking to adopt the Local Plan by Autumn 2021 (at which point all policies will be afforded full weight). The following policies are considered pertinent to this application:
- 5.30 Policy 10 states that within Residential Policy Areas, as defined on the Policies Map, new residential development will be supported provided that:
1. the development would provide for an acceptable level of residential amenity for both new and existing residents; and
  2. the development would help protect and enhance the qualities of the existing area and contribute to a safe, healthy and prosperous neighbourhood; and
  3. the development would meet other development plan policies including those relating to flood risk, open space, design and sustainable construction.
- 5.31 Policy 13 states that new development shall make appropriate provision for access by sustainable modes of transport to protect the highway network from residual vehicular impact. The Council will work with developers to ensure that appropriate levels of parking provision are made in accordance with the standards contained within Appendix 6 of the Local Plan. Development should not result in unacceptable impacts on highway safety, or the severe residual cumulative impacts on the road network. Developers must consider the impact of new development on the existing highway and transport infrastructure.
- 5.32 Policy 29 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.5.33 Policy 41 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, to inform the appropriate design approach.

5.34 Policy 42 supports high quality development that reflects the principles of good urban design. New development will be expected to optimise the potential of a site and make the most efficient use of land whilst responding to location, local character, relevant spatial requirements and design standards.

5.35 Policy 44 states that 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, 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. Housing proposals will be supported where they meet the following key design objectives:

1. there is good access to (or the development provides at the earliest opportunity) local services, community facilities, open space and public transport via walkable neighbourhoods;
2. layout, density, siting, spacing, scale, massing, form, detailing and materials are sympathetic to the character of the area, or the existing host property;
3. layouts are easy to understand and move through, are well-structured, with secure perimeter blocks, active frontages and dual aspect corner properties;
4. designs result in a decent outlook for new homes, with adequate privacy, and good access to daylight and sunlight;
5. there is adequate provision of internal living space, storage space, amenity and garden space;
6. there is sufficient convenient, safe and secure allocated and visitor car parking space designed so as not to dominate the appearance of the residential street-scene or impact negatively on the function or character of new and existing streets;

7. layout and street design will result in attractive, landscaped public realm, which includes community focal spaces that foster social interaction and creates an inclusive, safe and secure environment for people and property;
  8. access points, street design, parking and operational highway requirements are safe and provide adequate footpaths, encourage vehicle design speeds of 10-20mph or less, and complement the character of the existing street-scene and highway functions;
  9. plot boundaries (front, back and side) are demarcated with robust boundary walls, fences, railings or hedges appropriate to the area;
  10. satisfactory arrangements are made for the storage and collection of refuse, recyclable materials and garden waste; and
  11. flood resistance and resilience measures with an allowance for climate change are incorporated if located in, or adjacent to, flood risk areas.
- 5.36 Policy 45 states that all new housing should meet the Nationally Described Space Standard as a minimum.
- 5.37 Policy 55 states that development on land that is unstable, currently contaminated or suspected of being contaminated due to its previous history or geology, or that will potentially become contaminated as a result of the development, will require the submission of an appropriate Preliminary Risk Assessment.
- 5.38 Policy 56 states that development sites must incorporate satisfactory measures for dealing with their drainage impacts to ensure waste water and surface water run-off are managed appropriately and to reduce flood risk to existing communities.
- 5.39 Other material planning considerations
- Development Requirements and Guidance Supplementary Planning Document (SPD) (adopted 2015)
  - South Yorkshire Residential Design Guide 2011 SPD (adopted 2015)
  - National Planning Practice Guidance
  - National Design Guide (2019)

## **6.0 Representations**

- 6.1 This application has been advertised in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) as follows:
- Advertised on the Council website
  - Notification letters sent to all neighbouring properties with an adjoining boundary

6.2 Neighbour notification letters were sent for a second time in March 2021 to make neighbours aware of amended plans which, among other design changes, relocated the garage to the rear, where the original design had instead featured a garage to the front.

6.3 Five objections were received from neighbouring residents, summarised as follows:

- The rear balcony will cause a loss of privacy
- The rear balcony will cause noise disturbance
- The design is out of keeping with the area
- The proposal will cause overshadowing due to its excessive height
- The side windows on the proposed replacement dwelling would cause overlooking
- The proposal could harm the hedge at the eastern boundary
- The overall style and scale of the architecture would be over-dominant
- The proposal would over-develop the front garden, sitting forward of the building line on the street *[relates to original proposal only]*
- The proposal would cause a loss of light to the side window of 215 Bawtry Road *[relates to original proposal only]*
- The proposed dwelling would sit too close to the western boundary *[relates to original proposal only]*
- The detached garage to the rear is excessive in height *[relates to amended proposal only]*

6.4 All issues raised by the objectors are material planning considerations assessed in full below, with the exception of the retention of the boundary hedge, which is a domestic hedge and is not subject to a preservation order, and could therefore be removed without planning permission (although the application does not indicate that it would be removed).

6.5 The neighbour to the west at no. 215 has been in communication with the application agent and has confirmed that they no longer have any objections, following amendments to the design including a reduction in height, relocation of the garage and re-siting of the building further away from the western boundary. However, none of the other four neighbouring objectors have withdrawn their comments following the amendments to the plans, with some objecting in writing for a second time.

## **7.0 Parish Council**

7.1 The application site does not fall within an area served by a Parish Council.

## **8.0 Consultations**

### **8.1 Pollution Control**

A YALPAG land contamination screening assessment form was requested and

received. A condition was requested in relation to any unexpected contamination on site.

## **8.2 Environmental Health**

No objections, subject to a condition limiting the hours within which construction work is permitted.

## **8.3 Tree Officer**

A pre-commencement condition relating to tree protection measures was requested. The final site plan now adequately shows the measures to protect the trees in the front garden, and the Tree Officer has no objection subject to a condition requiring the protection measures to be implemented in accordance with the details and inspected on site. An informative relating to tree protection was also requested.

## **8.4 Waste and Recycling**

No objections, with information on refuse collection provided as an informative.

## **8.5 Internal Drainage Board**

Requested conditions relating to the approval of drainage details, Sustainable Drainage Systems (SuDS), and piped surface water discharge. The SuDS condition is not considered to be relevant to this application, but the other conditions have been applied, with agreement from the application agent where involving pre-commencement approval from the local planning authority.

## **8.6 Highways Development Control**

No objections subject to a condition relating to the surfacing of the site.

## **8.7 South Yorkshire Archaeology Service**

No site investigation required.

## **8.8 Ecology**

The building to be demolished has negligible potential for roosting bats, and no bat roost assessment is necessary. No objections to the proposal on ecological grounds. In line with policy CS16 of the Core Strategy, policy 29 of the Local Plan and paragraph 170 of the NPPF, some environmental net gain should result from development, and an ecological enhancement condition is therefore requested to ensure the provision of an integrated bat roost brick.

## 8.9 Yorkshire Water

No comments received.

## 8.10 National Grid

No comments received.

## 9.0 Assessment

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

- The Principle of the Development
- Residential Amenity
- Design and Visual Impact
- Highway Safety and Parking
- Trees and Ecology

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

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

### The Principle of the Development

9.3 The site is located in a Residential Policy Area, where the development of new dwellings is supported in principle in line with policy PH11 of the UDP and policy 10 of the draft Local Plan. The proposal is required to demonstrate that its form and density would not be harmful to the character of the area, and that the effect on the amenities of neighbouring properties is acceptable. These matters are assessed below. In principle, the demolition of the existing bungalow and erection of a replacement dwelling is acceptable.

