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Application Number:	22/00006/REM
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Application Type:	RESERVED MATTERS
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Proposal Description:	Details of Access, Appearance, Landscaping, Layout and Scale for erection of 1 dwelling (being matters reserved in outline application 18/02033/OUT, granted under appeal reference 20/00003/REF on 08/07/2020).
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At:	Chateau Renee Sutton Road
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For:	Mr Matthew Dale
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Third Party Reps:	10 objections have been received from members of the public.	Parish:	Norton Parish Council
		Ward:	Norton and Askern

Author of Report:	Jessica Duffield
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SUMMARY

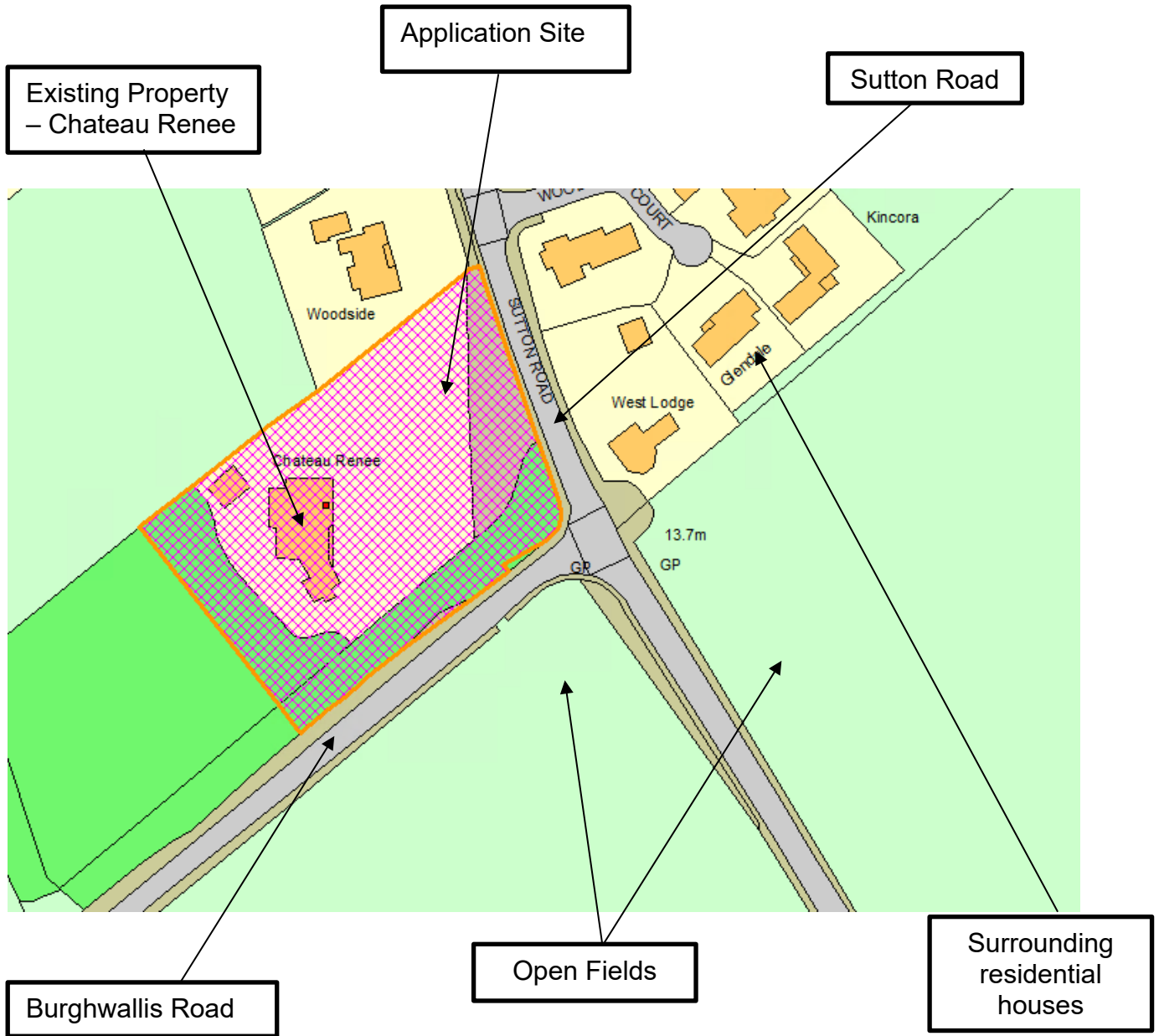
This application is seeking permission for the matters reserved associated with the outline planning permission for 1 dwelling. This application includes details of all 5 matters – access, appearance, landscaping, layout and scale.

