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<b>Application Number:</b>	21/00382/FUL
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<b>Application Type:</b>	Planning FULL
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<b>Proposal Description:</b>	Erection of detached dormer bungalow
<b>At:</b>	Cheswold Old Bawtry Road Finningley Doncaster DN9 3BY

<b>For:</b>	Mr J Gray
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<b>Third Party Reps:</b>	2 objectors, 0 supporters	<b>Parish:</b>	N/A
		<b>Ward:</b>	Finningley

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

This application seeks planning permission for the erection of a three-bedroom detached dormer bungalow on land to the rear of Cheswold on Old Bawtry Road, within the Finningley Conservation Area. The dwelling would face onto Blenheim Drive, adopting a symmetrical appearance with a material palette of chalk white render, brick details, and red clay pantiles, echoing the style of a development of two semi-detached houses currently under construction on adjacent land to the west. The dwelling would benefit from a rear garden and a driveway to the side, providing space for two parked cars. Tree protection measures would be implemented to ensure protected mature trees to the rear of the site are not harmed during construction.

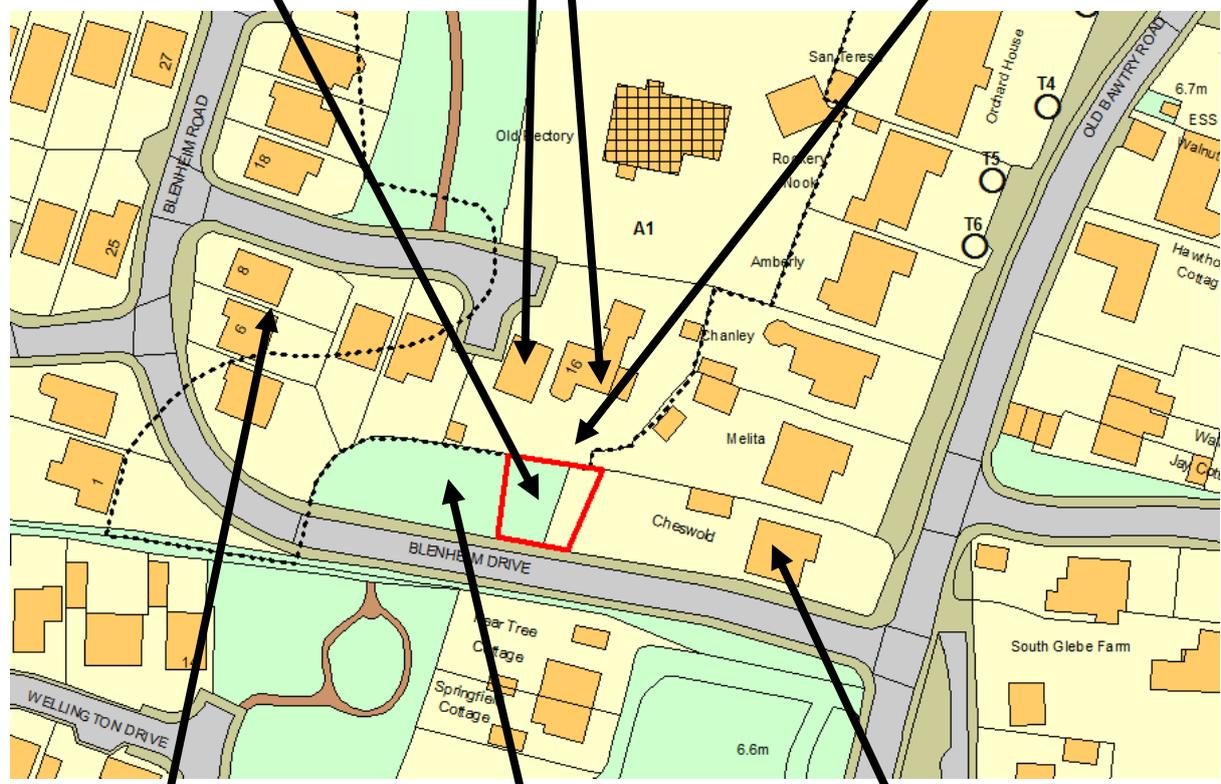
The application has been called in to Planning Committee by Councillor Richard A Jones, and has been objected to by two neighbouring residents. However, it is felt that the proposal would protect the character of the Conservation Area, would avoid harm to residential amenity, would not cause any highway safety issues, and would ensure that trees are protected during construction. The development is considered to be acceptable, and there are no material planning considerations which would suggest that the application should be refused.

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

Application site

Neighbouring houses to rear

Protected tree group (shown within black dotted line)



Pair of semi-detached houses currently under construction at adjacent site

Frontage dwelling known as Cheswold, facing onto Old Bawtry Road (proposed dwelling to be built in former rear garden)

1990s housing development at Blenheim Drive

## **1.0 Reason for Report**

- 1.1 This application is being presented to Planning Committee at the request of Councillor Richard A. Jones, Ward Member for Finningley.

