

<b>Application</b>	<b>5</b>
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<b>Application Number:</b>	21/01681/FUL
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<b>Application Type:</b>	Planning Full
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<b>Proposal Description:</b>	Demolition of existing outbuildings, erection of detached dwelling, creation of access and associated works.
<b>At:</b>	9 Whin Hill Road, Bessacarr, Doncaster, DN4 7AF

<b>For:</b>	Mr & Mrs Clarkson
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<b>Third Party Reps:</b>	1 letter of objection	<b>Parish:</b>	N/A
		<b>Ward:</b>	Bessacarr

<b>Author of Report:</b>	Róisín McFeely
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## SUMMARY

The application relates to the demolition of existing outbuildings, erection of detached dwelling, creation of access and associated works. The site lies within a Residential Policy Area and also within the Bessacarr Conservation Area. There has been a previous 2018 approval on the site for a similar scheme, which is currently extant.

This application was called into Planning Committee by Councillor Nick Allen and Councillor Laura Bluff.

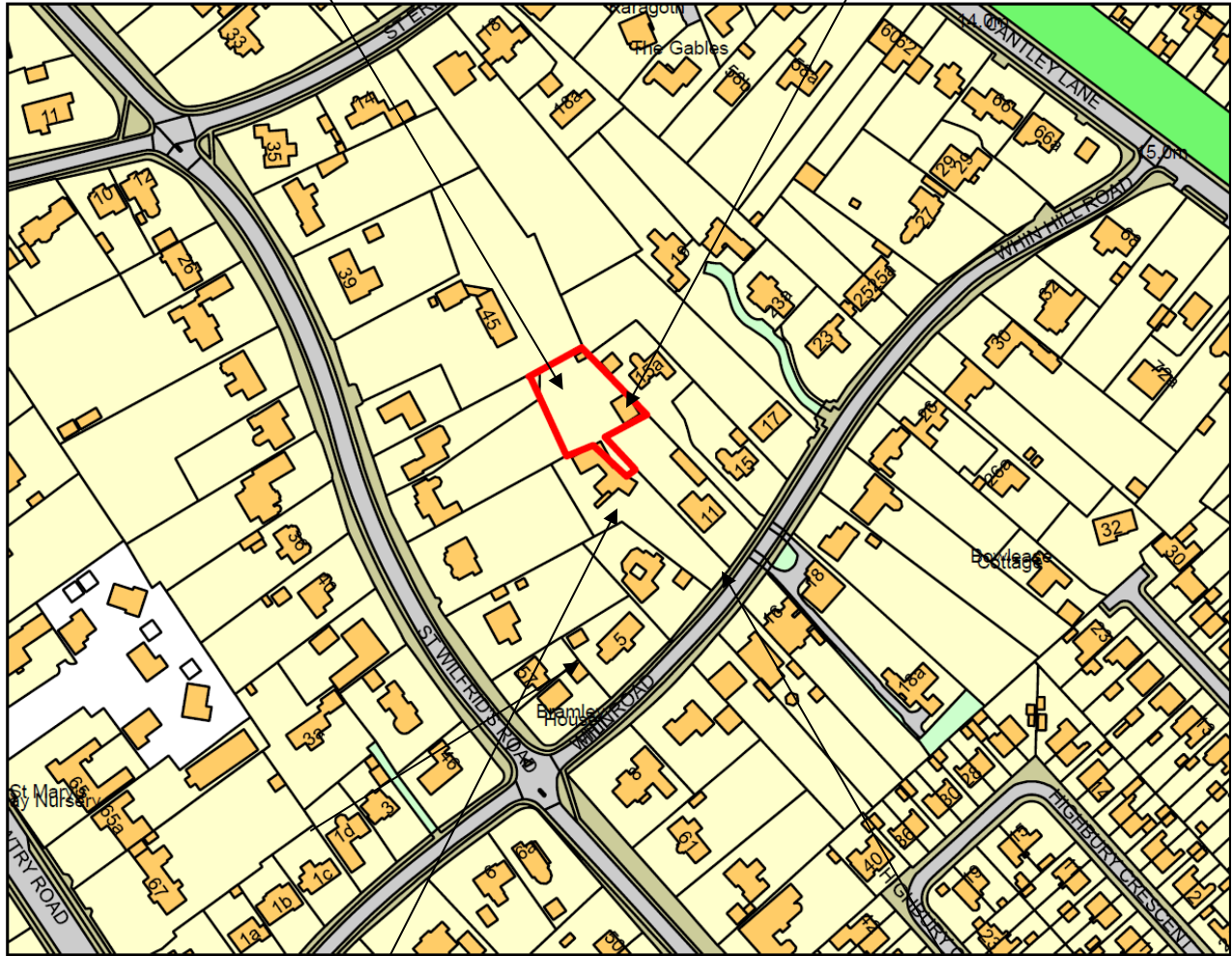
The proposal has been amended significantly in line with comments from the Planning and Conservation Officers. The scale, height and massing of the dwelling have been reduced to match the extant 2018 permission on the site. The proposal meets both internal and external space standards and separation distances as set out in the Local Plan and Supplementary Planning Documents (SPDs). The Conservation Officer considers the amended design to be acceptable.

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

**RECOMMENDATION: GRANT planning permission subject to conditions**

Application Site

Existing garage  
on site to be  
demolished



Site for planning  
application  
21/02299/FUL

Existing access to  
the site

## **1.0 Reason for Report**

- 1.1 This application is being presented to planning committee as Councillor Allen and Councillor Bluff called in the application to be heard by members on the basis that the plan would result in significant overlooking and loss of privacy for local residents.