## 9.4 SOCIAL SUSTAINABILITY

### Residential Amenity

9.5 Policies CS1 and CS14 of the Core Strategy, along with paragraph 127(f) of the NPPF, require developments to ensure a good standard of amenity for existing and future residents. The proposed dwelling is of a large scale and features a high-end bespoke design, set in a very spacious plot. As such, it would provide a high quality living environment for its occupants, with plenty of space and natural light.

- 9.6 In terms of privacy, the original proposal raised some concerns. In particular, the rear balcony was considered to cause overlooking, as the privacy screen did not extend to the edge of the balcony, with residents being able to walk past the privacy screen to an external staircase which would have provided invasive views over neighbouring garden areas to either side, particularly over the garden area of no. 219 to the east.
- 9.7 The design has now been amended to remove the external staircase, extend the privacy screens, and introduce a glass balustrade which would prevent residents from accessing the rest of the flat roofed areas to the rear. This would provide a good level of protection for neighbours either side, preventing residents from looking directly into garden areas. In addition, conditions are applied to ensure the privacy screens, as well as all side windows in the dwelling, are fitted with obscure glazing to block views of neighbouring properties. Although objections have also been received by other residents on Dunningwood Reach and at 221 Bawtry Road in relation to privacy concerns, it is not considered that the proposal would have any privacy impact upon these properties due to the spaciousness of the plots in the neighbourhood.
- 9.8 Some residents have expressed continued concern regarding the balcony design, despite the amendments received. However, as amended, it is considered that any overlooking from the balcony to properties and garden areas to the north would be to no greater extent than a view from a rear window. The properties in the area are well-separated, with privacy distances well in excess of guidance in the Development Guidance and Requirements SPD and the South Yorkshire Residential Design Guide. Therefore, it is considered that the amended balcony design is acceptable in terms of privacy. Residents have also expressed concern about noise disturbance emanating from the balcony, but it is not expected that noise generation would be above that expected from any other residential garden area at ground level, and Environmental Health have expressed no concerns. Noise disturbance during the construction process can also be reduced through a condition limiting hours of construction.
- 9.9 In terms of light and outlook, the original proposal was considered to be unacceptable due to its impact upon no. 215 to the west, as it would sit too close to the boundary, blocking a considerable amount of light to the side habitable window of the neighbouring property. The single storey element at the rear would have also broken into the 45-degree exclusion zone when drawn from the neighbour's nearest rear habitable window, causing further loss of light and outlook to the neighbour's ground floor rooms.
- 9.10 The proposal has now been amended, with the dwelling relocated further to the east of the site, the garage moved to the rear, and the roof amended to a hipped form with a flat section. The re-siting of the building resolves the issue of overshadowing at ground floor level to the rear. In terms of the first floor side window of the neighbouring property, the larger dwelling would still cause some loss of outlook, sitting just under 5 metres away from this window. However, due to the amended roof form, a 25-degree angle (drawn from the vertical plane) would be retained to allow sunlight and daylight into this window,

representing a significant improvement upon the original proposal. In addition, the removal of the front garage retains more outlook and light from the south. Whilst there would still be some limited impact on this neighbour's outlook, it is no longer considered to be significantly harmful, and the neighbour at no. 215 has contacted the application agent to confirm that they no longer have any objections based on the amended design.

- 9.11 The detached garage to the rear, as shown in the amended plans, has been objected to by the neighbours at no. 219, on the basis that its height would cause overshadowing. However, its height has been reduced and it would largely sit behind the existing outbuilding at no. 219. The garage is located to the north-west of this garden, so would have limited impact on sunlight, and the gardens are of such a substantial size that a small increase in evening overshadowing would not be considered harmful to the overall amenity of the neighbouring property. The storage accommodation in the roof space of the garage building would be served by rooflights rather than windows, facing only to the north, south and west rather than to the garden area immediately to the east. The rooflights would be at a low level which might still afford some views out of the openings, but the garage building would be located just over 10 metres away from neighbouring gardens to the west, so would be in accordance with the separation distances set out in the Development Guidance and Requirements SPD and would not be considered to cause harmful overlooking. For extra privacy protection, the rooflights are shown to be fitted with obscure glazing on the plans. Overall, the proposal is acceptable in terms of residential amenity.

### **Conclusion on Social Impacts**

- 9.12 The proposal is for a replacement dwelling, and would have no wider social impacts other than the effect on the residential amenities of neighbouring residents. The design has been substantially amended to ensure that the rear balcony does not cause overlooking, and to maximise the access to daylight and outlook retained for the habitable windows at the dwelling to the west. The proposal would cause no serious noise disturbance, and hours of construction can be limited through conditions. Therefore, the development would be in accordance with policies CS1 and CS14 of the Core Strategy, policy PH11 of the UDP, policies 10 and 44 of the emerging Local Plan, and paragraph 127(f) of the NPPF. The social impact of the development is considered to be acceptable overall.

### **9.13 ENVIRONMENTAL SUSTAINABILITY**

#### Design and Visual Impact

- 9.14 Policy CS14 of the Core Strategy and paragraph 127 of the NPPF require developments to display a high quality of design, integrating well into the local context. The defining character of Bessacarr is that of a spacious, low-density suburb enhanced by mature trees and large gardens. Dwellings along this section of Bawtry Road are not uniform in architectural character, and there is not a rigid building line.

- 9.15 Whilst the street scene is varied to some extent, the original proposal was considered to be inappropriate in massing, form, scale and design. The principal concern was a large projecting front garage which, although the street does not have a uniform building line, would extend forwards so much that it would appear extremely over-dominant, eroding the spacious character of the street. The garage would also disrupt the symmetry of the facade. In addition to concerns over the garage, the height of the original proposal was unacceptable, and the oak-effect cladding was considered to be over-dominant on the facade, given that this material is not characteristic of Bawtry Road.
- 9.16 Through multiple design iterations and discussions between the application agent and the case officer, an acceptable design has now been agreed. The garage has been relocated to the rear garden area, out of view from the street. This results in a more symmetrical facade, with the building sitting behind its neighbour to the west and therefore appearing less dominant in the street scene, retaining the spacious front garden. The garage to the rear is still large, but a very spacious rear garden is retained and the overall built footprint is not considered to be an overdevelopment of the site. The garage has also been reduced in height so as to be more appropriate to a suburban rear garden context.
- 9.17 The massing of the building has been reduced by introducing a hipped roof with a flat section at the top, thus reducing the overall height and increasing views of the sky between dwellings so as to maintain the spacious character of the street. The flat roofed section would not be discernible from the street, and would mask the considerable depth and span of the building when viewed from Bawtry Road. Relocating the building further to the east of the site also results in a more even separation with the buildings on either side.
- 9.18 In terms of the external building materials, a white brick has been introduced to the design of the front facade, reducing the dominance of the oak-effect cladding. With most buildings featuring either red brick or white render, the choice of white brick would reflect both the tonality and the texture of vernacular materials in a more contemporary way. The oak-effect cladding, Crittall windows and aluminium panels are of a contemporary appearance with less of a precedent in the street scene, but there are examples of wood and metal in the garage doors, window frames and boundary treatments of nearby dwellings. The white brick in the amended proposal is considered to balance out these more contrasting design elements.
- 9.19 It is acknowledged that the proposal features strikingly contemporary elements and would be of a much larger scale than the existing bungalow. However, the roof forms and balance of materials do take cues from local architectural features, interpreted in a modern style. The 3D visualisations provided to support the application do indicate that the building can contribute positively to the eclectic street scene of Bawtry Road. Considering the variation of the street scene and other examples of contemporary design nearby, the appearance of the development is acceptable overall.

