

<b>Application</b>	<b>6.</b>
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<b>Application Number:</b>	21/02299/FUL
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<b>Application Type:</b>	Planning Full
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<b>Proposal Description:</b>	Demolition of existing bungalow and construction of new detached dwelling
<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>	2 letters 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 seeks permission for the demolition of existing bungalow and construction of new detached dwelling. 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.

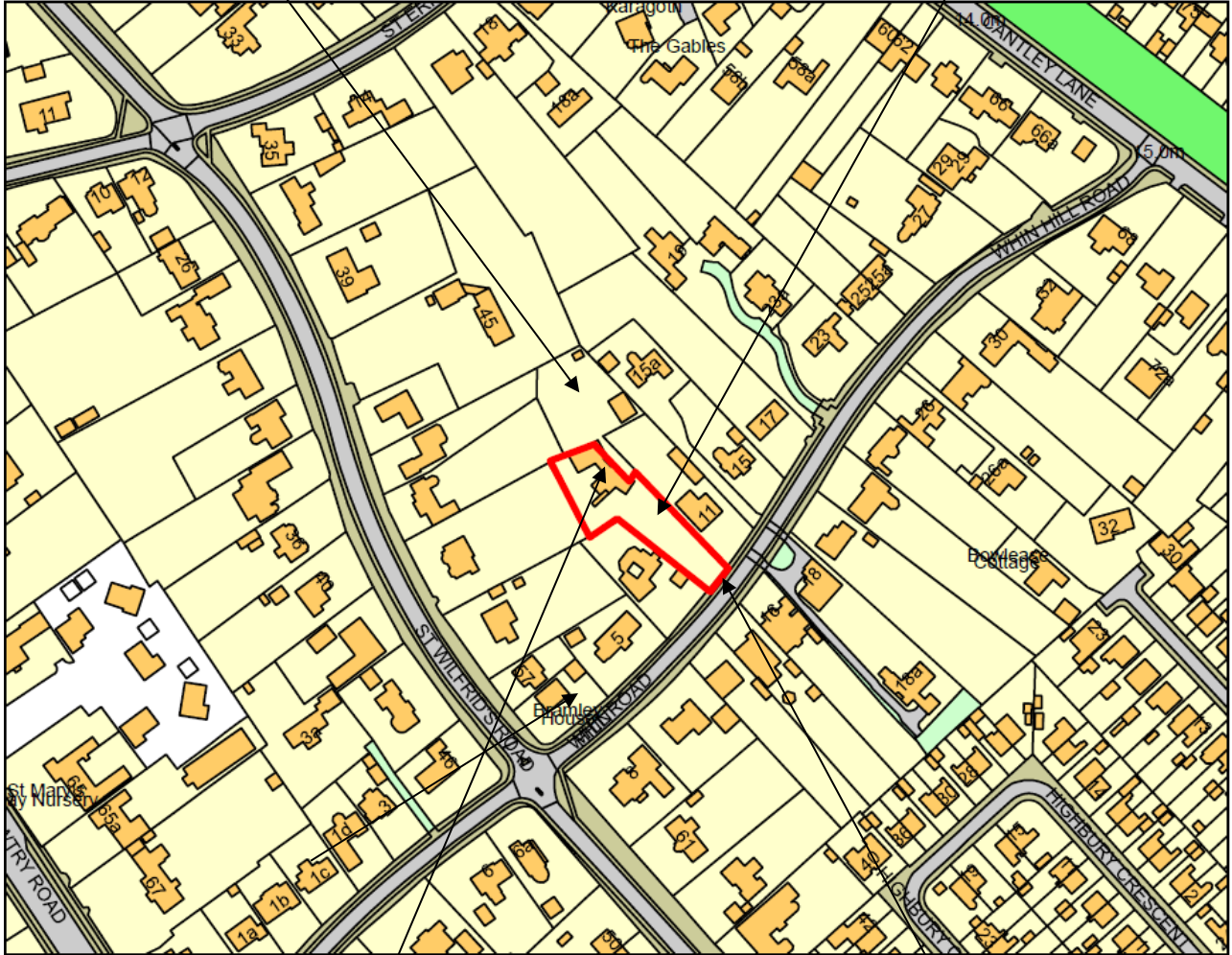
The proposal meets both internal and external space standards and separation distances as set out in the Local Plan and Supplementary Planning Documents (SPDs). The Conservation Officer considers the design to be acceptable.