## **2.0 Proposal**

- 2.1 Planning permission is sought for the erection of a three-bedroom detached dormer bungalow to the rear of Cheswold on Old Bawtry Road. The proposed dwelling would face onto Blenheim Drive.
- 2.2 The proposed dormer bungalow would have a total width of approximately 11.7 metres, with a depth of approximately 8.1 metres. The total height of the building would be approximately 6.8 metres, with an eaves height of approximately 3.3 metres.
- 2.3 The dwelling would have a pitched roof with the ridge running parallel to Blenheim Drive, with gable ends at either side. The front elevation, as amended, would have an almost symmetrical appearance with two ground floor windows either side of an entrance porch, with two dormer windows projecting from the roof and one rooflight above the porch.
- 2.4 The east elevation facing Cheswold would be a blank gable end, with the west elevation featuring an en suite bathroom window and a secondary bedroom window. To the rear, there would be four rooflights serving the accommodation in the roof space, with no dormer windows. Bi-folding doors would provide access from the kitchen/dining area to a rear garden and patio. To the west side of the building would be a driveway of 3 metres in width and approximately 10.1 metres in length, providing space for two cars to park in tandem.
- 2.5 The dwelling would be finished in monocouche render in chalk white, with facing brick detailing around the windows, the porch, and the base of the building. The roof would be finished in red clay pantiles, with a lead sheet to the face of the dormers. The windows would feature a sash opening. There would be no front boundary enclosure, with space for planting between the footpath and the front elevation. Timber fencing of 1.8 metres in height would be provided at the rear and west boundaries, with a brick wall of 1.8 metres in height at the east boundary.

## **3.0 Site Description**

- 3.1 The application site is located on land at the western edge of the Finningley Conservation Area. The special interest of the Conservation Area is that of a low-density residential village focused around the church, village greens, and village pond. Buildings are generally set back from the road with generous front gardens. The combination of these elements gives a distinctive open green character that is desirable to preserve or enhance. Traditional buildings tend to be of brick, sometimes whitewashed, with clay pantile roofs, although several traditional buildings have been rendered as a modern treatment. Boundary

treatments are often soft hedges or brick walls with decorative detailing (such as creased tile courses) and brick coping.

- 3.2 The site is located in the rear curtilage of Cheswold, which is a two-storey corner building finished in red bricks, fronting Old Bawtry Road. This building is well set back, in keeping with the Conservation Area character. The rear contains a walled area including the application site, and beyond the application site is a further area of former garden where permission has been granted under 20/00376/FUL for a pair of semi-detached houses that have the appearance of a larger building, finished in brick and render. The pair of semi-detached houses is currently under construction, and an application to vary the approved plans (21/01649/FUL) is currently under consideration. The variation of the approved plans would involve shortening the rear gardens of the two houses, creating a gap within which the proposed dormer bungalow would be built.
- 3.3 The stretch of Blenheim Drive onto which the application site faces mainly serves to provide access to the 1990s housing development to the west and north of the application site. This development is characterised by two-storey detached houses with pitched roofs, finished with red bricks and yellow brick detailing, and arranged around a series of cul-de-sacs.
- 3.4 Trees in the area are protected by Conservation Area status and Tree Preservation Orders. Whilst there are no remaining trees within the application site itself, three mature trees to the rear (a lime, a sycamore and a pine) are located to the rear of the site, overhanging into the application site. Tree protection measures are proposed to avoid any harm to these trees. A smaller cherry tree to the east of the site is proposed to be retained if possible, or replaced with a new tree of the same species if its removal is deemed necessary during construction.

#### 4.0 Relevant Planning History

<b>Application Reference</b>	<b>Proposal</b>	<b>Decision</b>
15/02890/FUL	Erection of detached house and detached bungalow	Granted 10.03.2016
19/00113/FUL	Erection of detached house and detached bungalow (resubmission of 15/02890/FUL)	Granted 10.04.2019
20/00376/FUL	Erection of 1 pair of semi-detached dwellings with associated parking	Granted 09.04.2020

20/02634/MAT	Erection of 1 pair of semi detached dwellings with associated parking (Being amendment to application granted under Ref: 20/00376/FUL on 09/04/2020 - Amendments to Plot 2 roof design to western elevation)	Permission Not Required 28.10.2020
20/02707/COND	Consent, agreement or approval required by conditions 3 (external materials), 4, (rooflights) 5 (boundary treatments), 6 (Drainage DA01), 7 (tree protection), 10 (Crossing over footpath/verge) and 11 (Dev on land affected by contamination) of planning application 20/00376/FUL.	Granted 12.01.2021
21/01649/FUL	Section 73 application to vary condition 2 of planning application 20/00376/FUL granted on 09.04.2020	Under Consideration

## 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). In the draft Local Plan, the site also falls within a Residential Policy Area.
- 5.2 The site is located within the Finningley Conservation Area, and trees in the vicinity are protected under this designation.
- 5.3 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 Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- 5.18 Paragraph 195 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 5.19 Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 5.20 Core Strategy 2011 - 2028
- 5.21 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).

- 5.22 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.
- 5.23 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.
- 5.24 Policy CS14 of the Core Strategy requires development to be of a high quality design that contributes to local distinctiveness and that integrates well with its immediate 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.
- 5.25 Policy CS15 of the Core Strategy seeks to preserve, protect or enhance Doncaster's historic environment.
- 5.26 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.

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

5.28 Policy PH9 of the UDP designates Residential Policy Areas as shown on the Proposals Map.

5.29 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.