### Highway Safety and Parking

- 9.20 Part 3 of policy CS14(A) of the Core Strategy emphasises the importance of the “quality, stability, safety and security of private property, public areas and the highway”.
- 9.21 The proposal would provide off-street parking in excess of the standards in the Development Guidance and Requirements SPD, and Highways Development Control have no objections to the proposal. The existing front garden layout includes a circular route which enables vehicles to enter and exit the site in a forward-facing gear, which is essential on a busy highway such as Bawtry Road. The existing access arrangements and front garden layout would be retained, with further parking spaces provided in the garage to the rear, which would be accessed from along the west side of the building. The proposal is acceptable in terms of highway safety.

### Trees and Ecology

- 9.22 Policy CS16 of the Core Strategy requires developments to protect and enhance the natural environment. The existing mature trees in the front garden are protected by a Tree Preservation Order. These trees are to be maintained, and a scheme of tree protection has been shown on the final site plan to the satisfaction of the Tree Officer. A condition can ensure that the tree protection measures are implemented in accordance with the approved details and inspected on site.
- 9.23 The Council’s Ecologist has examined the proposals, and is satisfied that the existing bungalow to be demolished has negligible bat roost potential. In order to achieve environmental gains in accordance with policy CS16 and the NPPF, a condition can be imposed which requires the installation of a bat roost brick, resulting in ecological enhancements delivered through the development.

### **Conclusion on Environmental Issues**

- 9.24 The proposed replacement dwelling would have an acceptable visual impact, and its contemporary design would contribute positively to the already eclectic mix of architectural styles on Bawtry Road. The proposal would not create any highway safety or parking issues, and protected trees are to be retained and safeguarded throughout construction. The site has no significant ecological constraints, and enhancements can be delivered through condition. Overall, the proposal is considered to be in accordance with policies CS1, CS14 and CS16 of the Core Strategy; policies PH11 and ENV59 of the UDP; policies 10, 29, 41 and 44 of the emerging Local Plan; and paragraphs 127 and 170 of the NPPF.

### **9.25 ECONOMIC SUSTAINABILITY**

- 9.26 The proposal would have limited economic benefits in terms of providing temporary employment opportunities for local tradespeople during construction, and increasing support for local services in Bessacarr through the introduction of an additional household to the area. This carries limited weight in favour of

the application. There would be no economic disadvantages to the development, as there are few alternative commercial or business uses which could be considered appropriate for the site.

### **Conclusion on Economy Issues**

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

## **10.0 PLANNING BALANCE & CONCLUSION**

- 10.1 In accordance with Paragraph 11 of the NPPF, the proposal is considered in the context of the presumption in favour of sustainable development. Officers have identified no adverse economic, environmental or social harm that would significantly or demonstrably outweigh any benefits identified when considered against the policies in the NPPF taken as a whole. The proposal, as amended, would result in an attractive replacement dwelling in a sustainable location which would enhance its occupants' quality of life and would not result in substantial harm to neighbouring amenity, local character, highway safety, protected trees or wildlife. Subject to the recommended conditions, there are no material considerations which indicate that the application should be refused.

## **11.0 RECOMMENDATION**

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

### **Conditions**

01. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

#### **REASON**

Condition required to be imposed by Section 91 (as amended) of the Town and Country Planning Act 1990.

02. The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans listed below:
- Site Plan - BDS-2020-01-02 (D) - amended 28 May 2021
  - Proposed Plans and Elevations - BDS-2020-01-01 (B) - amended 25 May 2021

REASON

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

03. 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.

04. Demolition or construction works shall not take place outside the hours of 08:00 to 18:00 on Mondays to Fridays or outside of the hours of 08:00 hours to 13:00 hours on Saturdays, nor at any time on Sundays or Bank Holidays.

REASON

To safeguard the amenities of the occupiers of the adjoining properties.

05. The erection of impact resistant barriers for the protection of the retained trees adjacent to the boundary with no. 219 Bawtry Road shall be undertaken in accordance with the approved site plan (drawing reference BDS-2020-01-02 (D)) and the local planning authority notified of implementation to approve the setting out of the tree protection scheme before any equipment, machinery or materials have been brought on to site for the purposes of the development. Thereafter, all tree protection shall be maintained in full accordance with the approved details until all equipment, machinery and surplus materials have been removed from the site, unless the local planning authority gives its written approval to any variation. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

REASON

To ensure that all trees are protected from damage during construction in accordance with policy CS16 of the Core Strategy.

06. 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.

07. Upon commencement of development details of measures to facilitate the provision of gigabit-capable full fibre broadband for the dwellings/development hereby permitted, including a timescale for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON

To ensure that all new housing and commercial developments provide connectivity to the fastest technically available Broadband network in line with the NPPF (para. 112) and Policy 22 of the Doncaster Local Plan.

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. Unless otherwise approved in writing by the Local Planning Authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

REASON

To ensure that no foul or surface water discharge take place until proper provision has been made for their disposal.

10. The garage/outbuilding hereby permitted to the rear of the approved dwellinghouse shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling.

REASON

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

11. Before the first occupation of the dwelling hereby permitted, all side elevation windows as indicated on the approved plans shall be fitted with permanently obscure glazing to a level of obscurity to Pilkington level 3 or above or its technical equivalent by other manufactures and shall be permanently retained in that condition thereafter, unless otherwise approved in writing by the local planning authority.

REASON

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

12. Before the first occupation of the dwelling hereby permitted, the glass privacy screens of 1.8 metres in height to the sides of the first floor balcony as indicated on the approved plans shall be fitted with permanently obscure glazing to a level of obscurity to Pilkington level 3 or above or its technical equivalent by other manufacturers and shall be permanently retained in that condition thereafter. The glass balustrade of 1.1 metres in height at the edge of the balcony shall be completed in accordance with the approved plans prior to the first occupation of the dwelling.

REASON

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

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (No.596) (England) Order 2015, Article 3, Schedule 2: Part 1 (or any subsequent order or statutory provision revoking or re-enacting that order) no additions, extensions or other alterations other than that

expressly authorised by this permission shall be carried out without prior permission of the local planning authority.

**REASON**

The local planning authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area and for this reason would wish to control any future development to comply with policy PH11 of the Doncaster Unitary Development Plan.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (No.596) (England) Order 2015, Article 3, Schedule 2: Part 1 (or any subsequent order or statutory provision revoking or re-enacting that order) no development shall be carried out on any part of the land other than that hereby permitted without the prior permission of the local planning authority.

**REASON**

The local planning authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area and for this reason would wish to control any future development to comply with policy PH11 of the Doncaster Unitary Development Plan.

