

Application	3.
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Application Number:	21/01242/FUL
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Application Type:	Planning FULL
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Proposal Description:	Erection of first floor pitched roof extension above existing ground floor extension and single storey pitched roof store to the rear and internal alterations (Amended plans - first floor extension reduced)
At:	Dentists Surgery, 5 Alston Road, Bessacarr, Doncaster, DN4 7HA

For:	Ms Heema Sharma, 5 Alston Road, Bessacarr, Doncaster, DN4 7HA
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Third Party Reps:	7 objections have been received.	Parish:	n/a
		Ward:	Bessacarr

Author of Report:	Mary Fleet
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SUMMARY

The application relates to the erection of a first floor pitched roof extension above existing ground floor extension and single storey pitched roof store to the rear and internal alterations. The application has been advertised for a second time to publicise the amended plans which have reduced the extent of the development at first floor level.

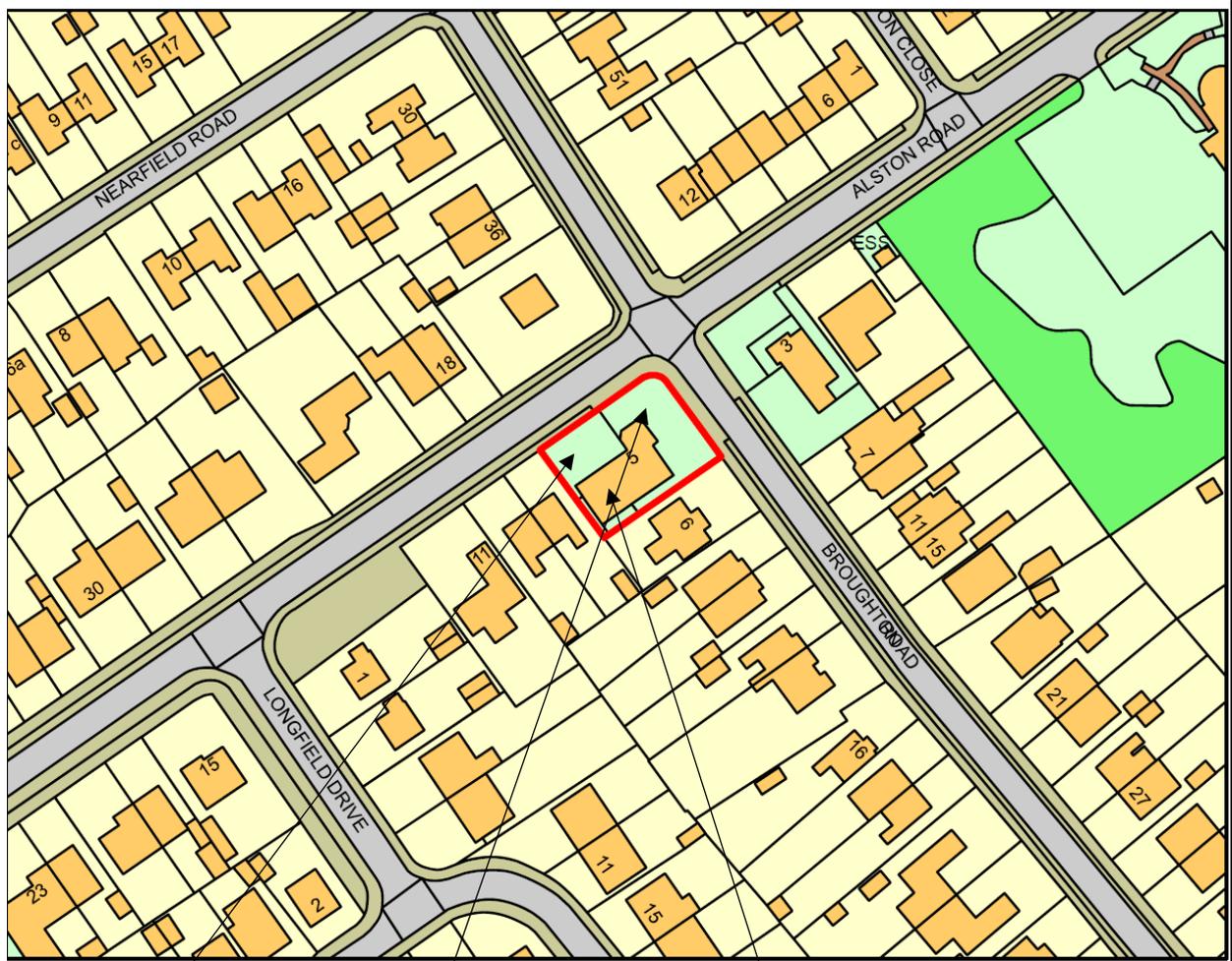
The application site comprises a large detached brick property and lies on the corner of Alston Road and Broughton Road. The property has been divided internally and contains the dental practice and a beauty clinic/hairdressers. The surrounding area is predominantly residential in character, and allocated as such within the Development Plan.