The report demonstrates that there are no material planning considerations that would significantly or demonstrably outweigh the social, economic or environmental benefits of the proposal in this location. 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**

Site for planning application  
21/01681/FUL

Application Site



Existing bungalow on  
the site to be  
demolished

Existing access to  
the site

## **1.0 Reason for Report**

- 1.1 This application is being presented to planning committee as Councillor Allen called in the application to be heard by members on the basis that the development 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 bungalow and construction of new detached dwelling.
- 2.2 Permission has been granted on the site for two dwellings (18/02822/FUL), with the current proposal being in approximately the same position as plot 1 of the 2018 permission. This permission is still extant.
- 2.3 It is also important to note that there is also an application pending consideration to the rear of the site, under reference 21/01681/FUL. This land is also under the ownership of the applicant and proposes the erection of a dwellinghouse.
- 2.4 Amendments were made to the access to overcome issues raised by the Highways Officer. Minor amendments were made to the scheme for clarity, including clarifying materials at the request of the Conservation Officer.

## **3.0 Site Description**

- 3.1 The application site is located on the Residential Street of Whin Hill in Bessacarr. There is an existing large, detached bungalow on the site is set back a good distance from the road. The existing bungalow on the site 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. There is an existing single driveway access off Whin Hill Road, which leads to the rear of the site, the driveway is lined by several mature trees. The plot is surrounded by other residential dwellings.
- 3.2 To the rear of the site is a piece of land currently used as the garden of no. 9 Whin Hill – this land does not form part of the application site. There is an application on this piece of land for a dwellinghouse. The land is mainly grassed being lined by trees and currently features a large domestic garage.
- 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:

<b>Application Reference</b>	<b>Proposal</b>	<b>Decision</b>
21/01681/FUL	Demolition of existing outbuildings, erection of detached dwelling, creation of access and associated works.	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 Unitary Development Plan (adopted in 1998), 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 2019 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions and the relevant sections are outlined below:

5.4 Paragraphs 7 – 11 establish that all decisions should be based on the principles of a presumption 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.

## **5.26 Local Plan**

5.27 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 includes the Doncaster Local Plan (adopted 23 September 2021). The following Local Plan policies are relevant in this case:

5.28 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.

5.29 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. Moderate weight is afforded to Policy 38 as there are outstanding unresolved objections however they are not considered to be significant.

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

5.31 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

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

5.33 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.

5.34 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

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

5.36 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.

### **5.37 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 2 letters of representation were received for this application, objecting to the proposal. One letter was from the Doncaster Civic Trust and one letter was from a neighbouring property.

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

- Overlooking / loss of privacy for no. 15a Whin Hill Rd.
- Requested that the proposal be re-sited.
- Dwelling is too large and would impact the character of the Conservation Area and on the neighbouring plots
- Over development of the site
- Tandem development and associated issues

## **7.0 7.0 Parish Council**

7.1 No parish council exists for this area.

## **8.0 Relevant Consultations**

8.1 **Conservation Officer** – requested minor amendments to the scheme. Recommend approval of the amended scheme subject to 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 standard planning conditions CON1,

CON2 & CON3 should 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 and an arboricultural method statement.
- 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 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 Conservation Area
- 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, as defined by the Doncaster Unitary Development Plan (adopted in 1998), 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 The development is therefore acceptable in principle where it does not cause harm to the amenity of the locality, highway safety and the character of the Conservation Area.