15. Unless otherwise approved in writing by the local planning authority, the materials to be used in the construction of the external surfaces of the dwelling hereby approved shall be as indicated on the elevations and in the notes entitled 'Elevation Treatment' on the approved drawing sheet, reference BDS-2020-01-01 (B).

**REASON**

To ensure the satisfactory appearance of the dwelling, in accordance with policy CS14 of the Core Strategy.

16. Prior to the first occupation of the replacement dwelling hereby approved, measures to provide bat roosting potential shall be implemented as detailed below and evidence of implementation shall be provided to the local planning authority:
- The installation of 1 no. Ibstock Enclosed Bat Box integrated bat roost brick (or similar) in a location and orientation advised by a suitably qualified ecologist.

**REASON**

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

## **Informatives**

01.                   INFORMATIVE

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

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

02.                   INFORMATIVE

The boundary trees in the front garden of the application site are subject to DMBC Tree Preservation Order no. 64: Bessacarr with Cantley (1991). It is a criminal offence to wilfully damage a tree subject to a Tree Preservation Order. Failure to implement the above planning condition which seeks to protect the trees may be deemed to constitute wilful damage and may result in criminal proceedings being instigated by the council. Preventing damage to the trees is in the interests of tree health and also in the interests of safety of persons and property.

03.                   INFORMATIVE

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

04.                   INFORMATIVE

The proposed property will be eligible for the Council's standard domestic waste service provision, with receptacles being placed at the curtilage adjacent the highway on collection day(s).

Doncaster Council offers an alternate weekly collection service with residual waste collected one week and recyclable waste collected the following week:

Week 1 Black Bin

Week 2 Blue Bin, Green Box, Green Bin

Each household is entitled to receive a 240 litre Blue bin for the storage and collection of clean / dry recyclable materials:

- Plastic bottles (clear and coloured)
- Paper, newspapers, magazines (excluding shredded paper and windowed envelopes)
- Cardboard (Brown and Grey)
- Steel / Aluminium food and drinks cans, foil, Aerosols

Each household is entitled to receive a 55 litre Green box for the storage and collection of glass bottles / jars (no sheet glass).

Each household is entitled to receive a 240 litre Black bin for the storage and collection of non-recyclable / non-hazardous Household Waste:

- Shredded paper and windowed envelopes;
- Broken / sheet glass;
- Crockery;
- Nappies and sanitary products;
- Yoghurt pots, plastic tubs, trays and lids;
- Liquid food cartons (Tetra/Pure Pak);
- Plastic film or cling film;
- Polystyrene and soiled takeaway containers;
- DIY bottles / containers used for paint, oils, chemicals etc. (No liquids or hazardous waste);
- Dog and cat faeces (wrapped or bagged);
- Pet bedding and straw;
- Turf and ash; and
- Food waste (wrapped or bagged as necessary).

Each household (with a suitable garden) receives a 240 litre Green bin for the storage and collection of green garden waste:

- Grass cuttings;
- Hedge clippings and shrub pruning's;
- Flowers, plants and weeds;
- Root balls (please remove excess soil);
- Leaves, bark, small twigs and branches.

Doncaster Council charges a fee for the delivery of bins to households, including for new developments, current Fees and Charges can be found on the Council's website here. Each council tax paying household can arrange for delivery of bins for which they are eligible (do not have or that require replacement) by telephoning our Customer Contact Centre T: 01302 736000.

05.

## INFORMATIVE

In light of the above drainage conditions, the following information is provided:

Surface water drainage plans should include the following:

- Rainwater pipes, gullies and drainage channels including cover levels.
- Inspection chambers, manholes and silt traps including cover and invert levels.
- Pipe sizes, pipe materials, gradients and flow directions.
- Soakaways, including size and material.
- Typical inspection chamber / soakaway / silt trap and SW attenuation details.
- Site ground levels and finished floor levels.

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

The site is required to accommodate rainfall volumes up to 1 in 100 year return period (plus climate change) whilst ensuring no flooding to buildings or adjacent land.

The applicant will need to provide details and calculations including any below ground storage, overflow paths (flood routes), surface detention and infiltration areas etc to demonstrate how the 100 year + 30% CC rainfall volumes will be controlled and accommodated.

Where cellular storage is proposed and is within areas where it may be susceptible to damage by excavation by other utility contractors, warning signage should be provided to inform of its presence. Cellular storage and infiltration systems should not be positioned within highway.

Guidance on flood pathways can be found in BS EN 752.

If infiltration systems are to be used for surface water disposal, the following information must be provided:

- Ground percolation tests to BRE 365.
- Ground water levels records. Minimum 1m clearance from maximum seasonal groundwater level to base of infiltration compound. This should include assessment of

relevant groundwater borehole records, maps and on-site monitoring in wells.

- Soil / rock descriptions in accordance with BS EN ISO 14688-1:2002 or BS EN ISO 14689-1:2003
- Volume design calculations to 1 in 30 year rainfall + 30% climate change standard. An appropriate factor of safety should be applied to the design in accordance with CIRIA C753 - Table 25.2.
- Location plans indicating position (Soakaways serving more than one property must be located in an accessible position for maintenance). Soakaways should
- not be used within 5m of buildings or the highway or any other structure.
- Drawing details including sizes and material.
- Details of a sedimentation chamber (silt trap) upstream of the inlet should be included.

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

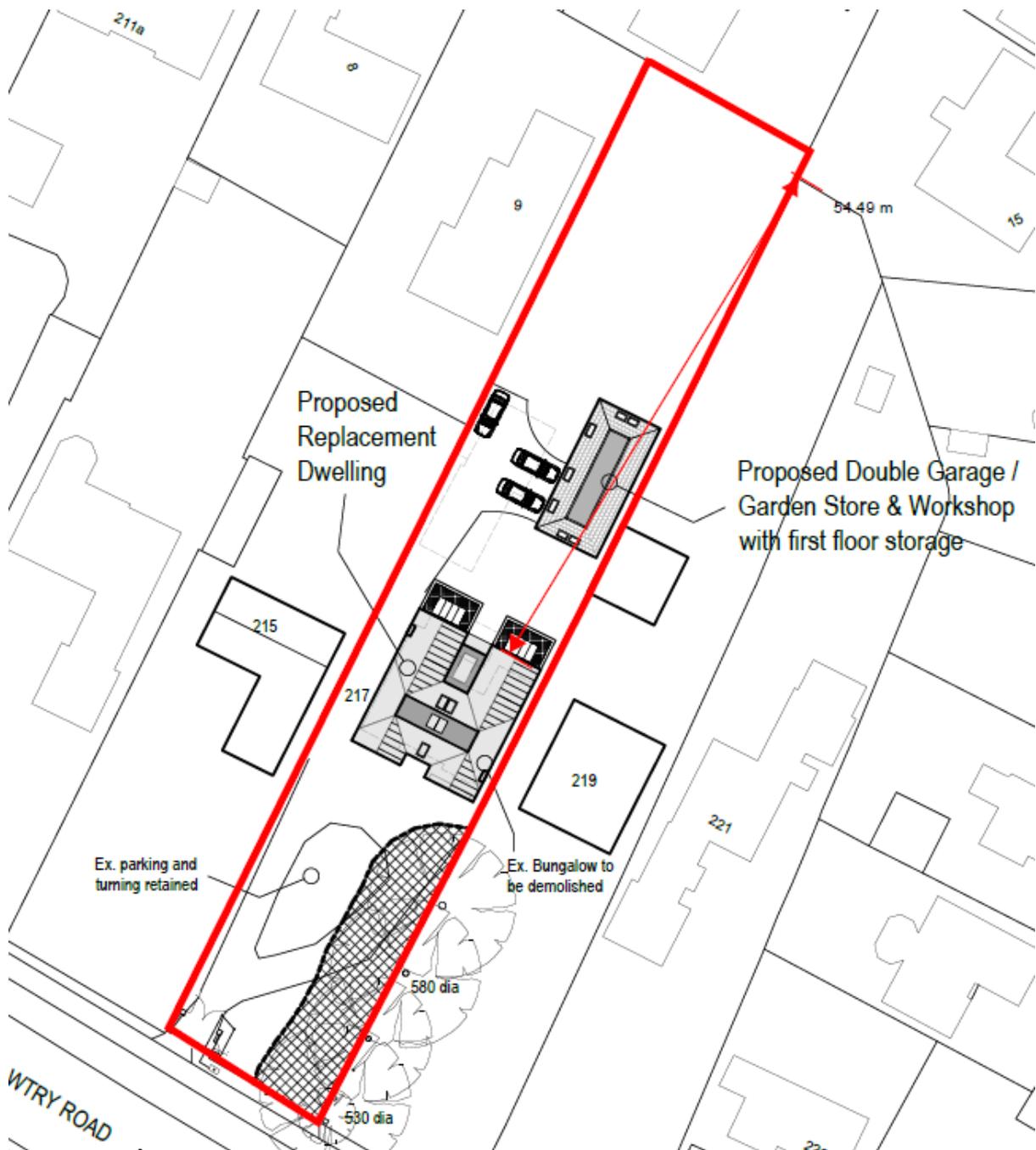
Written evidence is required from the sewerage undertaker to confirm any adoption agreements and discharge rates.