## **2.0 Proposal**

- 2.1 Planning permission is sought for the demolition of existing outbuildings, erection of detached dwelling, creation of access and associated works.
- 2.2 Permission has been granted on the site for two dwellings in 2018 (18/02822/FUL), with the current proposal being in approximately the same position as plot 2 of the 2018 permission. This permission is still extant (capable of being implemented).
- 2.3 It is also important to note that there is also an application pending consideration to the front of the site, under reference 21/02299/FUL. This land is also under the ownership of the applicant and proposes the erection of a dwellinghouse following demolition of the existing bungalow.
- 2.4 The proposal has been amended significantly to overcome concerns raised by the Planning and Conservation Officer relating to harm to the character of the Conservation Area. The main amendments to the proposal are: a reduction in the footprint, height and massing of the dwelling to match the extant 2018 approval and amendments to the design of the proposed dwelling. Amendments were also made to the access to overcome issues raised by the Highways Officer.
- 2.5 The application was re-advertised due to the significant amendments to the scheme.

## **3.0 Site Description**

- 3.1 The application site is a piece of land currently used as the garden of no. 9 Whin Hill. The land is mainly grassed, lined by trees and currently features a large domestic garage – which is to be demolished as part of this application. The application site is located on the Residential Street of Whin Hill in Bessacarr. There is an existing single driveway access off Whin Hill Road, which is lined by several mature trees. The plot is surrounded by other residential dwellings.
- 3.2 There is an application on the adjacent piece of land for the demolition of the existing bungalow at no. 9 and a replacement dwellinghouse (21/02299/FUL). The large detached bungalow on the adjacent site is set back a good distance from the road. The existing bungalow is erected in a mixture of materials including red brick, white horizontal boarding and Artstone. It has been extended haphazardly over time with several circa 1970s flat-roofed extensions and is an unusual shape.
- 3.3 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 Application site:

Application Reference	Proposal	Decision
21/02299/FUL	Demolition of existing bungalow and construction of new detached dwelling	Pending Consideration
18/02822/FUL	Erection of 2 detached dwellings following demolition of existing bungalow	GRANTED
15/02016/FUL	Erection of detached house on approx. 0.1ha of land	GRANTED
14/01375/REM	Details of access, appearance, landscaping, layout and scale of design for the erection of two detached dwellings on approx 0.24 ha of land (being matters reserved in outlined application previously granted permission under ref 13/01130/OUT on 17.10.13)	GRANTED
13/01130/OUT	Outline application for the erection of two detached dwellings on approx. 0.24ha of land following demolition of existing bungalow (All matters reserved) (THE APPLICATION HAS BEEN AMENDED TO TWO PROPERTIES FROM THE ORIGINALLY PROPOSED THREE)	GRANTED

## 5.0 Site Allocation

5.1 The site falls within Residential Policy Area, as defined by the Doncaster Local Plan (adopted September 2021), and the Bessacarr Conservation Area. The following policies are applicable:

### 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 Paragraphs 7 – 11 establish that all decisions should be based on the principles of a presumption in favour of sustainable development.
- 5.5 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.
- 5.6 Paragraph 56 states that planning conditions should be kept to a minimum and only be imposed where necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.
- 5.7 Paragraph 111 of the NPPF states, 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 planning decisions should ensure developments will function well and add to the overall quality of the area, are visually attractive and optimise the potential of the site and are sympathetic to local character and history.
- 5.9 Paragraph 189 Heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 5.10 Paragraph 190. In determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.11 Paragraph 199 of the NPPF states 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 5.12 Paragraph 200 of the NPPF states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 5.13 Paragraph 201 of the NPPF states 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 including, where appropriate, securing its optimum viable use.

5.14 Paragraph 203 of the NPPF states the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

5.15 Local Plan

5.16 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). The following Local Plan policies are relevant in this case:

5.17 Policy 10 (Residential Policy Areas) states that within Residential Policy Areas, as defined on the Policies Map:

A) New residential development will be supported provided:

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.

B) 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.

5.18 Policy 37 (Conservation Areas) states that proposal should take into account the identified significance contained in the Conservation Area Appraisal for the relevant designated area where published.

5.19 Policy 42 (Good Urban Design) requires proposals to reflect and respect character and local distinctiveness.

5.20 Policy 44 (Residential Design) requires that new housing, extensions and alterations respond positively to the context and character of existing areas or the host dwelling and create high quality residential environments through good design

5.21 Policy 45 (Housing Design Standards) deals specifically with residential design standards ensuring that new housing meets the Nationally Described Space Standard as a minimum

5.22 Policy 47 (Safe and Secure Places) states that developments will be supported which are designed in a way that reduces the risk of crime and the fear of crime. This policy is afforded substantial weight.

5.23 Policy 48 (Landscaping of New Developments) states that development will be supported which protects landscape character, protects and enhances existing landscape features, and provides a high quality, comprehensive hard and soft

landscape scheme. This policy is afforded limited weight as there are outstanding unresolved objections

5.24 Policy 55 (Pollution) deals with the need to mitigate any contamination on site.

5.25 Policy 56 (Contamination and Unstable Land) requires development sites to incorporate satisfactory measures for dealing with drainage impacts and to reduce flood risk to existing communities.

## **5.26 Other material planning considerations and guidance**

- Development Requirements and Guidance Supplementary Planning Document (SPD) (2015)
- South Yorkshire Residential Design Guide (SYRDG) (2015)
- Residential Backland and Infill Development SPD (2010)
- National Planning Policy Guidance
- Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act (1990)

## **6.0 Representations**

6.1 This application has been advertised in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) by means of site notice, council website, press advertisement and neighbour notification.

6.2 The proposal was amended significantly and was re-advertised to allow consultees and interested parties further opportunity to comment on the scheme.

6.3 2 letters of representation were received for this application, objecting to the proposal. Both were from the Doncaster Civic Trust.