The proposal will create additional/altered staff facilities as well as a specialist room for X-Rays plus a waiting area at first floor level. The proposal will utilise the existing parking to the front of the building and it is notable that within this application there is no intention to increase patient/staff numbers which would require additional provision.

The application is being presented at Planning Committee as it has received 8 objections from local residents.

This is a resubmission of application 20/03180/FUL which was refused under delegated powers on that grounds that additional comings and goings would be detrimental to residential amenity as well as because of the fact that there was inadequate parking provision.

RECOMMENDATION: GRANT planning permission subject to conditions



Parking area

Additional parking area

Proposed extension here

1.0 Reason for Report

- 1.1 This application is being presented to Planning Committee as a result of significant public interest, particularly in respect of the potential to impact negatively on residential amenity given the number of traffic movements. The main concerns therefore relate to parking and highway congestion/ safety.

2.0 Proposal

- 2.1 Full Planning Permission is sought for the erection of first floor pitched roof extension above existing ground floor extension and single storey pitched roof store to the rear and internal alterations. The area is one consisting primarily of residential properties though there are other commercial enterprises located in the immediate vicinity.
- 2.2 The previous application (20/03180/FUL) was refused on the grounds that there was insufficient parking and that the increased intensification of the use would be detrimental to residential amenity. Rather than increasing the number of treatment rooms (and thus patient numbers), this amended application seeks to improve the facilities, particularly for staff, by the addition of a training room, a separate staff room as well as an improved kitchen, a waiting area and X- Ray facility. At both ground floor and first floor level further storage area is required.
- 2.3 Local residents remain concerned about the impact of the use on the residential area in terms of increased traffic movements as well as further pressure being placed on the existing parking situation. The neighbours directly to the side and rear have commented also to say that they also consider that the proposed extension is overly dominant in relation to their properties. These comments have been taken into consideration with the alterations requested to the plans which have been re-advertised.
- 2.4 In design terms the proposed extension is in keeping with the character of the host building: the roof of the proposal is hipped, the windows of a similar style and overall the built development integrates effectively both with the host and into the existing street scene.

3.0 Site Description

- 3.1 The application site comprises a large detached brick property and lies on the corner of Alston Road and Broughton Road. The property has been divided internally and contains the dental practice and a beauty clinic/hairdressers. The surrounding area is predominantly residential in character, and allocated as such within the Development Plan.
- 3.2 For the dental practice, off-road car parking is at the front of the premises and at the front and side of the premises for the beauty clinic/hairdressers. A small brick wall divides the two parking areas. The Applicant has confirmed that the premises is within their ownership and the red line boundary relates to the whole of the premises.
- 3.3 The site is bounded to the west by No. 7 Alston Road which is a semi-detached residential property. Opposite to the north is a Meeting Hall and 18 Alston Road also a semi- detached residential property and a newsagent shop lies on the corner

to the east. To the rear (south) of the premises lies 6 Broughton Road a detached residential property.

- 3.4 Typically the area consists of a number of different house types: traditional post-war semi and detached dwellings as well as newer properties erected most probably in the 1970's /80's. The area has an established suburban feel to it and benefits from mature greenery /trees/ hedgerows.
- 3.5 The site is in Flood Zone 1 as defined by the Environment Agency's Flood Maps, and is therefore at low risk of flooding.

4.0 Relevant Planning History

- 4.1 20/03180/FUL Erection of first floor extension above existing ground floor extension and erection of single storey pitched roof store to rear and internal alterations APPLICATION REFUSED 24.3.21
- 4.2 99/2884/P Erection of extension (6.50M X 8.60M) to existing dental practice. Application granted 13.10.1999
- 4.3 95/0835/P Erection of extension (5.40m x 5.18m). Application granted 3.5.1995
- 4.4 93/3454/P Erection of single storey rear extension to form treatment room/practice/lobby/WC extension (7.55m x 5.35m) to existing dental practice. Application granted 10.1.1994.
- 4.5 88/2784/P display of 2 no. internally illuminated fascia signs (6.5M X 0.45M AND 4.1M X 0.45M) Application granted 4.11.1988.
- 4.6 81/0420/P Change of use of first floor and part ground floor from residential to dental practice. Application granted 10.4.1981
- 4.7 81/0174/P Display of illuminated sign (0.83M X 0.53M) Application granted 20.3.1981
- 4.8 80/2525/P Change of use from shop to estate agents office (being details reserved in permission granted under reference 80/36/02229 on 21.1.1980) Application granted 6.2.1981
- 4.9 80/2229/P Change of use of ground floor from shop to estate agents office. Application granted 21.11.1980.