The proposed development is within a groundwater source protection zone (SPZ3). Where the development lies within SPZ 1 or 2, the applicant is advised to consult with the Environment Agency to ensure that pollution risk to aquifers is minimised. All necessary precautions should be taken to avoid any contamination of the ground and thus groundwater. Guiding principles on the protection of groundwater are set out in Environment Agency document GP3.

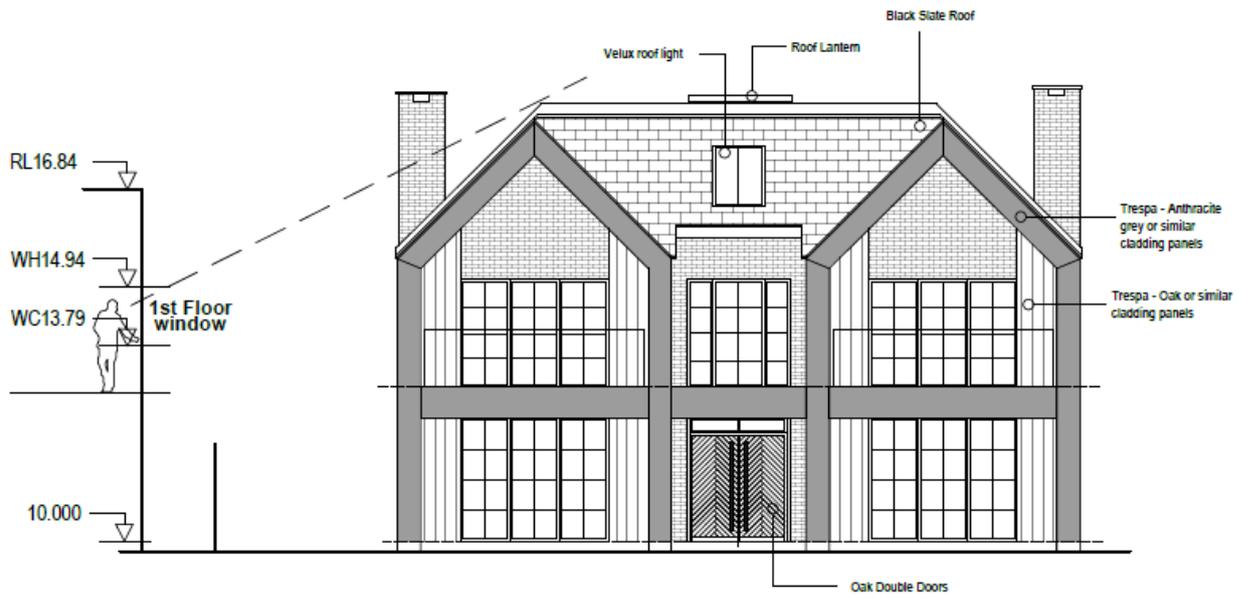
Any SuDS/Drainage system installed must not be at the detriment to the receiving watercourse or ground (infiltration), so managing the quality of the run-off to must be incorporated into any design in accordance with CIRIA 753 The SuDS Manual.