6.4 The letters of objection are in regard to the following summarised points:

- Proposal is larger than frontage dwelling
- Dwelling too large for the site
- Impact on nearby dwellings
- New "tandem development" policies may come into force just in time to protect what character remains of some of our best conservation areas.
- Still object to amended plans – development should be considered as tandem development because of its size in relation to its back-land position.

## **7.0 7.0 Parish Council**

7.1 No parish council exists for this area.

## **8.0 Relevant Consultations**

8.1 **Conservation Officer** – initially objected to the proposal due to size/scale of the proposal. Recommend approval of the reduced amended scheme and requested conditions relating to materials, boundary treatments and roof lights.

- 8.2 **Pollution Control (Contaminated Land)** – requested a contaminated land screening form be completed for the site or failing that standard planning conditions CON1, CON2 & CON3 be attached to the application should no screening form be provided.
- 8.3 **Tree Officer** – no objections subject to a condition relating to tree protection.
- 8.4 **Ecology** – following site visit confirmed that no bat surveys or biodiversity net gain assessment required. No objections subject to a condition relating to an ecological enhancement plan.
- 8.5 **DMBC Highways DC** – Initially objected to the proposal, removed objection on receipt of amended plans. Requested conditions and an informative.
- 8.6 **Internal Drainage** – requested standard planning condition DA01.
- 8.7 **Yorkshire Water** – no comments received.
- 8.8 **National Grid** – no comments received.

## 9.0 **Assessment**

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

- Principle of development;
- Residential Amenity
- Impact on the character of the locality and Heritage assets
- Trees and Ecology
- Highway safety and traffic
- Overall planning balance.

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

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

### Principle of Development

- 9.3 The site is located within the Residential Policy Area, and the Bessacarr Conservation Area.
- 9.4 The principle of developing the site has been established under planning permissions in 2013, 2014, 2015 and 2018.
- 9.5 Policy 44 C) of the Local Plan states that ‘ Backland and tandem housing development proposals will be supported where the loss of rear domestic gardens



is minimised due to the need to maintain local character, amenity, garden space, green infrastructure and biodiversity. In particular, the prevailing character of parts of Bessacarr, Sprotbrough and Thorne Road at Edenthorpe, as defined on the Policies Map, will be protected from further Backland and Tandem development. Modest redevelopment on backland sites may be considered acceptable, subject to proposals being subservient to the host property and meeting the criteria at A and B above. In addition such development should generally conform to existing plot sizes and not lead to overdevelopment and/or a cramped appearance.'

- 9.6 The proposal site lies within the protected area of Bessacarr as set out in Policy 44, which prevents further Backland and Tandem development - this has been raised by the Doncaster Civic Trust as a concern. However, the site has an extant permission on the site granted in 2018. The proposal has been amended reducing the overall footprint of the dwelling and height in line with the 2018 permission. Given that there is an extant permission on the site that could be implemented now similar in scale and footprint the application will be supported in this specific case. The scale and design will be considered further in section 9.17 – environmental sustainability.

## **9.7 SOCIAL SUSTAINABILITY**

### Residential Amenity

- 9.8 Policy 10 of the Local Plan requires new residential development to provide acceptable levels of residential amenity for both new and existing residents; and paragraph 130 (f) of the NPPF states that planning decision should create places that have a high standards of amenity for existing and future users. Policy 44 of the Local Plan sets out key design objections for new housing including: not giving rise to adverse amenity issues, particularly with respect to overshadowing, privacy and overlooking of existing occupiers as well as providing adequate internal and external living space for future occupiers'.
- 9.9 Policy 45 of the Local Plan states that all new housing should meet the Nationally Described Space Standard (NDSS) as a minimum. The proposal meets or exceeds these standards. The proposal exceeds the minimum standard for a rear garden to serve a property of this size, as set out in the SYRDG. Thus, it is considered that future occupiers would have a good standard of living.
- 9.10 At ground floor there are existing boundary treatments providing screening and mutual privacy. A plan has been provided showing proposed boundary treatments on the site. These boundary treatments will be conditioned to be erected prior to the first occupation of the dwellinghouse and to be retained for the lifetime of the development.
- 9.11 The side windows at first floor serve a dressing room and bathrooms and will be conditioned to be obscure glazed. The SPDs set out guidance on what are acceptable separation distances for new dwellings. They state that 'habitable room windows that overlook neighbouring garden space should normally be at least 10 metres from the boundary'. The SPDs also require 21m from habitable room window to habitable room windows. The proposal meets all the aforementioned separation distances as follows: no.45 St Wilfrids Road - 14m to garden and 30m to the dwelling. 11 Whin Hill 10m to garden and over 45m to dwelling. Proposed dwelling under ref 21/02299/FUL, 10m to the garden and 21m to the proposed dwelling.

- 9.12 The second floor roof lights adhere to the separation distances as outlined above. Thus, there are no concerns that any significantly harmful overlooking would occur as a result of the proposal as adequate boundary treatments and provided for screening and mutual privacy and the scheme meets or exceeds all of the required separation distances. Permitted development rights will be removed from the application, to further protect the amenity of neighbouring dwellings and their amenity spaces and to enable the Local Planning Authority to assess any further development given the context of the site.
- 9.13 The current proposal replaces an existing detached multi-car garage with an integrated single car garage. The overall height of the dwelling has been reduced to match that of the previous 2018 approval to be more in keeping with the character of the area and to reduce the dwellings impact on surrounding dwellings. The main body of the dwelling has been moved approximately 2.75m closer to the eastern boundary bordering no. 15a Whin Hill. No. 15a has a driveway to the side of the dwelling bordering the application site, which leads to a tall-detached garage towards the rear of their garden. Overshadowing would occur on the driveway or the garage, which contains no windows on the side elevation facing the site. There is an extant permission on the site; it is considered that the re-siting of the proposal would have a similar impact to the previous approval. The proposal site is a significant distance from other surrounding dwellings. Given the placement of the proposed dwellings in relation to neighbouring dwellings and the adequate separation distances there are no concerns that significantly harmful overshadowing would occur.
- 9.14 Councillors have called the application in due to overlooking and privacy issues. The Doncaster Civic Trust also raised concerns about impact on surrounding dwellings. As demonstrated above the proposal meets or exceeds all the required separation distances and there are no concerns that any significantly harmful overlooking or overshadowing would occur.