5.0 Site Allocation

- 5.1 The site falls within a designated Residential Policy Area, as defined by the Local Plan (2021). This is not in a high risk flood zone being allocated as Flood Risk Zone 1.
- 5.2 National Planning Policy Framework (NPPF 2021)
- 5.3 The National Planning Policy Framework 2021 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy

Framework is a material consideration in planning decisions and the relevant sections are outlined below:

- 5.4 Paragraph 2 states that planning law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.5 Paragraphs 54 – 56 of the NPPF set out the requirements for a local planning authority's use of conditions and obligations when considering whether an otherwise unacceptable development could be made acceptable. Imposing conditions should only be used where; they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Planning obligations must only be sought where they meet all of the following tests: a) necessary to make the development acceptable in planning terms, (b) directly related to the development; and (c) fairly and reasonably related in scale and kind to the development.
- 5.6 Paragraph 81 states that planning policies and decisions should help create the conditions in which business can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 5.7 Paragraph 111 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.
- 5.8 Paragraph 130 states that planning policies and decisions should ensure that developments:
 - a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) 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 users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Local Plan

5.09 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Doncaster consists of the Doncaster Local Plan (adopted 23 September 2021).

5.10 The following policies have therefore been used to assess this application:

5.11 Policy 10 (Residential Policy Areas) states that the establishment or increase of non-residential uses of appropriate scale will be permitted provided they would not cause unacceptable loss of residential amenity through, for example, excessive traffic, noise, fumes, smells or unsightliness.

5.12 Policy 13 (Promoting Sustainable transport in new developments) states that the council will work with developers to ensure that: 6. development does not result in unacceptable impact on highway safety, or severe residual cumulative impacts on the road network.

5.13 Policy 41 (Character and local distinctiveness) states that development proposals will be supported where they, amongst other things, respond positively to their context, setting and existing site features, respecting and enhancing the character of the locality; and integrate visually and functionally with the immediate and surrounding area at a settlement, neighbourhood, street and plot scale.

5.14 Policy 42 (Good urban design) states that 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.

5.15 Policy 46 (Design of Non-Residential, Commercial and Employment Development) states that all non-residential and commercial developments, including extensions and alterations to existing properties, must be designed to be high quality, attractive, and make a positive contribution to the area in which they are located. To do this developments will be required to meet a number of criteria relating to character and design, the impact on amenity, and meet functional requirements whilst being architecturally appropriate.

- 5.16 Policy 56 (Drainage) 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.

Neighbourhood Plan

- 5.17 There is no Neighbourhood Plan for this area.

Other Material Planning Considerations and guidance

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

6.0 Representations

- 6.1 This application has been advertised in accordance with The Town and Country Planning (Development Management Procedure (England)) Order 2015 (as amended) by way of site notice, and direct neighbour notification letters. The neighbour notification process has been repeated to clarify that the plans have been altered to reduce the extent of the first floor extension. 7 individuals have expressed concern about the application: 7 in relation to the original application with 4 complaints being received in respect of the altered plans. These 4 are from the 7 who had complained initially. Concerns raised in relation to this application are as follows:
- 6.2 Highways /Parking issues - Neighbour concerns relate to the impact of the expansion of the premises on the local area in terms of parking and traffic issues in general. The existing situation in the street is mentioned: the constraints of being close to the school as well as to shops and the café are noted as is the issue of drives being blocked. Residents have concerns relating to highway safety, as well as in relation to the capacity of the road to cope with additional traffic, plus problems caused by fumes as well as noise from both increased traffic. Objectors remain concerned that the proposal will ultimately result in the expansion of the surgery without the parking provision to cope with such an expansion and that the proposed plans will take away parking from other businesses (shops, café, pub) and the primary school.
- 6.3 Impact on residential amenity – concerns have been raised relating to noise (given the nature of the business as well as the noise from additional traffic) Objections have also been received relating to overlooking/privacy/over-dominance as well as loss of daylight (in relation to no 6 Broughton Road)
- 6.4 It is considered that the proposal is detrimental to the character of the area: it is felt that the site has been extended sufficiently and that this development would result in built form that is out of character with those that surround it.