5.30 Policy ENV25 states that within Conservation Areas, as defined on the proposals map, new development including alterations and extensions to, and changes of use of, existing buildings will be expected to preserve or enhance the character or appearance of the area. Development will not be permitted if it would detract from the character or appearance of the area by virtue of its nature, height, density, form, scale materials or design or by the removal of trees or other important landscape features.

5.31 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.

5.32 Local Plan

5.33 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.

- 5.34 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:
- 5.35 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.
- 5.36 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.
- 5.37 Policy 32 states that proposals will be supported where it can be demonstrated that woodlands, trees and hedgerows have been adequately considered during the design process, so that a significant adverse impact upon public amenity or ecological interest has been avoided. There will be presumption against development that results in the loss or deterioration of ancient woodland and/or veteran trees.
- 5.38 Policy 37 states that proposals should not detract from the heritage significance of a Conservation Area by virtue of their location, layout, nature, height, density, form, scale, materials or design or by the removal of trees, the loss of important open spaces or other important landscape features, or through adverse impact on key views and vistas. Proposals that may result in potential harm to a conservation area will be refused unless the harm is outweighed by public benefits arising from the development.

5.39 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.

5.40 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.

5.41 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.
- 5.42 Policy 45 states that all new housing should meet the Nationally Described Space Standard as a minimum.
- 5.43 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.
- 5.44 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.
- 5.45 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
- Notice displayed outside the site
- Press advertisement in the Sheffield Star

6.2 Two objections were received from neighbouring residents to the rear of the application site, summarised as follows:

- A retaining wall may be needed, which would encroach into the Root Protection Areas of trees
- Cars parking on the roadside would cause safety issues, and double yellow lines are needed on the relevant stretch of Blenheim Drive
- Dormer windows are not in keeping with the character of the area
- A single storey bungalow would be more appropriate than a dormer bungalow, as has been previously approved
- Development has already started without permission
- The Root Protection Areas of adjacent trees should be free from any form of development, including patios
- The rear windows would compromise the privacy of properties to the rear
- Previous planning proposals to the rear of Cheswold did not utilise this particular piece of land
- Insufficient tree survey data has been provided
- The proposal will dramatically reduce the garden spaces of the semi-detached houses adjacent

6.3 It has been confirmed that no retaining wall would be required as part of this development. This application is assessed on its own merits, and the addition of a double yellow line to Blenheim Drive is not under consideration. Through a case officer site visit and photos provided by the application agent, it has been established that no unauthorised development has taken place. This planning decision must be made through an assessment of the current proposal, rather than previous proposals.

6.4 All other matters raised by the two objectors are material to the planning decision and are discussed in detail in section 9 of this report.

6.5 Two objections are not generally considered to represent a significant level of public interest, so a delegated decision would normally be possible. However, shortly before a delegated decision was due, Councillor Richard A. Jones, Ward Member for Finningley, contacted the case officer to request that the application be presented to Planning Committee. Councillor Jones raised the following concerns:

- Restrictions should be put in place to stop parking on this stretch of road
- Cars exiting from the Blenheim Drive estate negotiate a blind bend, and cars parked at the proposed dwelling and the semi-detached dwelling would not be able to exit in the appropriate manner
- The semi-detached houses are inappropriately sited next to the road and inconsistent with buildings in a Conservation Area

- The proposal varies too much from the original approval on this site
- 6.6 Highway safety is an issue which is assessed in section 9 of this report. None of the other matters raised by Councillor Jones are material planning considerations, as the proposal must be assessed on its own merits rather than in relation to previous planning applications. The semi-detached houses have already been granted planning permission and are under construction; they are not the subject of this planning application. It is not within the scope of a planning application for a single dwelling to consider potential road markings and restrictions, and the application is assessed based on the current context of the road.

## **7.0 Parish Council**

- 7.1 Finningley Parish Council have not provided any comments in relation to this planning application.

## **8.0 Consultations**

### **8.1 Pollution Control**

A satisfactory land contamination assessment has previously been submitted to accompany past planning applications. No further investigation is required.

### **8.2 Highways Development Control**

An initial response raised no objections, subject to conditions requiring the approval of site surfacing details prior to occupation, the maintenance of sightlines by removing any object of more than 900mm in height adjacent to the driveway, and the approval of details of a dropped kerb vehicle crossing.

A later response identified that the width of the driveway was too narrow, bearing in mind that the driveway will have a fence on one side and a building on the other. The width of the driveway has been increased from 2.85 metres to 3 metres, meeting the minimum standard to allow space for drivers and passengers to alight from either side of a private car.

The applicant has submitted details of a dropped kerb vehicle crossing, which have been received to the satisfaction of Highways Development Control, meaning that a condition in relation to the approval of details of the dropped kerb is no longer required.

In response to the objections from Councillor Jones, Highways Development Control have provided additional comments to the following effect:

This application can only be assessed on its own merits based on the drawings submitted. The criteria for refusing a development for highway safety reasons are that the development will have a severe impact on the highway network or adversely affect its use. Blenheim Drive is not a through route, has negligible

traffic flows, and is a residential cul-de-sac serving approximately 40 properties with multiple driveways adjoining it along its entire length.