### **9.15 Conclusion on Social Impacts**

- 9.16 It is considered that, subject to the recommended conditions relating to obscure glazing and boundary treatments, the proposed development would not detract from the residential amenity of any of the existing or proposed residential properties. Therefore, the development would be in accordance with policies 10, 44 and 45 of the Local Plan, and paragraph 130(f) of the NPPF. The social impact of the development is considered to be acceptable overall.

### **9.17 ENVIRONMENTAL SUSTAINABILITY**

#### Impact on the character of the locality and Heritage assets

- 9.18 Section 78 of the Planning (Listed Buildings and Conservation Areas) Act 1990 puts a statutory duty on local planning authorities to pay special attention to preserving or enhancing the character or appearance of conservation areas. That duty is reflected Policy 37 of the Local Plan. The NPPF also advises 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.

- 9.19 Policy 37 of the Local plan requires new development within the historic environment of Doncaster, to protect or enhance the Conservation Area and heritage assets. This policy is in accordance with the NPPF's core principles, particularly that planning should be seeking to conserve heritage assets in a manner appropriate to their significance. The Doncaster Development Guidance and Requirements SPD sets out key principles when considering development which affects the historic environment, including that proposals should reflect local distinctiveness and reflect local tradition and layouts.
- 9.20 The Conservation Officer confirmed that the special interest of the Bessacarr Conservation Area is that of a residential suburb of early twentieth century origin and its character arises from the individual and paired buildings on large, typically long thin plots. The prevailing character of the conservation area is of a green and open character with regular but well-spaced buildings set back in the plots. The Bessacarr CA appraisal describes Whin Hill as a narrow, gently curving tree-lined road lined by substantial properties of mainly red brick with a plain clay tile roof.
- 9.21 The site has a live permission for two dwellings (18/02822/FUL), with the current proposal being in a similar position as plot 2 of the 2018 permission. The dwelling is approximately 2.75m closer to the eastern part of the boundary bordering no. 15a Whin Hill Road. The current proposal demolishes the existing multi car garage in the south west corner of the site and replaces it with an integrated garage. The dwelling has been amended and the overall footprint and height reduced to match that of the extant permission, approximately 175m<sup>2</sup> footprint and approximately 8.5m at its tallest point. The dwelling would have a similar impact as the extant 2018 permission. The extant permission on the site for a dwelling of a similar siting, footprint and height carries significant weight in favour of the development.
- 9.22 The Conservation Officer objected to the initial proposal, as it was taller, had a wider span and greater massing than the previously approved dwelling. Noting that the proposal took up much more of the plot, putting pressure on the open character of the Conservation Area. The Conservation Officer also stated that the proposal did not demonstrate subsidiarity and did not support the proposal.
- 9.23 The proposal was amended, however the Conservation Officer requested a further reduction in the height of the dwelling to match that of the 2018 approval. The Conservation Officer also requested amendments to the design including mitting the half hips on the roof, clarification of the materials to be used and amendments to the boundary treatments. The most current amended plans have a similar footprint and height to the 2018 planning permission. The substantial reduction in footprint, massing and scale of the dwelling helps to retain the open and green character of the site. The consolidation of the dwelling into one block is also better for appearance than the separate massing of the garage and the new dwelling as previously approved in 2018 – thus the current scheme is considered to be an improvement on the 2018 application. The proposal is set well back from the street scene and is not highly visible and there are no concerns that the proposal would cause harm to the Conservation Area.
- 9.24 The Conservation Officer recommended that the reduced amended scheme be approved, noting that the new dwelling and the resulting parameters are within those of the original approval in terms of ridge height and footprint. The Conservation Officer had no objections to the extension to the driveway to accommodate turning of a fire engine stating that it would not really affect the conservation Area. The agent provided the materials to be used, which the

Conservation Officer had no objection to. The amendments to the boundary treatments were all considered to be acceptable. The Conservation Officer requested conditions relating to materials being as specified, roof lights and boundary treatments being in accordance with the approved plans.

- 9.25 Doncaster Civic Trust objected to the proposal as the proposal is larger than frontage dwelling, however the scheme has been amended and the current proposal now has a lesser footprint than the front plot. The current application has a footprint of approximately 175m<sup>2</sup> and the proposed dwelling on the 'front plot' under ref: 21/02299/FUL has a footprint of approximately 190m<sup>2</sup>. Another concern raised was that the dwelling was too large for the site, however the proposal has been amended to have a similar footprint and height to the extant 2018 permission. The proposal also retains over 600m<sup>2</sup> of private amenity space, well in excess of the 60m<sup>2</sup> required for a dwelling of this size. Furthermore, the Conservation Officer raised no objections to the scheme.
- 9.26 In summary the amended proposal is very similar to the extant permission, which weighs significantly in favour of the development. The Conservation Officer has raised no objections and the development does not detract from the heritage significance of the Bessacarr Conservation Area – being set well back in the plot out of view of the main road and maintains the green and open character of the Conservation Area.