The principle of the erection of 1 house has previously been found acceptable as per the outline planning permission- appeal ref: 20/00003/REF. The outline application was initially submitted in 2018 (ref: 18/02033/OUT) and was presented to planning committee with a recommendation for approval based on its position within the residential policy area. Members decided to overturn the officer's recommendation and refused the application due to concerns with highway safety. This refusal was appealed by the applicant, with the Inspector allowing the application. In terms of highway safety the Inspector stated '*the proposed access would not be sited close to the junction with Burghwallis Road and there would be good visibility both north and south along Sutton Road, to allow vehicles to exit the site safely...and the visibility splays either side of the proposed access would be clear to allow vehicles to exit safely.*'

As part of the allowed permission, a full award for costs was granted with the Inspector considering that the Council acted unreasonably in the refusal of planning permission which resulted in unnecessary and wasted expense for the applicant. The Council had to pay the applicant to cover the wasted costs.

This application is being presented to members due to the level of public interest with 10 objections received from local residents. The proposed plans have been amended during the application assessment.

RECOMMENDATION: RESERVED MATTERS APPROVED subject to conditions.



1.0 Reason for Report

- 1.1 The application is being presented to Members due to the volume of public interest with 10 objections received.

2.0 Proposal and Background

- 2.1 Planning permission is sought for the matters reserved as part of the outline consent. All matters were reserved meaning details of landscaping, access, appearance, layout and scale are included in this application.
- 2.2 The principle of a detached dwelling at the site has previously been found acceptable as per the outline permission. The area to be developed is currently used as garden space for the existing dwelling known as Chateau Renee, and is accessed off Sutton Road. An indicative site plan was submitted with the previous permission indicating a suggested position for the dwelling and plot boundary.
- 2.3 As part of this application, amended plans have been provided which shows the dwelling in a slightly different position to that indicated on the indicative site plan. The dwelling has instead been sited at a slight angle and set further back within the site. The proposed dwelling's garden boundary follows the curve of the existing driveway meaning its plot is marginally larger than that suggested in the outline permission. However as the entire site falls within the red line application boundary, these slight tweaks between the outline and reserved matters application are acceptable.
- 2.4 Historically a separate outline planning application for the erection of 3 houses was submitted on the land to the rear of the property. This was presented to members with a recommendation to refuse in September 2019. This recommendation was agreed and later dismissed at appeal.

3.0 Site Description

- 3.1 The application site includes the entirety of the Chateau Renee plot though only the front north-eastern part of the site is to be developed. The existing property is a large sized part single storey/part 2 storey dwelling which is positioned towards the rear of the application site. The land owned by the applicant extends to the rear by over 100m though this has been excluded from the application site boundary. The existing property is finished in a light coloured stone/brick.
- 3.2 The front of the site is defined by a 1.8m high wooden fence with wooden gate which is set back from the road with a grass verge between. The fence has been erected in recent years and was subject to an enforcement enquiry however given its distance from the highway, much of the boundary treatment was considered to fall under permitted development. Alterations to the existing boundary treatment are included in this application. A number of protected trees are located on the site, the majority of which are sited towards the front/eastern part of the site.
- 3.3 The site is located on the edge of Campsall, with Burghwallis Road defining the southern boundary of the site. The application site defines the edge of the residential policy area/village boundary. Residential housing border the site to the

north and east, with open fields washed over by Green Belt wrapping around to the south.

- 3.4 The site itself consists of well-kept generous gardens with large areas of lawn. The property is accessed via a wide sweeping driveway which provides parking for multiple vehicles. The existing property is set at a slightly higher level than the road, but is screened by the large trees and planting within the site.
- 3.5 The site adjoins but falls outside of the Campsall Conservation Area, with the front garden fence defining the boundary of the conservation area.
- 3.6 The application site falls within Flood Zone 1 and is at low risk of flooding.