## 9.6 SOCIAL SUSTAINABILITY

### Residential Amenity

9.7 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’.

9.8 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.

9.9 The proposal is sited in a similar position to plot 1 of the 2018 approval, ref:18/02822/FUL and has a similar footprint and has a lesser height than plot 1 of the previous approval. It is considered therefore that the proposal would have a similar impact in terms of overshadowing as the previous approval, which was deemed acceptable and is currently extant. Thus, there are no concerns with regards to significantly harmful overshadowing occurring.

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 At first floor on the side elevation the bedroom windows serving ‘bed 1’ has over 13m to the nearest neighbouring garden of no. 11 Whin Hill. This is in excess of the standards which state that ‘habitable room windows that overlook neighbouring garden space should normally be at least 10 metres from the boundary’. The remaining side windows at first floor serve bathrooms and will be conditioned to be obscure glazed. The rear windows have over 21m to the proposed dwelling under reference 21/01681/FUL, in accordance with separation distances as set out in the SPD. These windows also have in excess to 10m to the very rear of the garden of 51 St Wilfrids Road and the garden of the proposal under ref: 21/01681/FUL, in accordance with the guidance in the SPD. The front windows overlook the garden/driveway of the proposed development and has no direct line of sight into any neighbouring habitable room windows or neighbouring amenity spaces.

9.12 At second floor there are roof lights facing North, which have 21m to the nearest neighbouring habitable room windows – in accordance with the SPDs. Thus having regard for the above there are no concerns with any significantly harmful overlooking as the proposal meets or exceeds separation distances as set out in the SPDs. 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 One objection from no. 15a Whin Hill raised concerns about overlooking and a loss of privacy for their dwelling and requested that the proposal be re-sited. However, there is approximately 26m between the proposed dwelling and the driveway of no. 15a. There is also a driveway and the garden of No. 11 Whin Hill separating the dwelling from the driveway of no. 15a. The proposed dwelling has no direct line of sight into any habitable room windows or amenity space of no. 15a. As detailed above the proposal meets or exceeds separation distances as required by the SPD. Thus, there is no loss of privacy or overlooking for no. 15a as a result of this proposal and it is not necessary to re-site the proposal.

#### **9.14 Conclusion on Social Impacts**

- 9.15 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.

#### **9.16 ENVIRONMENTAL SUSTAINABILITY**

##### **Impact on the Character of the Conservation Area**

- 9.17 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 in 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.
- 9.18 Policy 37 of the Local Plan requires new developments 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.
- 9.19 The Conservation Officer confirmed that the special interest of the Bessacarr Conservation Area (CA) 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.