#### Trees and Ecology

- 9.27 The NPPF at paragraph 174 d) states that planning policies and decisions should contribute to and enhance the natural local environment by “minimising impacts on and providing net gains for biodiversity.” This is reflected in Policy 29 of the Local Plan that require Doncaster's natural environment will be protected and enhanced and will only be supported in accordance with a number of principles: A) being of an appropriate size, scale and type in relation to their location within and impact on the ecological network; B) maintaining, strengthening and bridging gaps in existing habitat networks; C) planting native species and creating new, or restoring existing, national and local priority habitats and/or species; and D) working with strategic
- 9.28 Policy 32 of the Local Plan requires developments to adequately consider trees as part of any application with a presumption against development that results in the loss or deterioration of ancient woodland and/or veteran trees.
- 9.29 The Ecology Officer initially raised a holding objection to the scheme, as a preliminary bat roost assessment may need to be carried out, as the outbuilding is to be demolished. Following a site visit the Ecology Officer removed their objection and confirmed that the existing outbuilding has negligible potential for roosting bats and therefore no further bat surveys were required prior to determination. The Ecology Officer also confirmed that there is no requirement for a biodiversity net gain assessment. The holding objection was removed, subject to a condition requiring an ecological enhancement plan requiring details of bat roosting boxes and bird nesting boxes on the site.
- 9.30 The Tree Officer raised no objections to the scheme stating that the application was largely what had been approved in the past. The Tree Officer also noted that the current layout of the proposal maximises the space available for Trees on the northern and western boundaries. This layout is essential in reducing the above ground constraints of these trees in terms of shading, dominance and debris. The

Tree Officer requested a condition relating to a tree protection scheme. The Tree Officer also stated that there were no objections to the extension of the driveway to accommodate a fire truck turning as it will remain well clear of the root protection areas of the adjacent trees.

### Highway Safety and Traffic

- 9.31 Policy 44 of the Local Plan requires residential developments to provide sufficient convenient, safe and secure allocated parking spaces, designed so as not to negatively impact on the function or character of new and existing streets. The NPPF in para 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'.
- 9.32 The proposal would use an existing dropped kerb and would create an access to the site and off street parking. There is land directly adjacent to the site, which is under the ownership of the applicant, which the applicant has noted on the plans that they plan to develop further in the future subject to planning permission under ref 21/01681/FUL. A passing place has been included in the access to account for this future development. The proposal would provide approximately four off-street parking spaces in excess of parking standards as set out in Appendix 6 of the Local Plan – which requires two parking spaces for a dwelling of this size. Vehicles can turn within the site and leave within a forward facing gear.
- 9.33 The Highways Officer requested amendments to the scheme including, the widening of the access to meet standards as set out in the SYRDG, a turning space to accommodate turning for a fire engine, enlarging of the passing space and a bin store to the front of the development. These amendments were made to the scheme and the Highways Officer removed their objection subject to conditions relating to a dropped kerb, creation and retention of a vehicle turning space, the site being surface and sealed and requesting a construction management plan. An informative regarding dropped kerbs has also been added.

### **9.34 Conclusion on Environmental Issues**

- 9.35 Subject to the conditions recommended by the Council's Conservation Officer, the proposed development would not create any harm to the character of the Conservation Area or the significance of any heritage assets. Subject to the conditions recommended by the Tree Officer, the proposed development would not cause any harm to Trees on the site and would maintain the green character of the Conservation Area. Biodiversity net gain and a bat survey are not required on the site, subject to the condition relating to bat and bird boxes being erected no harm would be caused to the natural environment. The parking, access and highways safety impacts of the proposal are considered to be acceptable subject to conditions. It is therefore considered that the environmental impact of the proposed development is acceptable.

### **9.36 ECONOMIC SUSTAINABILITY**

- 9.37 It is anticipated that there would be some short-term economic benefit to the development of the site through employment of construction workers and tradesmen connected with the build of the project however, this is restricted to a short period and therefore carries limited weight in favour of the application.

### **9.38 Conclusion on Economy Issues**

- 9.39 Para 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.
- 9.40 On a wider level, additional housing will increase spending within the Borough, which is of further economic benefit in the long term.

### **10.0 PLANNING BALANCE & CONCLUSION**

- 10.1 In accordance with Paragraph 11 of the NPPF the proposal is considered in the context of the presumption in favour of sustainable development. Officers have identified no adverse economic, environmental or social harm that would significantly or demonstrably outweigh the benefits identified when considered against the policies in the NPPF taken as a whole. Subject to the recommended conditions, the proposal is compliant with the development plan and there are no material considerations which indicate the application should be refused.

### **11.0 RECOMMENDATION**

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

#### **Conditions**

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 shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows:
- Proposed Floor Plans Basement, drawing no. 21005-020 Rev B - Received on 20.08.2021  
Proposed Floor Plans Ground Floor, drawing no. 21005-021 Rev C - Received on 24.09.2021  
Proposed Floor Plans First Floor, drawing no. 21005-022 Rev C - Received on 24.09.2021  
Proposed Floor Plans Second Floor, drawing no. 21005-023 Rev C - Received on 24.09.2021  
Proposed Plans (layout plans and boundary treatment plans) drawing no. 21005-015 Rev E - Received on 28.09.2021  
Proposed Elevation Plans (inc. site and location plans), drawing no. 21005-025 Rev B - Received on 24.09.2021

REASON

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

03. 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 Conservation area and for this reason would wish to control any future development to comply with Policies 37 and 44 of the Local Plan.

04. Before the first occupation of the building hereby permitted, the windows as indicated on the approved plan (Proposed Floor Plans First Floor, drawing no. 21005-022 Rev C - Received on 24.09.2021) shall be permanently obscured to a level of obscurity to Pilkington level 3 or above or its technical equivalent by other manufactures and shall be permanently retained in that condition thereafter, unless otherwise approved in writing by the local planning authority.