- 6.5 The 4 complaints made in respect of the amended plans reiterate that the concerns remain unaddressed in terms of the highways impact and parking. As well as this it is mentioned that the ground floor extension abuts the boundary to the rear of the surgery building.
- 6.6 Comments have been made in respect of the applicant's real intentions for extending the building. This is not something that it is possible to consider here given that an expansion in terms of the number of surgeries has not been applied for and would need to be subject to separate scrutiny. Several of the comments made work on the basis that the application is the same as 20/03180/FUL which is not the case.
- 6.7 The comment in relation to the fact the adjoining business has changed ownership is also noted. Should changes here require planning consent an assessment would need to be made of the impact of this change, taking into consideration surrounding uses, including the available parking provision at that time. It is not something that can influence the decision in terms of this application.

7.0 Relevant Consultations-

- 7.1 **Highways** - have raised no objections as patient numbers are not increasing therefore the parking requirements remain unchanged.
- 7.2 **Trees** – no objections – trees /hedges are not considered to be an issue.
- 7.3 **Pollution control** - have no objections having requested an informative note relating to development on/near potentially infilled land.
- 7.4 **Internal drainage** - have stated that they have no objections subject to receiving the amended drawing CRB 6
- 7.5 No responses have been received from either **Yorkshire Water, National Grid, or the area manager.**

8.0 Assessment

- 8.1 The principal issues for consideration under this application are as follows:
- Principle of Development
 - Sustainability
 - Impact upon Residential Amenity (social sustainability)
 - Design and Impact upon Character of Area (environmental sustainability)
 - Highways (environmental sustainability)
- 8.2 For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:
- Substantial
 - Considerable
 - Significant
 - Moderate
 - Modest
 - Limited
 - Little or no

Principle of Development

- 8.3 The proposal seeks consent to erect a first floor pitched roof extension above existing ground floor extension and single storey pitched roof store to the rear as well as internal alterations.
- 8.4 The application site is within the Residential Policy Area (RPA) as defined by the Local Plan (September 2021). This is no different from the allocation under the Doncaster UPD (1998).
- 8.5 Policy 10 of the Local Plan states that within residential policy areas the establishment or increase of non-residential uses of appropriate scale will be permitted provided they would not cause unacceptable loss of residential amenity through, for example, excessive traffic, noise, fumes, smells or unsightliness. Given that the proposal does not seek to increase the number of surgeries and thus the number of patients it is rather more an issue of whether the alterations to the building in themselves are acceptable much as the concerns raised relate mainly to concern in respect of the expansion of the practice. This is not what this application proposes.
- 8.6 Provided it can be demonstrated that the proposal is not detrimental to residential amenity, that it integrates with the character of the area, that it raises no highways concerns or other technical matters, then in planning terms the development is acceptable.

8.7 Sustainability

- 8.8 The National Planning Policy Framework (NPPF, 2021) sets out at Paragraph 7 that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 8.9 There are three strands to sustainability, social, environmental and economic. Paragraph 10 of the NPPF states that in order that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

8.10 **SOCIAL SUSTAINABILITY**

Impact Upon Residential Amenity

- 8.11 Paragraph 130 (f) of the National Planning Policy Framework states that planning decision should create places that have a high standards of amenity for existing and future users. The Development Guidance and Requirements SPD should be afforded less weight now that the Local Plan has been adopted, but does still provide guidance with regards to what would /would not constitute acceptable development (in amenity terms) for what is in essence a residential property though it has been converted. It states in section 2.12c) that development should respect the living conditions of the neighbours and not result in '*unacceptable overshadowing, overlooking, or an overbearing relationship*'. Policy 46 of the Local

Plan states that non-residential proposals will be supported where they have no unacceptable negative effects upon the amenity of neighbouring land uses or the environment.

- 8.12 The proposed first floor extension has been reduced in scale since the application was refused. The original proposal under this application was for the same scale extension at first floor level however given the concerns this did raise in terms of the impact in no 6 Broughton Road the extent of the first floor accommodation has been reduced and stepped away from the boundary to reduce the over-dominance of the extension and to ensure that the scheme could achieve the 45 degree sight line from the centre of the first floor window of no 6 Broughton Road.
- 8.13 Given the position of the proposed extension in relation to its immediate neighbours the impact on daylight will be acceptable: the garden/rear of no 6 Broughton Road will be largely unaffected with the exception of later in the day when the sun drops lower in the sky. Built form at first floor level will be brought closer to the side elevation of no 7 Alston Road. There remains 4m separation distance between the properties however and the first floor element extends by just 1.2m beyond the rear of no 7 which given the separation distance is acceptable. The windows on the side elevation of number 7 do not serve habitable rooms (affected are a secondary kitchen window, a hallway and a cloakroom/WC at ground floor level, and a bathroom and landing at first floor level) therefore in this context the propose extension is not thought to be unreasonable.
- 8.14 The neighbours at no 7 Alston Road, as well as expressing concern with regards to overshadowing, have also expressed concerns with regards to loss of privacy. In order to effectively address these concerns one of the side facing windows at first floor level has been removed and the window serving the proposed staff room will be non-opening and obscured glazed This has been confirmed on amended plans.
- 8.15 In terms of privacy the window facing the side elevation of no 6 Broughton Road is existing though its use has changed to a kitchen from a decontamination room which may impact on privacy somewhat more than the previous use though this is a matter of debate.
- 8.16 The front facing windows pose no different a situation than currently exists with the surrounding neighbours and in any case achieve a separation distance of greater than 30m.
- 8.17 It has been noted in representations also that residential amenity will be harmed by the additional noise caused by the use. Whilst it is accepted that the noise from additional traffic movements could be a factor in the case of planned expansion this is not what is being proposed here and therefore cannot be considered as a factor weighing against the merits of the application.
- 8.18 On balance therefore it is not considered that the proposed extension to the dental surgery is harmful to amenity either in terms of over-dominance or in respect of overshadowing or privacy. Likewise given there is no proposed expansion to the surgery then the noise generated by the use will remain unchanged. The scheme is therefore considered in accordance with policy 46 of the Local Plan as well as paragraph 130f of the NPPF and this carries significant weight.