- 9.20 The site has a live permission for two dwellings (18/02822/FUL), with the current proposal being in largely the same position as plot 1 of the 2018 permission. The dwelling is approximately 1m closer to the Southern part of the boundary bordering no. 7 Whinhill Road. The dwelling is approximately the same footprint around 190m<sup>2</sup>. Plot 1 of the 2018 approval had a height of approximately 8.9m at its tallest point; the current proposal has a height of approximately 8.4m at its tallest point. The dwelling would have a similar impact as the extant 2018 permission. There is an extant permission on the site for a dwelling of a similar siting, footprint and height as the proposal, which carries significant weight in favour of the development.
- 9.21 The existing dwelling on the site is a large detached bungalow which 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. Being set back so far in the plot it does not contribute to the character and appearance of the conservation area and as a building as its architecture is not special. Therefore, there are no issues with its demolition.
- 9.22 The Conservation Officer noted the previous approvals on site, with the current proposal being similar to the approved and extant 2018 permission; being a similar L-shaped building with a subsidiary garage block and roof accommodation above. The Conservation Officer raised no issues with the slight re-siting of the dwelling – remarking that it is not significant for the appearance of the Conservation Area given that the dwelling is set well back in the plot.
- 9.23 The design of the current proposal is simpler than the 2018 permission, though not having the heavy details of the previous approval such as kneelers and gable copings giving a lighter appearance. The proposal is well set back from the road and is partially shielded by greenery at the front of the plot and would not detract from the character of the Conservation Area. The Conservation Officer recommended approval of the scheme upon receipt of clarification of the materials to be used and amendments to the boundary treatments. The Conservation Officer also noted that the proposal as described on the amended plan is acceptable as it is within the parameters of the existing approval in terms of form and massing as explained in my original comments. It is considered therefore that the proposed development would not create any harm to the character of the Conservation Area or the significance of any heritage assets.
- 9.24 Doncaster Civic Trust objected to the proposal stating that the dwelling is too large and would impact the character of the Conservation Area and on the neighbouring plots. As outlined above the proposal would have a similar impact to the previous approval being of a similar siting, footprint and height and therefore is not considered too large given the previous extant approval. Doncaster Civic Trust also objected stating that the proposal was an overdevelopment of the site, however the proposal has over 300m<sup>2</sup> of garden space - well in excess of the required standards, with the dwelling meeting or exceeding internal space standards. The dwelling is therefore not an overdevelopment of the site. Furthermore, the Conservation Officer raised no objections to the scheme.
- 9.25 The Doncaster Civic Trust have referred to tandem development and houses built in gardens and the issues of precedent set by these type of developments and that they are overlarge houses with very high site coverage. However, the current proposal is a replacement dwelling on a tandem site, not a new tandem

development – the principle of a tandem development has been established, built and occupied for a significant period. Furthermore, the site has an extant permission for a dwelling of a similar siting, footprint and height, which carries significant weight in favour of the development. Precedent is not a material consideration and cannot be considered as part of this application.

- 9.26 In summary, the proposal is very similar to the extant permission, which weighs significantly in favour of the development. There are no objections to the demolition of the existing bungalow as it does not make a positive contribution to the Conservation Area or have any architectural merit. The design of the current application is preferable to the previous 2018 application. The Conservation Officer has raised no objections and the development does not detract from the heritage significance of the Bessacarr Conservation Area – being set back in the plot and maintaining a green and open character.

### **Trees and Ecology**

- 9.27 The NPPF at paragraph 174 d) where it 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 should be carried out, as the bungalow is to be demolished. Following a site visit the Ecology Officer removed their objection and confirmed that the existing bungalow has negligible potential for roosting bats and therefore no further bat surveys are required prior to determination. The Ecology Officer also confirmed that there is no requirement for a biodiversity net gain assessment as the development will occupy the existing footprint of the building and hard/sealed surfaces. 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 proposed development requires the removal of a category C Lawson cypress on the site. The Tree Officer raised no objections to the removal of the tree noting that the scheme was largely what was approved in 2018 and that the tree was of little consequence. The Tree Officer requested a condition relating to an Arboricultural Method Statement and an associated Tree Protection Plan for the site. The scheme retains the majority of the trees on site and retains the green character associated with the Conservation Area.

### **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 road safety, or the residual cumulative impacts on the road network would be severe'.
- 9.31 The proposal would use an existing dropped kerb and driveway on the site. 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 for this future development. The proposal would provide two off-street parking spaces in line with 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.
- 9.32 The Highways Officer requested amendments to the scheme including, the widening of the access to meet standards as set out in the SYRDG, 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.

### **9.33 Conclusion on Environmental Issues**

- 9.34 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.

### **9.35 ECONOMIC SUSTAINABILITY**

- 9.36 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 of time and therefore carries limited weight in favour of the application.