REASON

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

05. Unless otherwise agreed in writing with the Local Planning Authority, the external finishes shall be as follows:

- Sandtoft new Rivius slate antique roof tiles
- Fascias and soffits – timber
- Weinerberger Welham Antique facing brick laid with lime mortar
- Herringbone feature brick panel with lime mortar
- Limestone moulded capping

The development shall be undertaken in accordance with the approved details, and maintained in accordance with the approved details for the lifetime of the development.

REASON

To maintain the character and appearance of the conservation area in accordance with policy 37 of the Doncaster Local Plan.

06. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being accepted and approved by the Local Planning Authority (LPA), unless otherwise approved in writing with the LPA.

a) The Phase I desktop study, site walkover and initial assessment must be submitted to the LPA for approval. Potential risks to human health, property (existing or proposed) including buildings, livestock, pets, crops, woodland, service lines and pipes, adjoining ground, groundwater, surface water, ecological systems, archaeological sites and ancient monuments must be considered. The Phase 1 shall include a full site history, details of a site walkover and initial risk assessment. The Phase 1 shall propose further Phase 2 site investigation and risk assessment works, if appropriate, based on the relevant information discovered during the initial Phase 1 assessment.

b) The Phase 2 site investigation and risk assessment, if appropriate, must be approved by the LPA prior to investigations commencing on site. The Phase 2 investigation shall include relevant soil, soil gas, surface and groundwater sampling and shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology and current best practice. All the investigative works and sampling on site, together with the results of analysis, and risk assessment to any receptors shall be submitted to the LPA for approval.

c) If as a consequence of the Phase 2 Site investigation a Phase 3 remediation report is required, then this shall be approved by the LPA prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters, the site must not qualify as contaminated land under Part 2A of the Environment Protection Act 1990 in relation to the intended use of the land after remediation.

d) The approved Phase 3 remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. The LPA must be given two weeks written notification of commencement of the remediation scheme works. If during the works, contamination is encountered which has not previously been identified, then all associated works shall cease until the additional contamination is fully assessed and an appropriate remediation scheme approved by the LPA.

e) Upon completion of the Phase 3 works, a Phase 4 verification report shall be submitted to and approved by the LPA. The verification report shall include details of the remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the verification report together with the necessary documentation detailing what waste materials have been removed from the site. The site shall not be brought into use until such time as all verification data has been approved by the LPA.

REASON



To secure the satisfactory development of the site in terms of human health and the wider environment pursuant to the National Planning Policy Framework.

This has to be prior to commencement so that any risks are assessed before works begin to the ground whether this be demolition works or construction works and remediation in place before works begin.

07. Should any unexpected significant contamination be encountered during development, all associated works shall cease and the Local Planning Authority (LPA) be notified in writing immediately. A Phase 3 remediation and Phase 4 verification report shall be submitted to the LPA for approval. The associated works shall not re-commence until the reports have been approved by the LPA.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to guidance set out in the National Planning Policy Framework.

08. Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and be approved in writing by the LPA prior to any soil or soil forming materials being brought onto site. The approved contamination testing shall then be carried out and verification evidence submitted to and approved in writing by the LPA prior to any soil and soil forming material being brought on to site.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to guidance set out in the National Planning Policy Framework.

09. The development hereby granted shall not be begun until a Drainage Impact Study, a surface water drainage scheme for the site (based on sustainable drainage principles SuDS) details of the foul, surface water and land drainage systems and all related works necessary to drain the site have been submitted to and approved by the Local Planning Authority. These works shall be carried out concurrently with the development and the drainage system shall be constructed in accordance with the approved details and operating to the satisfaction of the Local Planning Authority prior to the occupation of the development.

REASON

To ensure that the site is connected to suitable drainage systems and to ensure that full details thereof are approved by the Local Planning Authority before any works begin.

10. Prior to the commencement of the development hereby granted a scheme for the protection of the root protection areas all retained trees that complies with clause 6.2 of British Standard 5837: 2012 Trees in Relation to Design, Demolition and Construction -

Recommendations shall be submitted to and approved in writing by the Local Planning Authority. Tree protection shall be implemented on site in accordance with the approved details 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 32 of the Local Plan.

11. Within one month of commencement of development, an ecological enhancement plan shall be submitted to the local planning authority for approval in writing. This plan shall include details of the following measures, all of which shall be implemented prior to the first occupation of the site or an alternative timescale to be approved in writing with the local planning authority.
- One surface mounted bat box of the Beaumaris Woodstone type or similar.
  - Two tree mounted bat boxes of the Vincent or Beaumaris Woodstone type or similar
  - One starling bird box or similar
- To be positioned and orientated on the advice of a suitably qualified ecologist.
- REASON
- To ensure the ecological interests of the site are maintained in accordance with Policies 29 and 30 of the Local Plan.
12. The boundary treatments hereby approved shall be constructed in complete accordance with the specifications as shown on approved plan: Proposed Plans (Layout plans and boundary treatments) drawing no. 21005-024 Rev C - Received on 24.09.2021. Unless otherwise agreed in writing with the Local Planning Authority the bricks used for the gate piers shall be Weinerberger Welham Antique facing brick and all boundary treatments hereby approved shall be erected prior to the first occupation of the dwelling house hereby approved and retained in that condition for the lifetime of the development.
- REASON
- To protect the amenity of neighbouring dwellings and future occupiers of the development, and in accordance with Policies 10 and 44 of the Local Plan and to maintain the character and appearance of the conservation area in accordance with policy 37 of the Doncaster Local Plan.
13. Any rooflights installed on the building shall be low profile conservation rooflights with a vertical glazing bar.

**REASON**

To maintain the character and appearance of the conservation area in accordance with Policy 37 of the Doncaster Local Plan.

14. 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 and will be maintained as such for the lifetime of the development.

**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.

15. The vehicle turning space as shown on the approved plans shall be constructed before the development is brought into use and shall thereafter be maintained as such.