Conclusion on Social Impacts.

- 8.19 Paragraph 8 of the NPPF (2021) indicates, amongst other things, that the planning system needs to support strong, vibrant and healthy communities, by ensuring well-designed and safe built environments, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
- 8.20 The proposed development will see the erection of an extension which will enable the dental practice to function more effectively which will be beneficial to both existing and future users of the practice. The extension is not unduly large and is designed to be built to a good specification.
- 8.21 The proposal would not adversely affect neighbouring residential properties through excessive overshadowing or loss of privacy, nor is it considered that the proposal will be overly dominant as the extent of the first floor element has been reduced to take the massing away from the boundary. In respect of the traffic movements associated with the use these will be unchanged given that an application has not been made to expand patient numbers and therefore noise is not considered to be an issue. The proposal therefore accords with policy 46 of the Local Plan as well as with paragraph 130f of the NPPF (as well as with the guidance set out in the Development Guidance and Requirements SPD). Thus the proposal weighs positively in terms social impacts and carries significant weight.

ENVIRONMENTAL SUSTAINABILITY

Design and impact upon the character of area.

- 8.22 The proposal is a first floor extension over an existing ground floor element. A small increase in footprint is also proposed to the rear to provide additional storage facilities. The property has been subject to previous extensions and alterations and whilst the 2 storey addition to the front and the conservatory are a little odd the extension proposed here arguably brings an element of symmetry and balance of the property which is certainly not out of keeping with the host dwelling or the character of the street.
- 8.23 Properties immediately neighbouring the application site are similarly designed and this proposal is felt to integrate well with what are the older properties immediately adjacent to this development. The distance that separates the side of the new extension from the neighbour at no 7 Alston Road is sufficient to ensure the properties do not appear cramped when viewed from the road. This view takes into consideration the fact that the lane level at no 7 is slightly lower.
- 8.24 The applicant has confirmed that the extension will be built with materials that match those existing as closely as is possible to further ensure the proposals integration with the host and with surrounding properties.
- 8.25 Photographs taken of the application site can be found in appendix 1. These show not only the application site but the wider street scene and help to illustrate the fact that the proposal will work effectively here in the existing street context. An image has been added from google earth as this is considered to give a better illustration of this. Whilst the nature of the use is not residential the design of the extension is not at odds with the domestic properties which surround it and it retains an air of a

building which has evolved over a number of years resulting in a building which is more substantial but not detrimental to the inherent character of the area.

- 8.26 Given the above assessment it is considered that the design of the proposal is respectful of the character of the area and therefore in accordance with Policy 41 and Policy 46 of the Local Plan as well as paragraph 130 b & c of the NPPF in that the proposal demonstrates an understanding of the site in the context of its surroundings and is designed in such a way that is sympathetic to this.