To add further to this context, the first three driveways proceed along Blenheim Road, on the same side as the proposed development, are located as follows:

The first drive is on the same blind bend, the second drive is opposite a junction serving multiple dwellings, and the third drive is located on the radii of another junction, again serving multiple dwellings. These drives all have different ingress/egress issues, so is it therefore reasonable to suggest that all the residents who live, use and access the properties off Blenheim Drive understand that they may encounter reversing vehicles along its entire length. To put this in the context of the development, the proposed dwelling will have no major impact or adverse effect upon the highway network, and there would be no grounds for refusal.

All new dwellings on Blenheim Drive (both the two semi-detached houses and the dormer bungalow which is the subject of this application) accommodate two cars which are all parked off the highway. The Development Guidance and Requirements SPD stipulates that two allocated parking spaces should be provided for a property with three or more bedrooms, so the development meets the requirements and a lack of parking cannot be used as grounds for refusal.

The accident statistics for Blenheim Drive indicate that there have been no serious accidents recorded in the vicinity of this bend, and it is therefore reasonable to assume that the development will not cause any issues in the future.

### **8.3 Conservation Officer**

The strip of land adjacent to Blenheim Drive is not of the greatest significance to the Conservation Area and its main contribution is the separation it gives between the main road at the heart of the Conservation Area and the modern buildings of Blenheim Drive. Given that previously the Council has supported a bungalow and a 2 storey building in this location, the proposal would be acceptable in principle subject to any impact on adjacent mature trees across the boundary (assessed by the Tree Officer).

The proposal, as originally submitted, involved two dormers on the left hand side of the front elevation, resulting in an imbalanced appearance. The appearance of the porch was considered to be too dominant. The chimneystack was of an overly modern and pipe-like appearance. Further details of render colour, window openings and boundary treatments were requested.

The design has now been amended to remove one dormer window and finish the porch in render to match the rest of the building, thereby reducing its dominance. The chimney stack has been removed, and further details of materials and boundary treatments have been provided on the site plan. The proposal is now considered to be acceptable subject to conditions.

#### **8.4 Tree Officer**

Over the planning history of the wider site, only the off-site lime and sycamore trees have been surveyed and measured, but not the pine tree. Since the surveys of the lime and sycamore trees in 2016, it is reasonable to expect that both of these trees have grown, which would mean wider Root Protection Areas. The Tree Officer requested that updated survey information be provided to support the application. In addition, details of any possible retaining walls, as well as methods to minimise root disturbance through the development of the rear patio, were requested.

Up-to-date tree surveys, along with an Arboricultural Impact Assessment, Arboricultural Method Statement, Tree Protection Plan, and installation guide for the patio, were provided in May 2021. The application's agent has confirmed that, having assessed the ground levels on site, there will be no need for a retaining wall.

The Tree Officer is satisfied with the information provided, and no longer has any objections subject to a condition requiring the works to be carried out in accordance with the details provided.

#### **8.5 Ecology**

With no trees to be removed, the issue of bats roosting in the trees need not be considered. Over the years there is likely to have been some growth of ground vegetation to create a scrubby habitat of some value for small terrestrial mammals and garden birds. The area of land is too small to require a biodiversity net gain assessment. However, the NPPF does set out a requirement for minimising impacts on biodiversity and providing net gains where possible, so it is considered that some recognition of biodiversity losses should be responded to through an ecological enhancement condition involving the provision of bat and bird boxes.

#### **8.6 Internal Drainage Board**

Conditions requested in relation to the approval of drainage details prior to commencement. Drainage plans have now been provided to the satisfaction of the Council's drainage engineer, and the development is acceptable subject to being carried out in accordance with the details provided.

#### **8.7 Doncaster East Internal Drainage Board**

The site is within the Doncaster East Internal Drainage Board district. There are no Board maintained watercourses in close proximity to the site. Surface water run-off rates to receiving watercourses must not be increased as a result of the development.

## 8.8 **Waste and Recycling**

No comments received.

## 8.9 **Yorkshire Water**

No comments received.

## 8.10 **National Grid**

No comments received.

## 8.11 **Anglian Water Services**

No comments received.

## 8.12 **South Yorkshire Archaeology Service**

No comments received.

## 9.0 **Assessment**

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

- The Principle of the Development
- Residential Amenity
- Design, Conservation 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 erection of a dwelling in this location 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 dormer bungalow would provide an internal floor area in excess of the requirements set out in both the South Yorkshire Residential Design Guide (SYRDG) and the Nationally Described Space Standard for a 3-bedroom dwelling, and each room would be provided with natural daylight. From measuring the site plan, it is calculated that the outdoor amenity space afforded to the dwelling would be approximately 103 square metres, rather than 107 square metres as annotated on the plan. Nonetheless, the private garden area would clearly exceed the minimum requirement of 60 square metres as set out in the SYRDG.
- 9.6 In terms of the relationship to the previously approved semi-detached dwellings to the west of the site, it is not considered that there would be any harmful impacts. The side wall of the dormer bungalow would be located approximately 14.5 metres from the rear wall of the semi-detached houses. With no first floor side windows, the side elevation of the bungalow can be treated as a blank elevation in terms of separation requirements. The separation between the semi-detached houses and the dormer bungalow would exceed the minimum requirement of 11 metres, and it is therefore considered that there would be no harmful impact on the light or outlook enjoyed by the semi-detached houses. The side elevation has two windows at ground floor, 3 metres from the boundary with the semi-detached houses, but these windows would be screened by the boundary fence of 1.8 metres in height. As extra mitigation against overlooking into the neighbouring garden areas, both windows can be conditioned to be obscurely glazed, as one window serves an en-suite bathroom, and the bedroom window is secondary to the rear-facing window in the same room. Although the erection of the dormer bungalow would shorten the length of the garden areas of the semi-detached houses, the gardens would still be approximately 85 square metres in area, comfortably exceeding the minimum requirement in the SYRDG. The reduction in plot size of the semi-detached houses is the subject of application 21/01649/FUL.
- 9.7 Turning to the impact on numbers 14 and 16 Blenheim Drive, to the rear of the application site, it is not considered that there would be any substantial harm to residential amenity. At its closest points, the dwelling would be approximately 15 metres from no. 14, and 19 metres from no. 16, respectively. The first floor rooms would be served by rooflights at the rear rather than by windows, so there would be no harmful overlooking between the habitable rooms of the neighbouring dwellings. The design has been amended to locate the rooflights higher on the roof plane, ensuring that the only view out of these rear rooflights would be of the sky – this can be demonstrated by the section drawing provided