### **9.37 Conclusion on Economy Issues**

- 9.38 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. The proposal would be an attractive replacement dwelling, which would enhance its occupants' quality of life and would not result in substantial harm to neighbouring amenity, character of the Conservation Area, highway safety, protected trees or wildlife. 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 Ground Floor, drawing no. 21005-016 Rev A - Received on 24.09.2021  
Proposed Floor Plans First Floor, drawing no. 21005-017 Rev B - Received on 24.09.2021  
Proposed Floor Plans Second Floor, drawing no. 21005-018 - Received on 24.09.2021  
Proposed Elevation Plans (including site and location plans), drawing no. 21005-019 Rev B - Received on 24.09.2021  
Proposed Plans (layout plans and boundary treatment plans) drawing no. 21005-015 Rev E - Received on 28.09.2021  
  
REASON  
To ensure that the development is carried out in accordance with the application as approved.
03. Before the first occupation of the building hereby permitted, the windows as indicated on the approved plan (Proposed Floor Plans First Floor, drawing no. 21005-017 Rev B - Received on 24.09.2021)

shall be permanently obscure 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.

04. 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.

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. 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.

07.

No development or demolition approved by this permission shall be commenced until a contaminated land assessment and associated remedial strategy, together with a timetable of works, has been submitted and approved by the Local Planning Authority (LPA), unless otherwise approved in writing with the LPA.

a) The Phase 1 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 is to be demolition works or construction works and remediation in place before works begin.

08. Should any unexpected significant contamination be encountered during development or demolition, 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.

09. 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.

10. Prior to any demolition or commencement of development hereby approved an Arboricultural Method Statement and an associated Tree Protection Plan for the protection for all retained trees, including tree management, demolition and ground protection measures and the erection of impact resistant protective barriers shall be submitted and approved by the Local Planning Authority before any equipment, machinery or materials have been brought on to site for the purposes of the development. The local planning authority shall be notified of implementation and shall visit site to approve the setting out of the site and location of protective barriers prior to the commencement of development. Thereafter tree protection practices shall be implemented and monitored in full accordance with the approved scheme 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 Wood stone 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. 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.

14. 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.
15. 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.
16. No construction or demolition 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.
17. Unless in the event of an emergency, or as otherwise may be previously agreed in writing with the LPA ;
- a) no works of demolition shall be carried out or plant operated except between 07:30–18:00 hours Mondays to Fridays and 07:30–13:00 hour On Saturdays;
  - b) works of demolition or plant operation shall not be carried out at any time on Sundays, Public or Bank Holidays;
  - c) no demolition related vehicle movements to or from the site shall take place on any day other than between 07:30–18:00 hours Mondays to Fridays and 07:30-13:00 hours on Saturdays;
  - d) in addition to the requirement of 17c), no demolition related lorry movements to or from the site shall take place on any school day between 08:00-09:00 hours and 14:45-15:45 hours;
  - e) the contractor shall employ measures to minimise noise impacts in accordance with guidance in BS5228-1:2009 Code of practice for noise and vibration control on construction and

open sites, to ensure noise levels do not exceed 65dB LAeq,1hr 3.5m from the façade of any nearby receptor.

REASON: To safeguard the amenity of nearby residents

18. 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.