Highways

- 8.27 Paragraph 111 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.
- 8.28 Policy 13 of the Local Plan states that the council will work with developers to ensure that development does not result in unacceptable impact on highway safety, or severe residual cumulative impacts on the road network.
- 8.29 Application 20/03180/FUL was refused on 2 grounds relating to highways issues: loss of residential amenity on account of the increased number of vehicle movements associated with the intensification of the use as well as the fact that the site is not able to provide parking sufficient to accommodate increased patient and staff numbers.
- 8.30 This application proposes what amounts to additional staff facilities (these being a training room, staff room and library/store in addition to a specific X-ray room) The upstairs landing area is proposed as a waiting area which is not unreasonable given the fact that there are 2 treatment rooms and X-ray facilities upstairs as well as the fact that given the pandemic good practice dictates that particularly in clinical settings patients are more spaced out that was previously the case.
- 8.31 Local residents in the representations they have made have expressed concern with regards to the parking situation in relation to the surgery and to the issue created by the traffic generated by this in addition to that caused by other uses namely the nearby businesses as well as school traffic. It is not disputed that this road does get busy and that at times there are problems with inconsiderate parking/ driveways being blocked and this is of course a concern. Given however that this application proposes no increase in patient or staff numbers, much as this is acknowledged to be a problem it is outside of the remit of this application to control.
- 8.32 Highways Development Control have stated they have no issues given the basis upon which the application has been resubmitted as it does not propose to generate any additional traffic. The response has requested that a condition be imposed ensuring that the proposed rooms cannot be converted into treatment rooms, thus increasing patient numbers as the parking provision is inadequate for such an expansion.
- 8.33 On consideration of the above points this proposal, with the additional of the condition controlling future expansion, will not result in an expansion of patient number with the resultant additional parking / traffic impact and therefore there are no grounds to refuse the application on this basis. The fact that Highways

Development Control are supportive of this proposal weighs significantly in favour of this application.

Drainage

- 8.34 Policy 56 of the Local Plan 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.
- 8.35 The drainage team initially objected to the proposal given the need for more information to be provided in respect of the need to clarify the arrangements for dealing with surface water. Amended plans have now been provided which confirm that the existing soakaway is to be used to drain the roof and this is seen to be satisfactory for the proposal to progress on the basis of drawing CRB 6 without the need for a drainage condition.
- 8.36 The drainage arrangements confirmed on plan CRB 6 are considered to deal effectively with the surface water from this development which will change little due to the minor increase in footprint. The proposal is therefore considered to be in accordance with policy 56 which weighs substantially in favour of this development.

Conclusion on Environmental Issues

- 8.37 Paragraph 8 (c) of the NPPF (2021) indicates, amongst other things, that the planning system needs to contribute to protecting and enhancing the natural built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 8.38 The application proposal is not considered to harmfully impact the environment or surrounding uses. The increase in footprint is minor. No additional traffic movements are proposed and the application has received the approval of Highways DC subject to a condition preventing further intensification of the use. Drainage details have been dealt with satisfactorily prior to presenting this application to members.
- 8.39 The proposal is not considered to detrimentally affect the surrounding environment. This weighs significantly in favour of the application.

ECONOMIC SUSTAINABILITY

- 8.40 It is anticipated that there would be some short term economic benefit to the development of the site through employment of construction workers and tradesman connected with the build of the project. The proposal is a minor one and the economic benefit therefore commensurate with this.
- 8.41 On the wider level, the erection of the extension to provide better facilities for staff will potentially have the transferrable benefit of improving the patient experience which is seen as a positive. As there will be little economic benefit from this application, and there are other material planning considerations that weigh in favour of the application, it would therefore not be reasonable to refuse the application on this basis.

Conclusion on Economy Issues

- 8.42 Paragraph 8 (a) of the NPPF (2021) sets out that in order to be economically sustainable developments should help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
- 8.43 Whilst the economic benefit of the proposal is of limited benefit, it does not harm the wider economy of the Borough and for the reason weighs in favour of the development.

9.0 PLANNING BALANCE & CONCLUSION

- 9.1 In accordance with Paragraph 11 of the NPPF (2021) the proposal is considered in the context of the presumption in favour of sustainable development. Officers have identified that both socially and environmentally the application weighs in positive favour, while no adverse economic harm, that would significantly or demonstrably outweigh the benefits outlined, has been identified when considered against the policies in the Framework taken as a whole. In addition to this the proposal is considered to accord with the relevant sections of policies 10, 13, 41,46 and 56 of the Local Plan as well as paragraphs 111 and 130 of the NPPF . Given that this is the case the proposal is not considered to be detrimental to the immediate or wider area if constructed here and it is felt that there are no material considerations indicating that the application be refused.

10.0 RECOMMENDATION

10.1 GRANT planning permission subject to conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.
REASON
Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the details shown on the amended plans, and retained as such for the lifetime of the development, which are referenced and dated as follows:

Location/site plan dated 24.9.21 (CRB 1)
Site plan dated 24.9.21 (CRB 4) parking unchanged
Site plan dated 24.9.21 (CRB 5) showing 45 degree line
Proposed plans dated 24.9.21 (CRB 6)

REASON

To ensure that the development is carried out and retained as shown on the plans in accordance with the application as approved.