**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.**

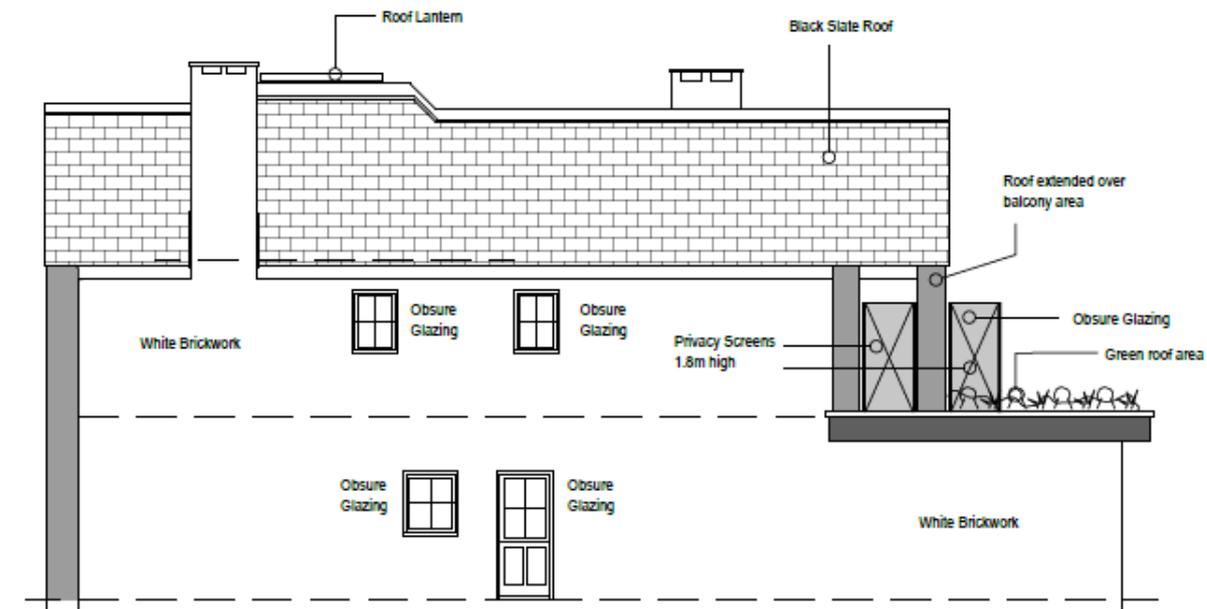
## Appendix 1: Proposed Site Plan



## Appendix 2: Proposed Elevations (House)



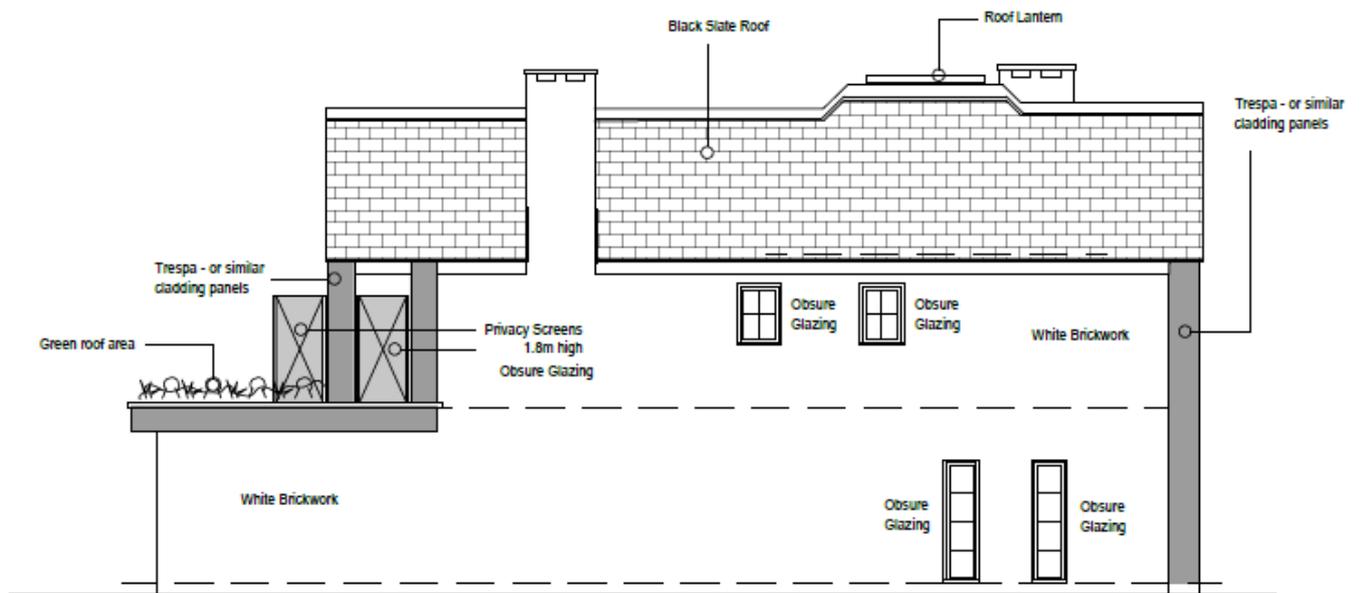
Front Elevation West



Side Elevation South



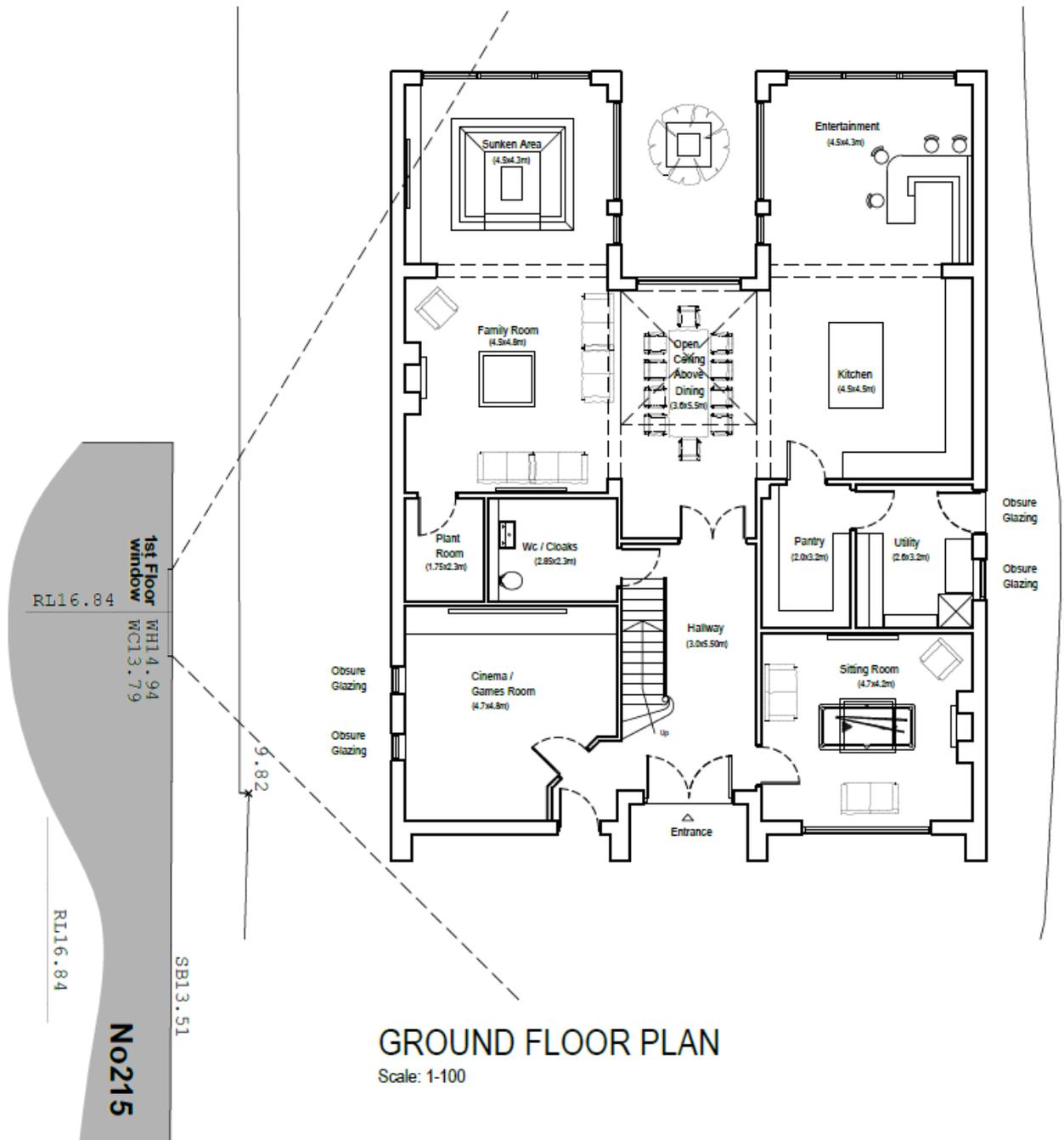
Rear Elevation East

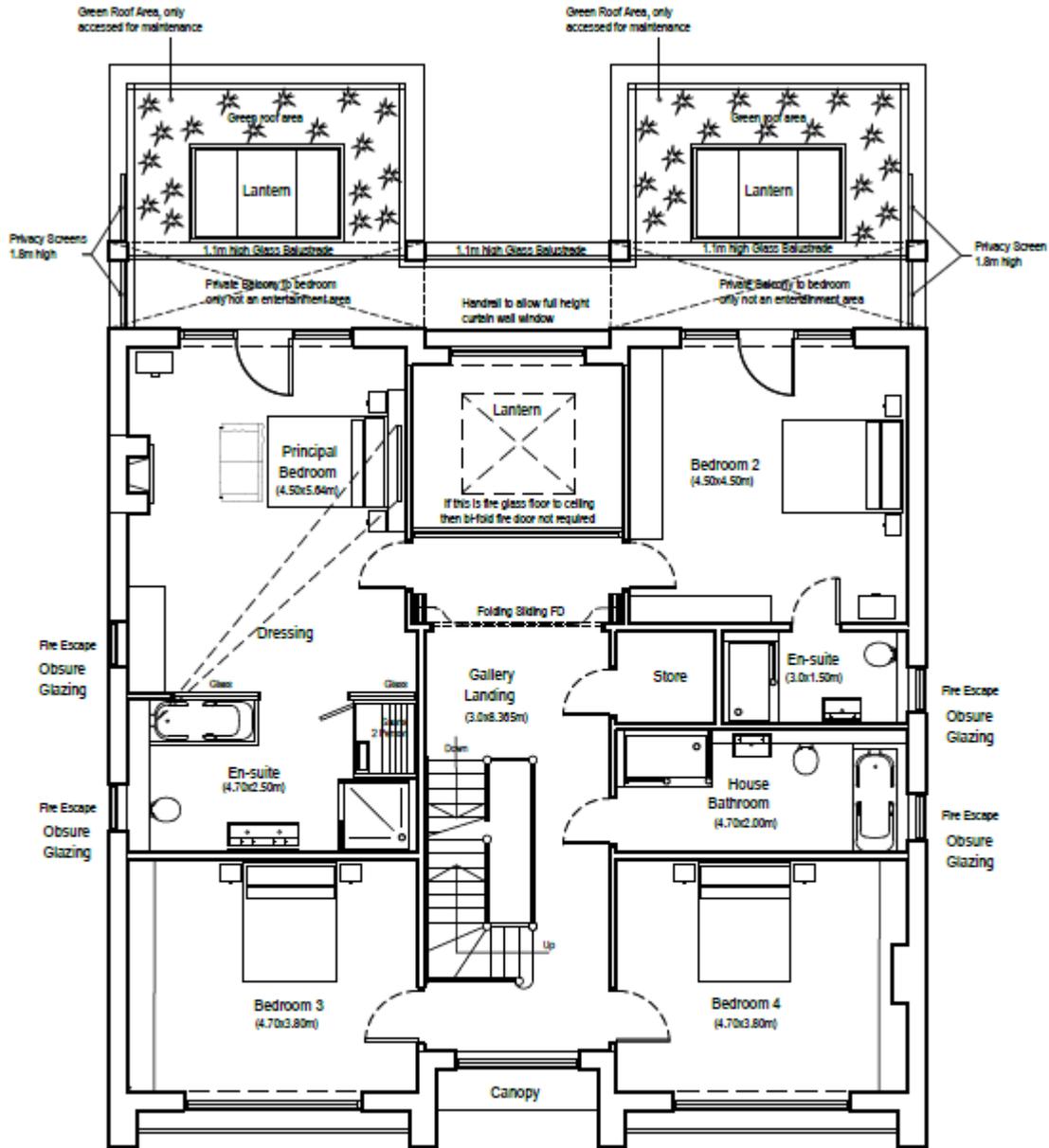