on the amended drawing sheet of proposed plans, which shows the rooflights to be above eye level. Being over 11 metres away from the dwellings to the rear, there would be no harmful impact on the daylight, sunlight or outlook enjoyed by numbers 14 and 16. Whilst the dormer bungalow would be approximately 6 metres from the rear boundary at its closest point, the ground floor windows would be screened by the boundary fence of 1.8 metres in height, and the rooflights would not provide a view onto neighbouring garden spaces. Therefore, the privacy impact is considered to be acceptable.

- 9.8 In terms of the impact upon Cheswold to the east, there would be no side windows in the east elevation of the dormer bungalow which might cause any overlooking. The dormer bungalow would sit approximately 30 metres away from the rear wall of Cheswold, causing no loss of daylight, outlook or privacy, and retaining a substantial outdoor amenity area to serve the existing dwelling at Cheswold.
- 9.9 Overall, the proposal is acceptable in terms of residential amenity, and would comply with saved policy PH11 of the UDP, policies CS1 and CS14 of the Core Strategy, and paragraph 127(f) of the NPPF.

### **Conclusion on Social Impacts**

- 9.10 The proposal is for a single dwelling, and would have no wider social impacts beyond a minor contribution to the borough's housing supply. The main social impact to consider is the effect on the residential amenities of neighbouring residents and the future occupants of the dormer bungalow. The proposal would have no first floor habitable windows facing directly onto neighbouring properties, and would achieve minimum separation distances as set out in the Council's SPDs. Adequate garden areas would be retained for neighbouring dwellings, as well as ensuring sufficient outdoor amenity space for the proposed dwelling. 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.

### **9.11 ENVIRONMENTAL SUSTAINABILITY**

#### Design, Conservation and Visual Impact

- 9.12 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. Saved policy ENV25 of the UDP, policy CS15 of the Core Strategy, policy 37 of the draft Local Plan and chapter 16 of the NPPF require developments to preserve or enhance the character of the Conservation Area. The defining character of Finningley is that of a low-density residential village, with historic buildings well set back from the road. Dominant building materials in the area are brick, sometimes whitewashed, as well as some instances where traditional buildings have been rendered as a modern treatment. The mature trees in the area also contribute to the green character of the village, and the impact on the adjacent trees is assessed in the relevant section below.

- 9.13 The stretch of Blenheim Drive onto which the proposed dwelling would face is not of any particular historical significance, and serves to link the more traditional character of Old Bawtry Road to the modern housing development on Blenheim Drive to the west and north. The siting of the dwelling in reasonably close proximity to the highway is considered to be acceptable, as it would sit roughly in line with the semi-detached houses approved under application 20/00376/FUL, and in line with the side elevation of Cheswold. Whilst generous front gardens are characteristic of the historic core of Finningley, they are not a key feature of the modern homes on Blenheim Drive.
- 9.14 The dormer bungalow would have an attractive relationship to the semi-detached dwellings under construction to the west, adopting the same material palette of chalk white render, Terca Kempley Antique facing brick detailing, and traditional red clay pantiles. These materials, along with the simple linear form of the building, relate well to both the modern development on Blenheim Drive and the historic buildings in the village core. The porch, which was originally designed to be finished entirely in brick and would have appeared too dominant on the front of the building, has now been amended so that it would be rendered with brick detailing, integrating more effectively with the rest of the building. The front boundary would be open and indicative landscaping is shown on the site plan, which would enhance the green character and create a welcoming frontage onto Blenheim Drive, in comparison to the blank brick wall which exists at present.
- 9.15 Whilst it is acknowledged that dormer windows are not particularly characteristic of the Conservation Area, it is not considered that the front dormer windows on the proposed dwelling would have a harmful impact on the character of the area. The number of dormer windows on the façade has been reduced from three to two, resulting in a more balanced and symmetrical appearance, and the dormer windows are of a modest scale which would not dominate the street scene. Whilst a single-storey bungalow, as suggested by objecting neighbours, might have even less of a visual impact, the proposal is assessed on its own merits and, on balance, it is not considered that the dormer bungalow form would create any visual harm. Indeed, a dormer bungalow is preferable to a full two-storey house in this location, and the massing and form of the proposed dwelling is considered to be appropriate to its context.
- 9.16 Overall, the proposed dwelling, as amended, is considered to be well-designed and appropriate to its context, causing no harm to the character of the Conservation Area. The development would be in accordance with saved policies PH11 and ENV25 of the UDP, policies CS14 and CS15 of the Core Strategy, policies 41, 42 and 44 of the emerging Local Plan, and paragraph 127 of the NPPF.