3. The external materials and finishes shall match the existing property.
REASON
To ensure the satisfactory appearance of the development in accordance with policy 46 of the Local Plan (2021)

INFORMATIVES

1. INFORMATIVE

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

Further information is also available on the Coal Authority website at:

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

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

2. INFORMATIVE

DEVELOPMENTS NEAR LANDFILLS

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

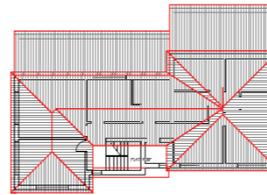
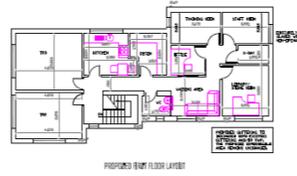
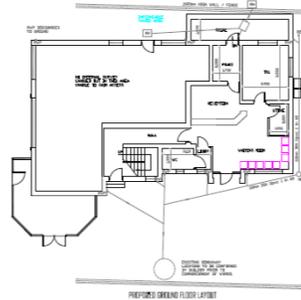
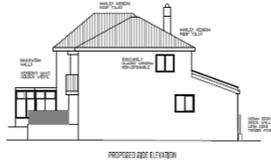
Planning permission has been granted on the basis that there is no sound and clear-cut reason to refuse. The applicant is, however, reminded that the responsibility for safe development and secure occupancy of the site rests with the developer and accordingly is advised to consider the possibility of the presence or future presence of landfill gas and satisfy himself of any gas precaution which may be necessary.

Appendix 1 (photos)





Plans



1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010 AND THE BUILDING ACT 2006.
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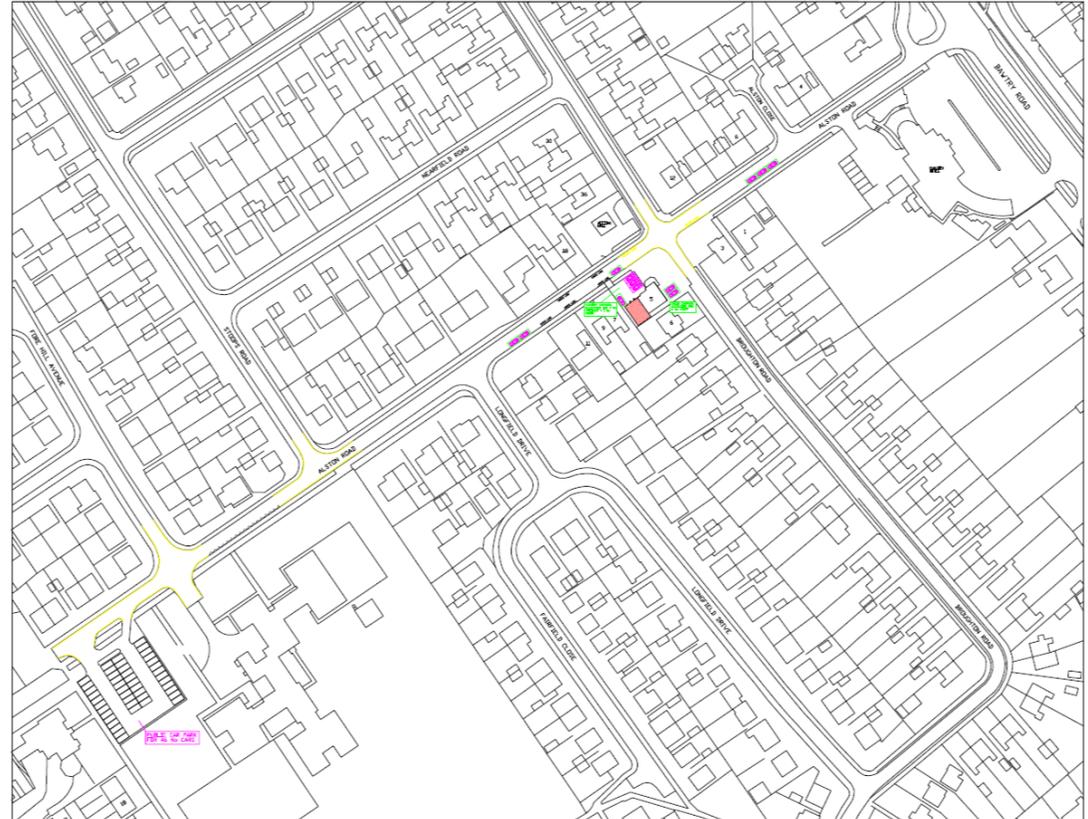
Project:
 PROPOSED FIRST FLOOR EXTENSION ABOVE EXISTING GROUND FLOOR EXTENSION IN SINGLE STOREY ATTACHED ROOF TO THE REAR & SIDEWALLS, ALLEN ROAD, BUNGAY, SUFFOLK IP19 7NS