**REASON**

To avoid the necessity of vehicles reversing on to or from the highway and creating a highway hazard.

16. The development hereby approved shall not be brought into use until a crossing over the footpath/verge has been constructed in accordance with a scheme previously approved in writing by the local planning authority.

**REASON**

To avoid damage to the verge.

17. No construction works shall take place until a Construction Management Plan has been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details and include the following points, expanded on as required:

- o Volumes and types of construction vehicles
- o identification of delivery routes;
- o identification of agreed access point
- o Contractors method for controlling construction traffic and adherence to routes
- o Size, route and numbers of abnormal loads
- o Swept path analysis (as required)
- o Construction Period
- o Temporary signage
- o Wheel Wash facilities
- o Timing of deliveries

**REASON**

To ensure highway safety during construction and in accordance with Policy 44 of the local plan.

**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 proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of new development taking place.

It is recommended that information outlining how former mining activities may affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), is submitted alongside any subsequent application for Building Regulations approval (if relevant). Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: [www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries](http://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries)

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:

[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

Informative Note valid from 1st January 2021 until 31st December 2022

03.

**INFORMATIVE**

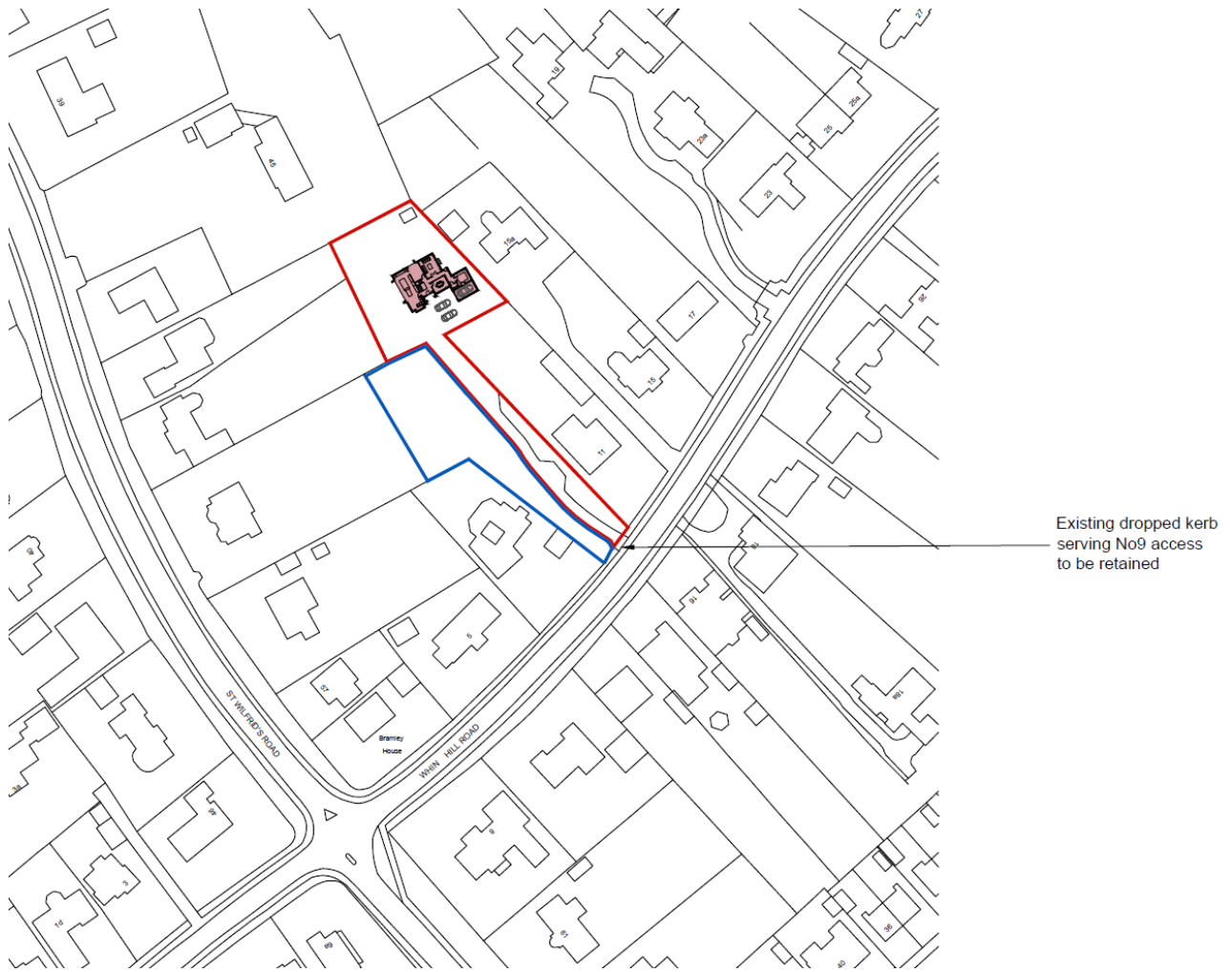
Applications for a vehicle crossing facility can be carried out by completing the e-form at the following:

<https://www.doncaster.gov.uk/doitonline/dropped-kerb>

**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: Site Plan

## Site Plan



# APPENDIX 2: Proposed Elevations

## Proposed Elevations



Concept Front Elevation  
1:100



Concept Rear Elevation  
1:100



Concept Side Elevation  
1:100

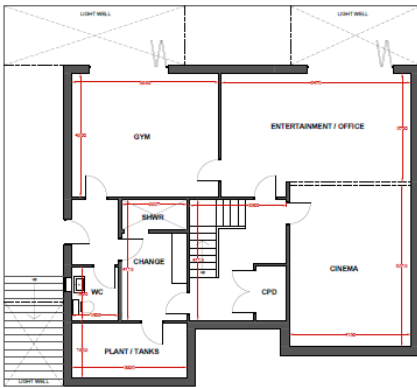


Concept Side Elevation  
1:100

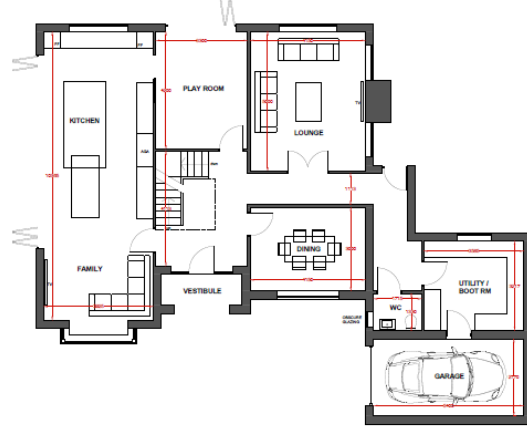
# Appendix 3: Proposed Floor Plans

## Proposed Floor Plans

### Basement Floor



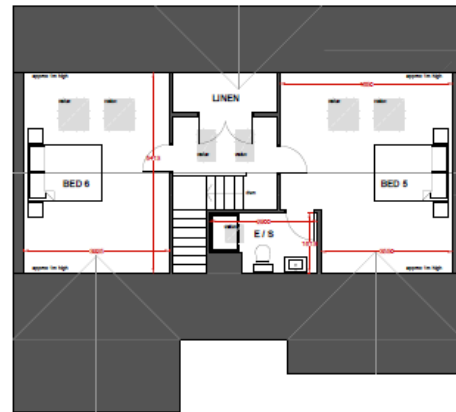
### Ground Floor



### First Floor



### Second Floor

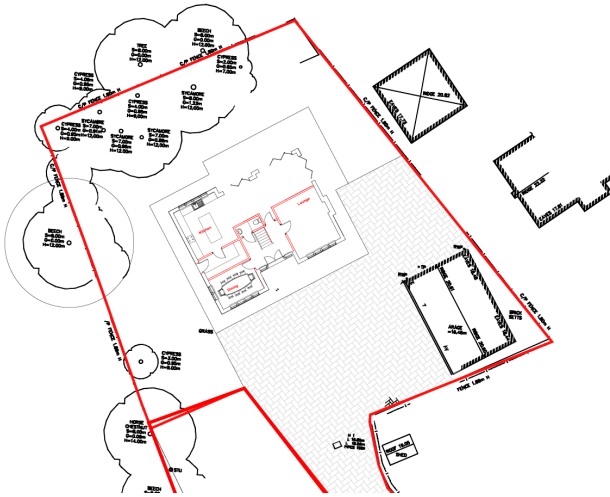




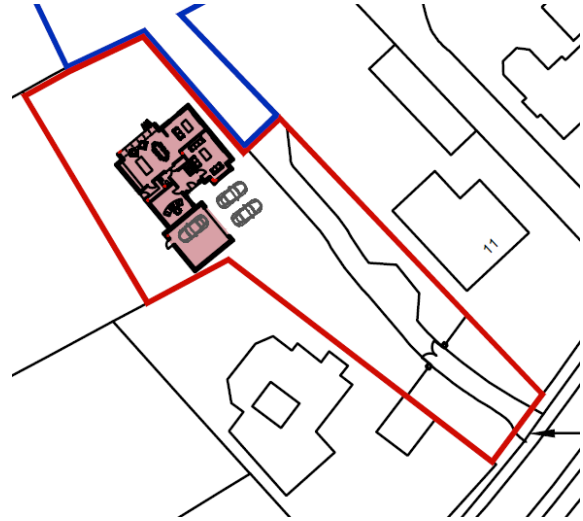
## Appendix 4: Comparison with Previous Approval

Comparison with previous approval ref: 18/02822/FUL

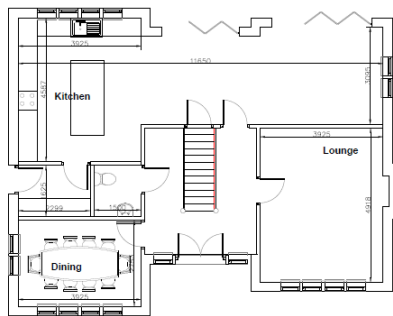
Site plan for previously approved application  
Ref: 18/02822/FUL



Site plan for current application  
Ref: 21/01681/FUL

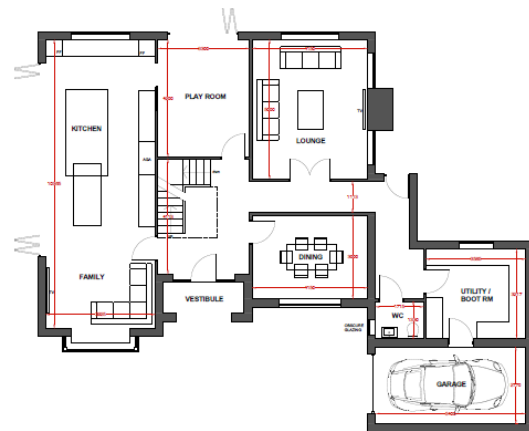


Floor plan for 18/02822/FUL



GROUND FLOOR PLAN 1:50

Floor plan for current application



# Appendix 5: Layout Plans and Boundary Treatments

## Layout Plans and Boundary Treatments Plan (Amended)



### General Specification:

#### Paving:

Individual driveways to house to be finished in block paving or tarmac (final specification TBA)

Pathways and Patios to house to be natural stone paving (final specification TBA)

#### Boundary Treatments:

- Existing timber fence boundary
- 1.8m high brickwork walling to match existing
- Powdercoated railings and gates with brick piers to gates as separate detail

#### Landscaping:

All garden areas to be high quality turf

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