#### Highway Safety and Parking

- 9.17 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". Councillor Jones and neighbouring residents have expressed concerns over highway safety and parking.

- 9.18 The proposal, as amended, would provide off-street parking for two vehicles in accordance with the standards in the Development Guidance and Requirements SPD, with driveway dimensions in accordance with the technical guidelines in the South Yorkshire Residential Design Guide. Highways Development Control have no objections to the proposal.
- 9.19 Whilst the parking provision is for two cars parked in tandem, with no turning space to allow for vehicles to access and egress from the site in a forward-facing gear, this would not be a requirement for an unclassified road such as Blenheim Drive. The other dwellings in the Blenheim Drive development do not benefit from a turning space, and it is therefore expected that the occurrence of vehicles reversing onto Blenheim Drive is already commonplace, with residents consequently driving with appropriate caution in a nature proportionate to the quiet residential cul-de-sac character of the street. Traffic flows on the road are negligible, and it is not expected that the addition of a single dwelling would create any significant increase in traffic, or any severe highway safety issues.
- 9.20 Paragraph 109 of the NPPF states that "development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe". Based on the parking standards set out in the SPD and the comments provided by Highways Development Control, it is not considered that the proposal would create any significant highway safety issues and, accordingly, it is felt that there would be no reasonable grounds for refusal in this case.

#### Trees and Ecology

- 9.21 Policy CS16 of the Core Strategy requires developments to protect and enhance the natural environment, and policy ENV59 provides for the protection of trees. Trees in the vicinity of the application site are protected by a Tree Preservation Order and Conservation Area status. Whilst insufficient up-to-date information on the adjacent trees was provided initially, extensive survey work has now been undertaken, with protection measures designed accordingly, taking account of the Root Protection Areas of the trees. No trees would be removed as a result of the development of the dormer bungalow.
- 9.22 The patio, which encroaches into the Root Protection Areas (RPAs) of three trees to varying extents (most notably the pine tree to the north-east of the site), would be installed with a permeable cellular form of permanent ground protection, compliant with British Standard guidelines. This is considered to be an appropriate solution to protecting the trees. Protective rigid style Heras fencing would also be erected to protect the trees and their roots from damage during the construction process.
- 9.23 The footprint of the proposed dwelling would marginally encroach into the RPA of the sycamore tree to the north. There would therefore be some excavation

within this RPA in order to install strip footing foundations. However, the nature of the breach into the RPA would be very minor in this case, and the Tree Officer has no objections. BS5837 (2012) states that if operations within the RPA are proposed, the project arboriculturist should “demonstrate that the tree(s) can remain viable and that the area lost to encroachment can be compensated for elsewhere, contiguous with its RPA”. It is evident that a compensatory area exists for the sycamore, so it is considered that the development can be undertaken without endangering the tree.

- 9.24 The Council’s Ecologist has examined the proposals, and considers that the site is not of a size which would trigger the requirement for a full biodiversity net gain assessment. A condition can be applied which requires the installation of bat and bird boxes to enhance roosting potential on the site. Overall, the proposal is considered to be acceptable in terms of its impact on the natural environment.

### **Conclusion on Environmental Issues**

- 9.25 The proposed replacement dwelling would have an acceptable visual impact, and its design would complement the previous approved semi-detached houses on Blenheim Drive. The proposal would not create any highway safety or parking issues, and protected trees are to be retained and safeguarded throughout construction. Ecological enhancements can be delivered through condition. Overall, the proposal is considered to be in accordance with policies CS1, CS14, CS15 and CS16 of the Core Strategy; policies PH11 and ENV59 of the UDP; policies 10, 32, 37, 41, 42 and 44 of the emerging Local Plan; and paragraphs 127 and 170 of the NPPF.

### **9.26 ECONOMIC SUSTAINABILITY**

- 9.27 The proposal would have limited economic benefits in terms of providing temporary employment opportunities for local tradespeople during construction, increasing support for local services in Finningley through the introduction of an additional household to the area, and providing a minor contribution to the borough’s housing supply. 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**

- 9.28 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 dwelling in a sustainable location which would not result in substantial harm to neighbouring amenity, local character, heritage assets, 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:

- Proposed Plans and Elevations - 20003-020 Rev E - amended 8 July 2021
- Section 184 Plan and Details - DR-C-0100 Rev P2 - received 28 May 2021
- Drainage Plan - DR-C-0100 Rev P3 - received 28 May 2021
- Drainage Details - DR-C-0102 Rev P3 - received 28 May 2021
- Arboricultural Method Statement - Reference 0239 - received 12 May 2021
- Arboricultural Impact Assessment - Reference 0239 - received 12 May 2021
- Tree Protection Plan - received 12 May 2021
- Cellweb TRP Installation Guide - received 12 May 2021

#### **REASON**

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

03. Before the development is brought into use, that part of the site to be used by vehicles shall be surfaced, drained and where necessary marked out in a manner to be approved in writing by the local planning authority.