Side Elevation North

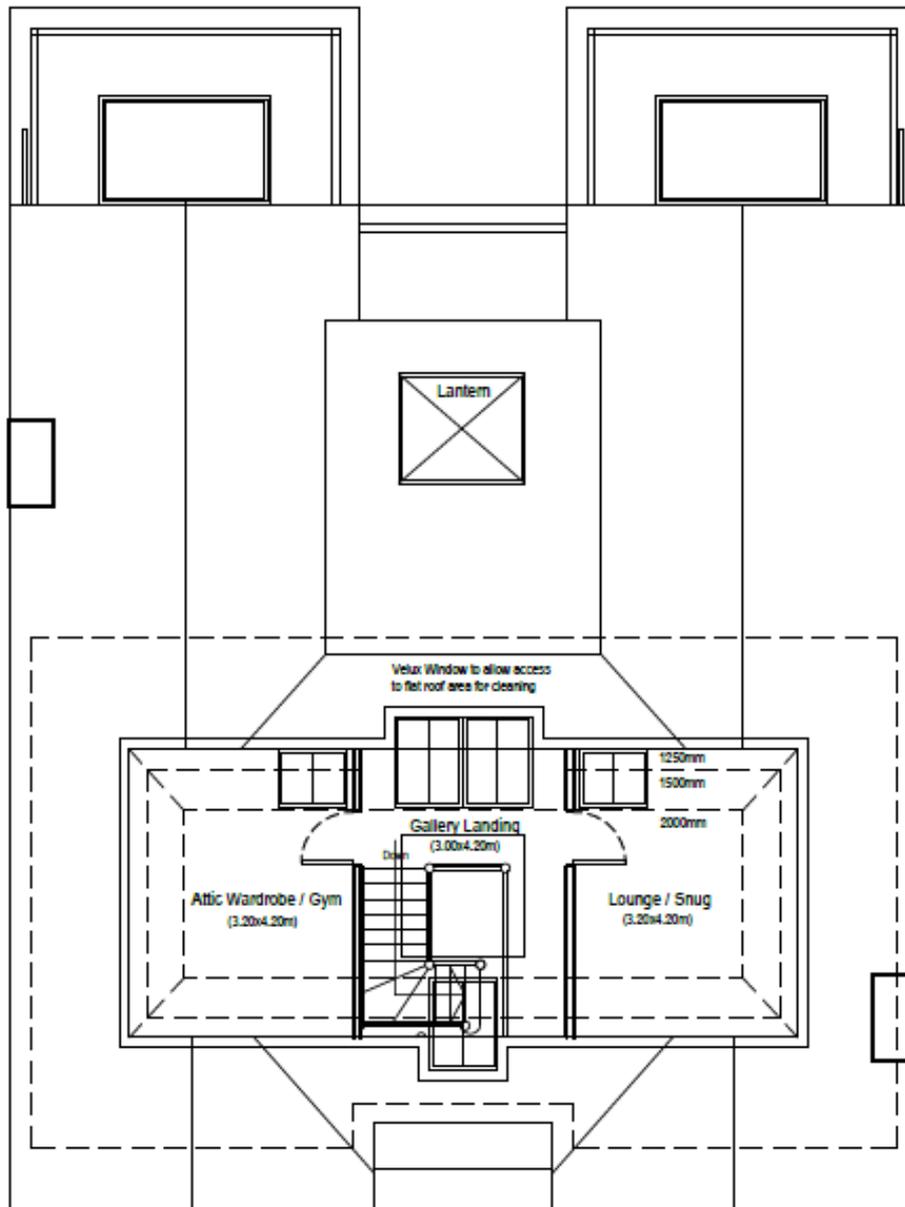
Scale: 1-100

# Appendix 3: Proposed Floor Plans (House)



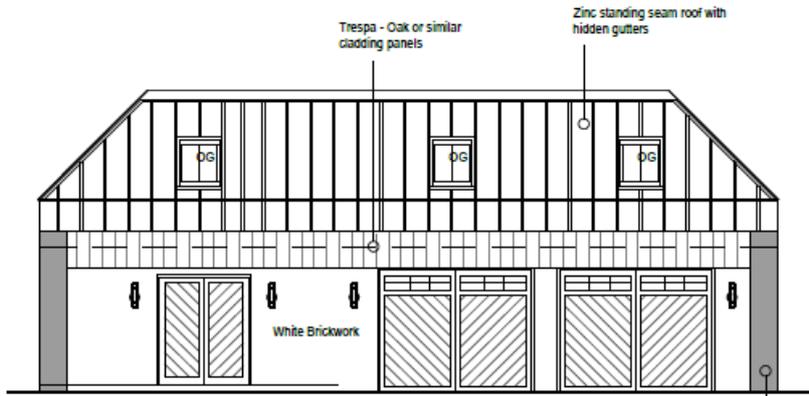


FIRST FLOOR PLAN

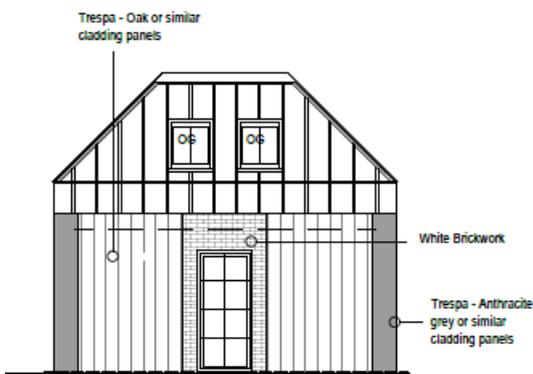


ATTIC FLOOR PLAN

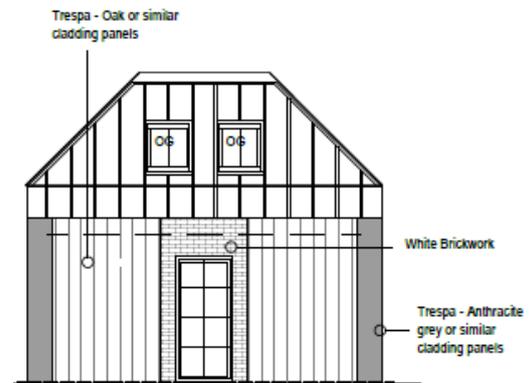
## Appendix 4: Proposed Elevations (Garage)



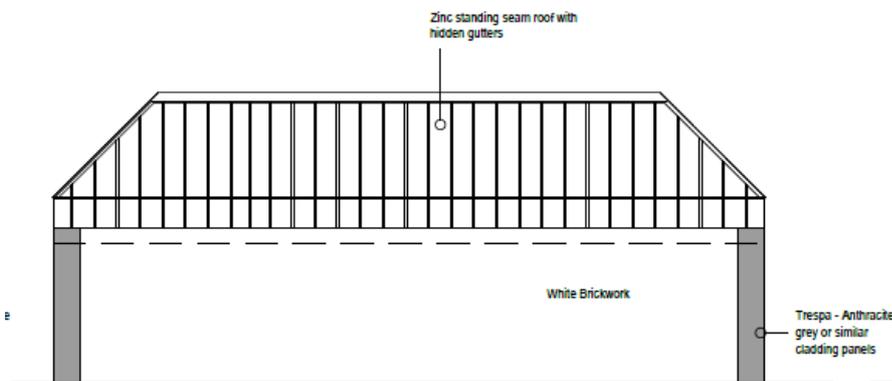