## **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.

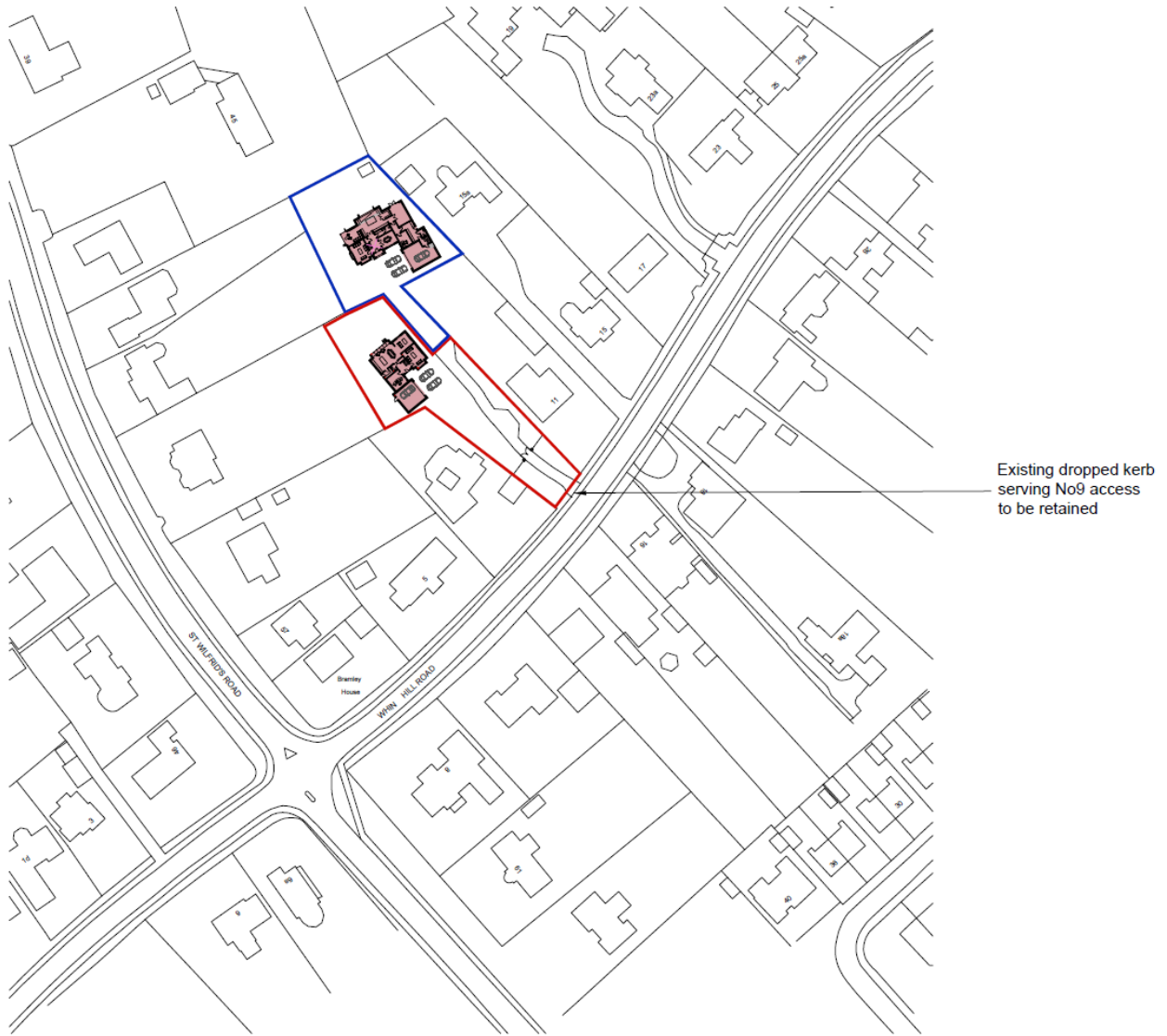
**INFORMATIVE**

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.**