REASON

To ensure adequate provision for the disposal of surface water and ensure that the use of the land will not give rise to mud hazards at entrance/exit points in the interests of public safety.

04. Before the development is brought into use, appropriate sight lines from the driveway as shown on the approved plan shall be rendered effective by removing or reducing the height of anything existing on the land 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, unless otherwise approved in writing with the local planning authority.

REASON

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

05. Unless otherwise agreed in writing by the local planning authority, the materials to be used in the construction of the external surfaces of the building, the driveway surfaces and the boundary treatments shall be as specified in the notes on the sheet of approved plans and elevations, 20003-020 Rev E.

REASON

To preserve and enhance the character and appearance of the Conservation Area in accordance with saved policy ENV25 of the Doncaster Unitary Development Plan.

06. The front facing rooflight hereby permitted shall be a low profile conservation rooflight with a central vertical glazing bar and, unless otherwise agreed in writing by the local planning authority, of dimensions 550mm x 1180mm.

REASON

To preserve and enhance the character and appearance of the Conservation Area in accordance with saved policy ENV25 of the Doncaster Unitary Development Plan.

07. Before the first occupation of the building hereby permitted, the west-facing windows serving the en-suite bathroom and second

bedroom on the ground floor of the dwelling shall be fitted with obscured glazing of level 3 or above and shall be permanently retained in that condition thereafter.

**REASON**

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

08. 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.

09. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (No.596) (England) Order 2015, Article 3, Schedule 2: Part 1 (or any subsequent order or statutory provision revoking or re-enacting that order) no additional windows shall be created or other alterations made to the dwelling and/or extension hereby permitted without the prior permission of the local planning authority.

**REASON**

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

10. 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.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (No.596) (England) Order 2015, Article 3, Schedule 2: Part 2 (or any subsequent order or statutory provision revoking or re-enacting that order) no walls, fences or other means of enclosure other than those shown on the approved plans (ref. 20003-020 Rev E) shall be erected at the front boundary adjacent to Blenheim Drive unless approved in writing by the local planning authority.

#### REASON

The local planning authority considers that further development could cause detriment 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.

12. The erection of impact resistant barriers and the ground protection measures for the protection of the off-site lime, sycamore and pine trees shall be undertaken in accordance with the approved plans and particulars (reference Selwyn Trees Arboricultural Impact Assessment ref. 0239; Selwyn Trees Arboricultural Method Statement ref. 0239; Selwyn Trees Tree Protection Plan [all dated 06.05.2021] and the Cell Web TRP Installation Guide ref. DR: 81/V5/24.08.16) 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.

13. Following commencement of the development, an ecological enhancement plan shall be implemented as follows:
- An integrated bat box shall be installed into the new dwelling with height, location, and orientation being supervised by a professional ecologist.
  - A bird box of the woodcrete type shall be attached to a suitable tree at a height and orientation to be approved and supervised by a professional ecologist.
- Evidence of installation and its adherence to the approved plan shall be submitted to the Local Planning authority within six months of occupation.

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

03. **INFORMATIVE**

The Council provides a vehicle crossing facility (dropped kerb) which is safe, serviceable and fit for purpose and is of a quality that reflects acceptable standards and specifications within the maintenance limitations of the existing footway. Applications for

a vehicle crossing facility can be carried out by completing the e-form at the following:  
<http://www.doncaster.gov.uk/services/transport-streets-parking/dropped-kerbs>

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.