PROPOSED FLOOR LAYOUTS AND ELEVATIONS

Drawn by:	CHB	Scale:	1:50	Checked:	CHB
Scale:	1:50	Drawn:	CHB	Checked:	CHB

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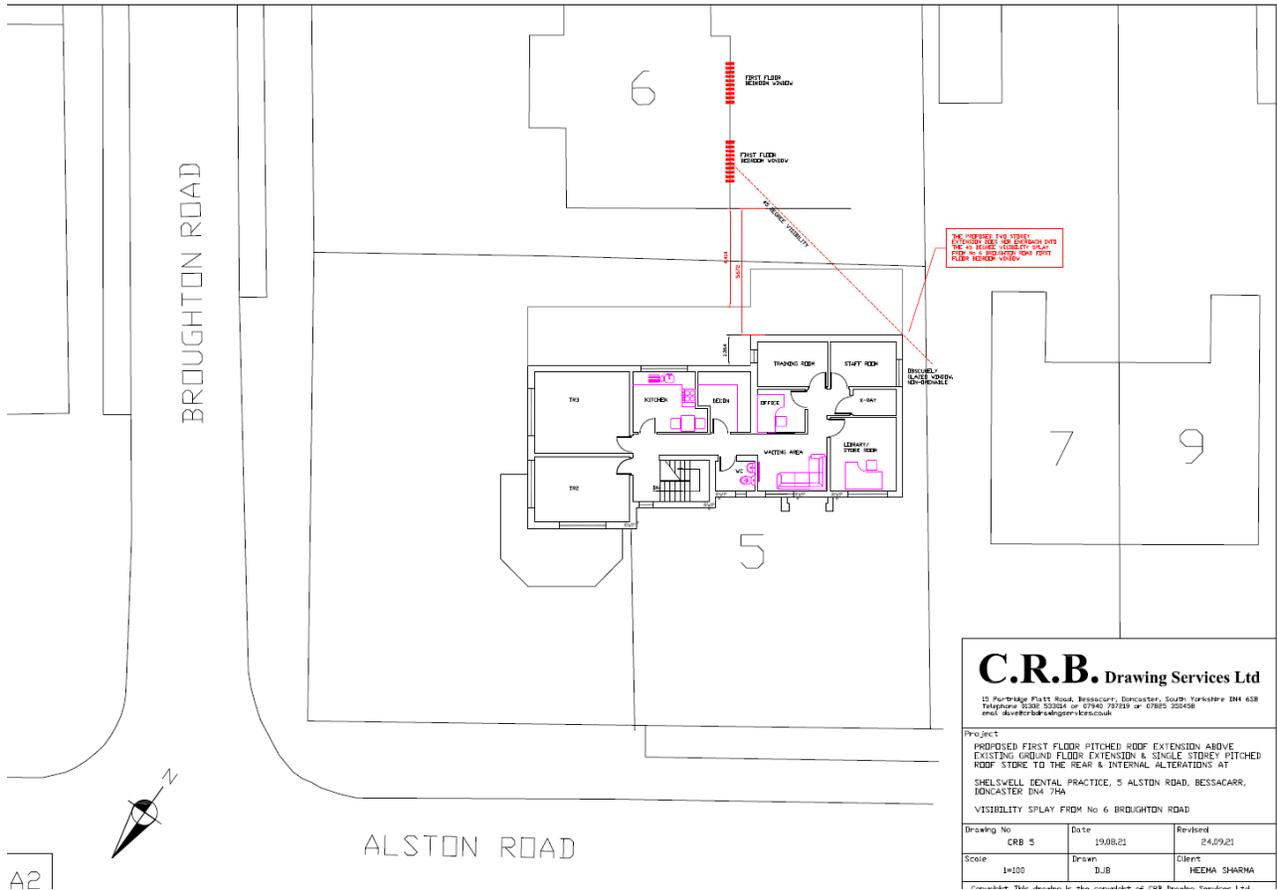
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Scale:	1:50	Drawn:	CHB	Checked:	CHB

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Project
 PROPOSED FIRST FLOOR PITCHED ROOF EXTENSION ABOVE
 EXISTING GROUND FLOOR EXTENSION & SINGLE STEEP PITCHED
 ROOF STORE TO THE REAR & INTERNAL ALTERATIONS AT
 SHELLEWELL DENTAL PRACTICE, 5 ALSTON ROAD, BESSACARR,
 DONCASTER DN4 7HA
 VISIBILITY SPLAY FROM No 6 BRIGHTON ROAD

Drawing No	Date	Revised
CRB 5	19.08.21	24.09.21
Scale	Drawn	Client
1:100	DJB	HEEMA SHARMA

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