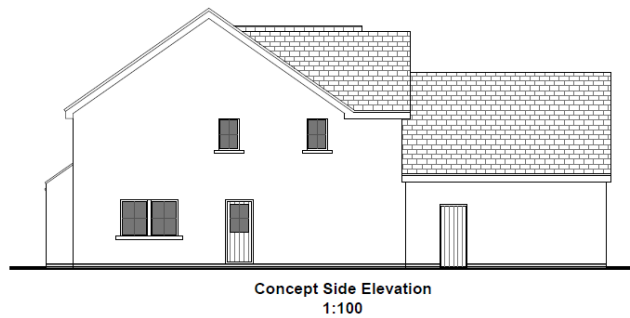
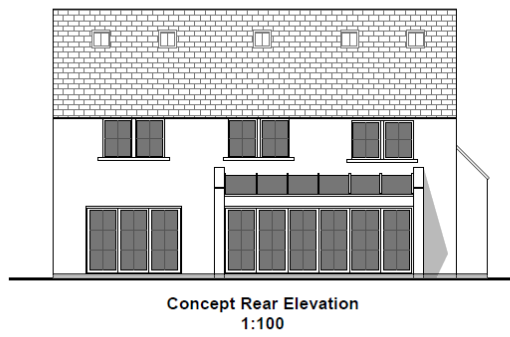
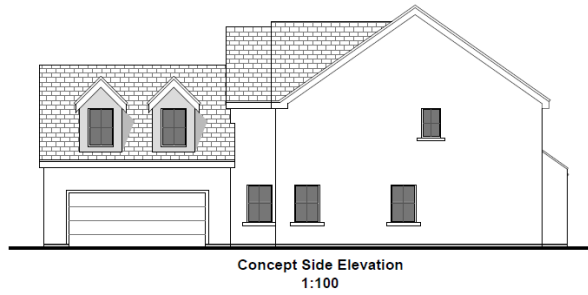
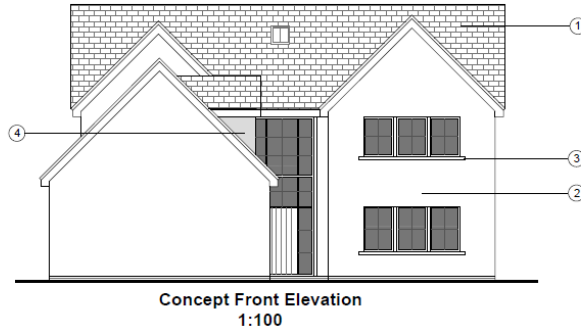
# Appendix 1: Site Plan