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

04. INFORMATIVE

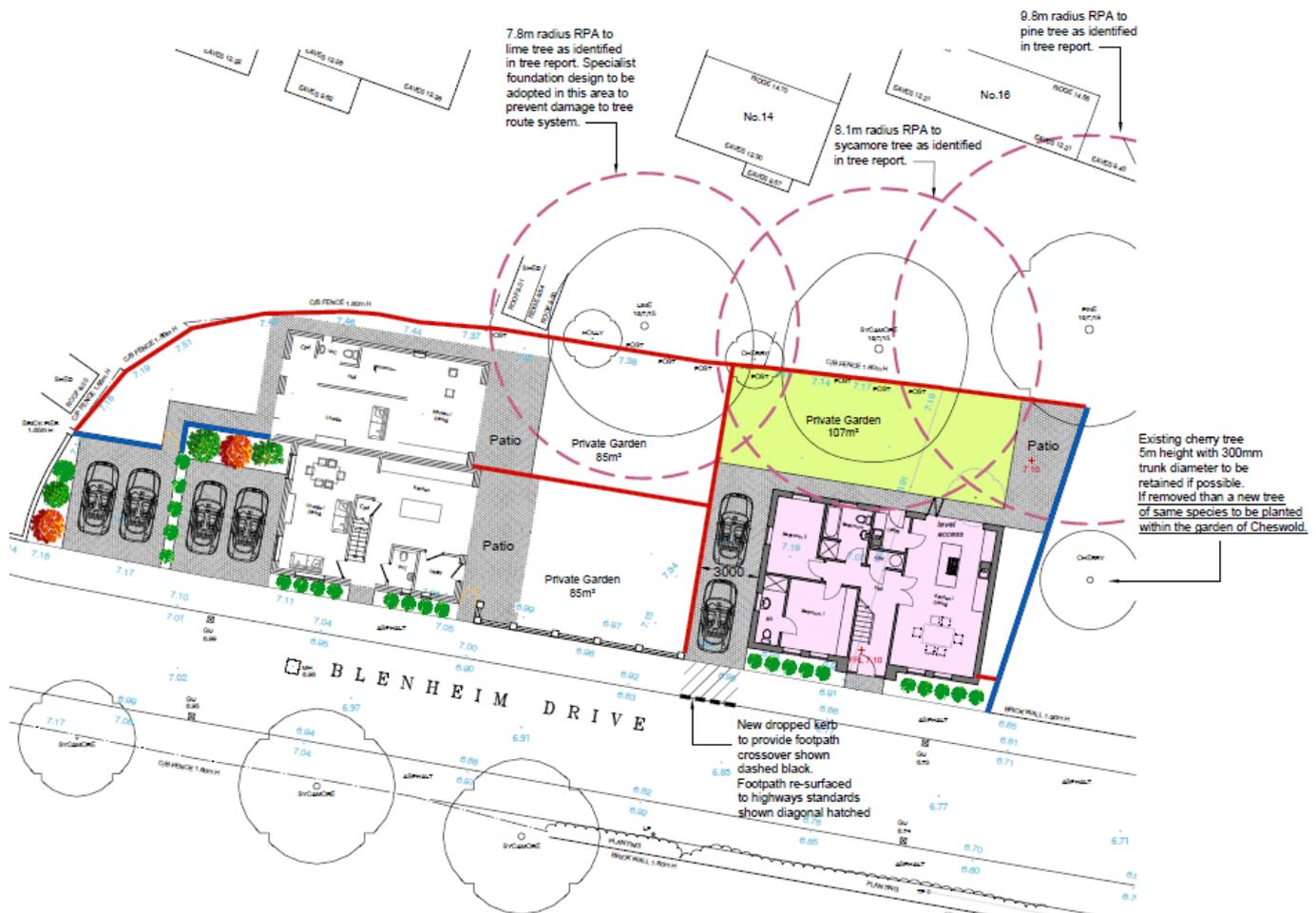
Birds may be nesting in trees and shrubs proposed for removal. It is an offence under the Wildlife and Countryside Act 1981 (as amended) to disturb nesting birds, and vegetation removal should be timed therefore to avoid the nesting season (March to August inclusive).

05. INFORMATIVE

The site is within the Doncaster East Internal Drainage Board district. There are no Board maintained watercourses in close proximity to the site. Surface water run-off rates to receiving watercourses must not be increased as a result of the development.

**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



N.B. The pair of semi-detached houses on the left of the site plan has already received planning permission – this application relates only to the dormer bungalow on the right.

### General Specification:

#### Paving:

Individual driveways to dwelling to be finished in block paving

Pathways and Patios to dwelling to be natural stone paving

#### Boundary Treatments:

- 1.8m high vertical timber boarded fence
- 1.8m high brickwork walling to match existing Boundary B
- 1.8m high brickwork piers low level walling and fence panels Boundary A

#### Trees:

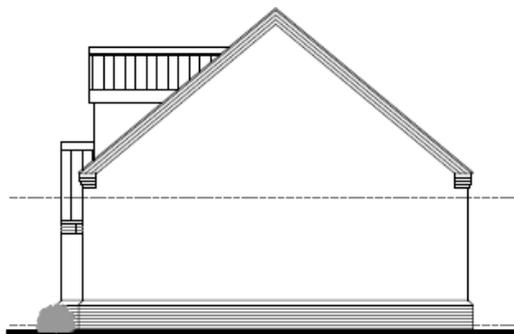
All garden areas to be turfed.

Mixture of low level planting and shrubbery to front of dwelling as indicated on the plans.

## Appendix 2: Proposed Elevations



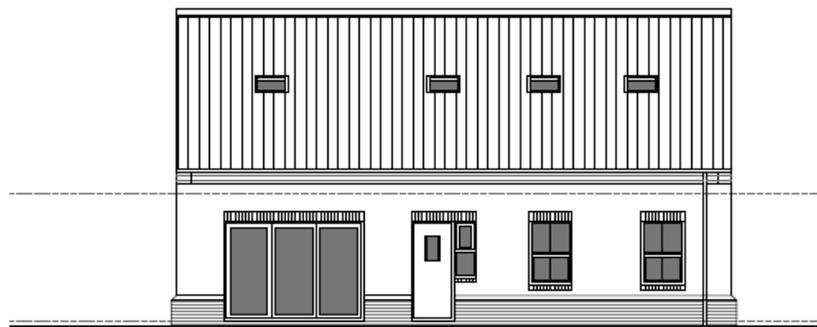
Proposed Front Elevation 1:100



Proposed Side Elevation 1:100



Proposed Side Elevation 1:100



Proposed Rear Elevation 1:100

### MATERIAL SPECIFICATION:

- 1 - Marley Eden traditional clay pantile in natural red
- 2 - Monocouche render in chalk white with facing brick detailing
- 3 - uPVC sash window with facing brick head and cill
- 4 - Composite entrance door
- 5 - Terca Kempsey Antique facing brick
- 6 - Lead sheet to face of dormers

### Appendix 3: Proposed Floor Plans