Side Elevation North Garage



Rear Elevation East Garage

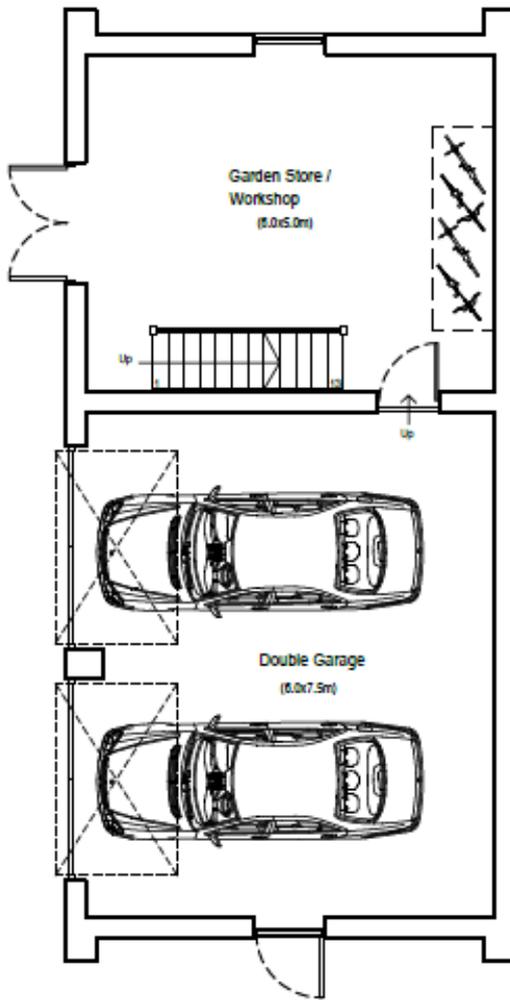


Front Elevation West Garage

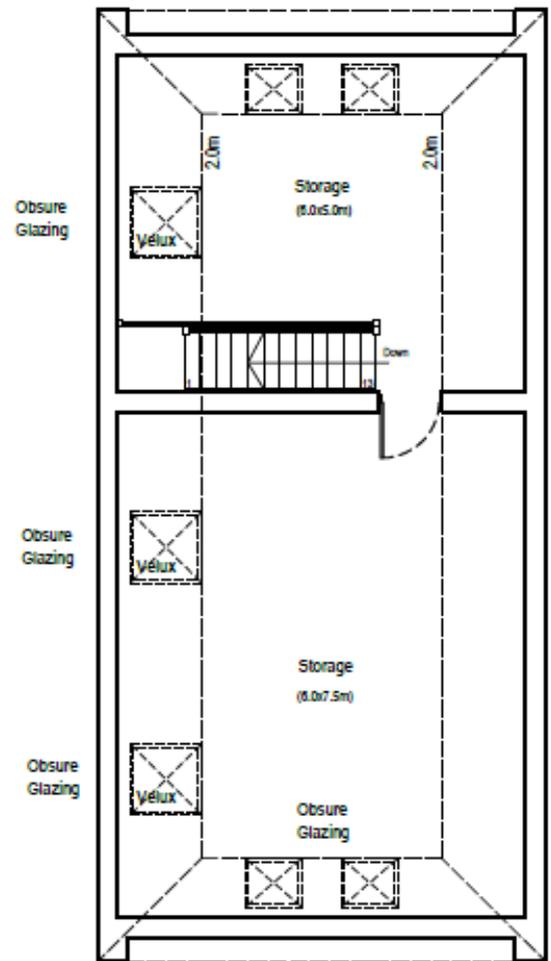


Side Elevation South Garage

## Appendix 5: Floor Plans (Garage)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

## Appendix 6: Visualisations