## Site Plan



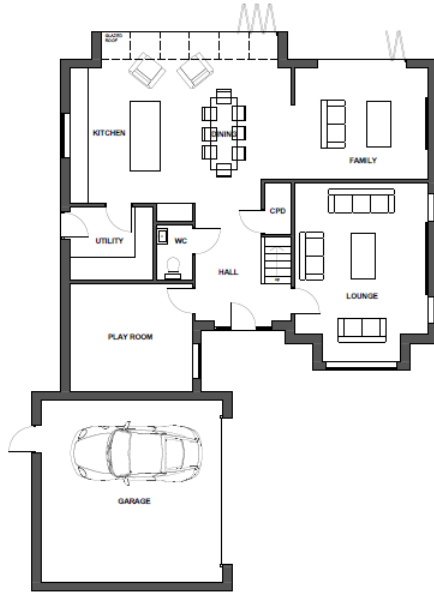
# APPENDIX 2: Proposed Elevations

## Proposed Elevations

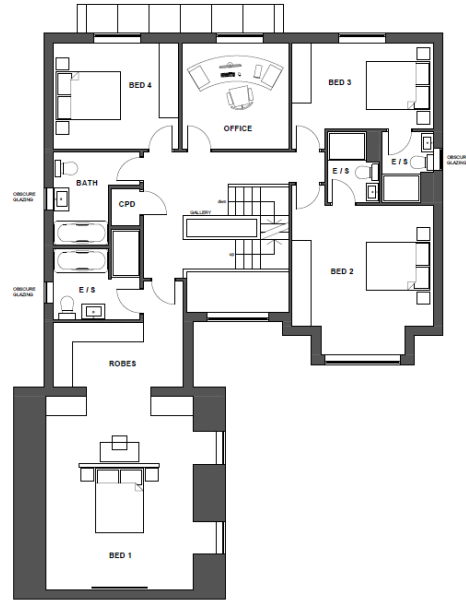


# Appendix 3: Proposed Floor Plans

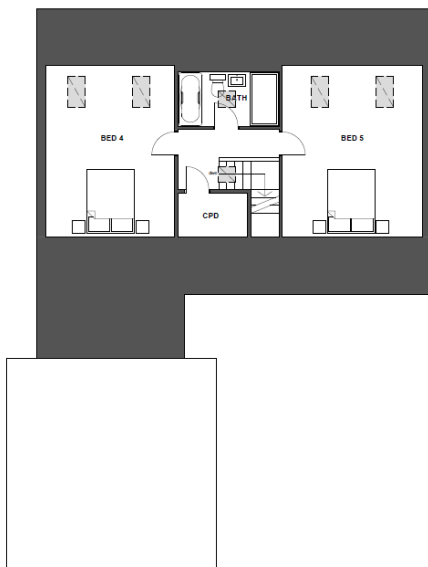
## Proposed Floor Plans



Ground Floor



First Floor



Second Floor



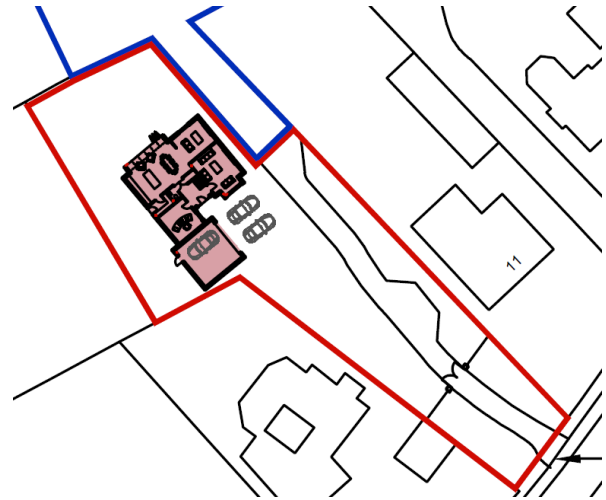
# Appendix 4: Comparison with Previous Approval

Comparison with previous approval ref: 18/02822/FUL

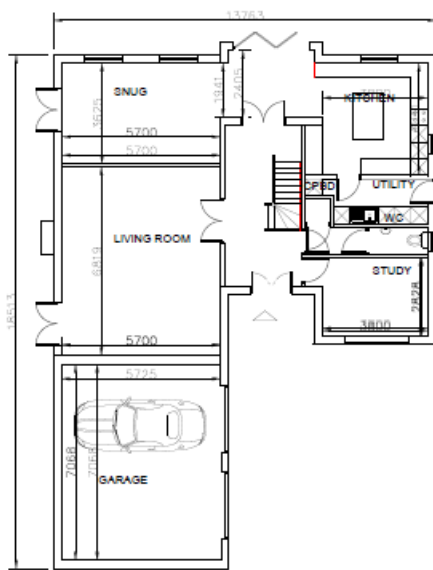
Site plan for previously approved application  
Ref: 18/02822/FUL



Site plan for current application  
Ref: 21/02299/FUL

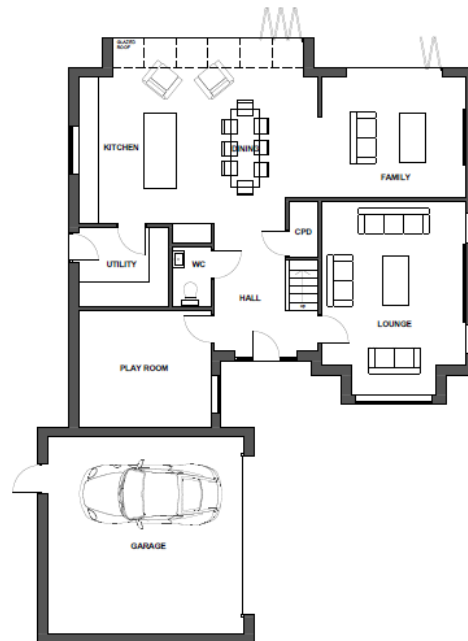


Floor plan for 18/02822/FUL



GROUND FLOOR PLAN 1:100

Floor plan for current application



# Appendix 4: Comparison with Previous Approval Continued

Comparison with previous approval ref: 18/02822/FUL

Elevation plan for 18/02822/FUL



FRONT ELEVATION 1:100

Elevation plan for current application



Concept Front Elevation  
1:100

# 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.