4.0 Relevant Planning History

4.1 Planning history for the application site as follows:

Application Reference	Proposal	Decision
21/01050/TPO	Consent to fell and remove 16 trees that are dead and/or dangerous marked with tape from the tree belt along the property boundary with Burghwallis Road. The trees are subject to Doncaster Borough Council Tree Preservation Order (No.411) 2020 Chateau Renee and Woodside, Sutton Road, Campsall, Doncaster.	EXEMPT WORKS- 30/3/2021
20/00003/REF	Outline application for the construction of 1 dwelling	APPEAL ALLOWED – 8/7/2020
20/00004/REF	Outline application for the construction of 3 houses (all matters reserved)	APPEAL DISMISSED- 29/7/2020
18/02034/OUT	Outline application for the construction of 3 houses (all matters reserved) (resubmission of withdrawn application 17/02311/OUT)	REFUSED- 27/9/2019
18/02033/OUT	Outline application for the construction of 1 dwelling (re-submission of withdrawn application 17/02191/OUT)	REFUSED- 25/7/2019
17/02311/OUT	Outline application for the construction of a detached house with garage and summerhouse (All Matters Reserved)	WITHDRAWN- 20/11/2017
17/02191/OUT	Outline application for erection of 4 dwellings following demolition of existing dwelling (With all matters reserved)	WITHDRAWN- 6/11/2017
97/0520/P	OUTLINE APPLICATION FOR ERECTION OF ONE DETACHED DORMER BUNGALOW ON APPROX 0.07 HA OF LAND	REFUSED – 14/4/1997

5.0 Site Allocation

5.1 The site is identified within the Local Plan as Residential Policy Area. The site borders the Campsall Conservation Area.

5.2 National Planning Policy Framework (NPPF 2021)

5.3 The National Planning Policy Framework 2021 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions and the relevant sections are outlined below:

5.4 Paragraph 60 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed; that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

5.5 Paragraph 119 states that planning decision should promote an effective use of land in meeting the need for homes and other uses.

5.6 Paragraph 124 states that planning policies should support the development that makes efficient use of land when taking into account the identified need for different types of housing and other forms of development.

5.7 Paragraph 130 states that planning decisions should ensure that developments will function well and add to the overall quality of the area; are visually attractive and include effective landscaping; sympathetic to local character; establish and maintain a strong sense of place; and optimise the potential of the site.

5.8 Paragraph 131 states that trees make an important contribution to the character and quality of urban environments. Applicants and local planning authorities should work with highways officers and trees officer to ensure that the right trees are planted in the right places and solutions are found that are compatible with highways standards.

5.9 Paragraph 111 relates to highways and states that development should only be prevented on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impact on the road network would be severe.

5.10 Local Plan

5.11 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:

- 5.12 Policy 10 relates to Residential Policy Areas and states that residential development will be supported where the development would provide an acceptable level of residential amenity for both new and existing residents; would protect and enhance the qualities of the existing area; and meets other development plan policies.
- 5.13 Policy 41 relates to character and local distinctiveness and states that development proposals will be supported where they recognise and reinforce the character of local landscapes and building traditions; respond positively to their context, setting and existing site features as well as respecting and enhancing the character of the locality. Developments should integrate visually and functionally with the immediate and surrounding area at a street and plot scale.
- 5.14 Policy 42 relates to urban design and states that new development will be expected to optimise the potential of a site and make the most efficient use of land whilst responding to location, local character, relevant spatial requirement and design standards.
- 5.15 Policy 44 relates to residential design and sets out the key design objectives which residential development must achieve, as well as stating that all developments must protect existing amenity and not significantly impact on the living conditions or privacy of neighbours.
- 5.16 Policy 13 relates to sustainable transport within new developments. Part A.6 states that proposals must ensure that the development does not result in an unacceptable impact on highway safety, or severe residual cumulative impacts on the road network. Developments must consider the impact of new development on the existing highway and transport infrastructure.
- 5.17 Policy 32 states that proposals will be supported where it can be demonstrated that woodlands, trees and hedgerows have been adequately considered during the design process so that a significant adverse impact upon public amenity or ecological interest has been avoided. There will be a presumption against development that results in the loss or deterioration of ancient woodland and/or veteran trees. Proposals will need to include the submission of a survey information of woodland, trees and hedgerow which is able to demonstrate evaluation of these features; demonstrate how retained features are to be protected; and sufficient provision of appropriate replacement planting where it is intended to remove trees and hedgerow.
- 5.18 Policy 48 states that development will be supported which protects landscape character, protects and enhances existing landscape features and provides high quality hard and soft landscaping scheme which includes fit for purpose planting and generous trees, shrubs and hedgerow planting.
- 5.19 Neighbourhood Plan (NP).**
- 5.20 *No neighbourhood plan is relevant to this application.*

5.21 Other material planning considerations and guidance

5.22 Doncaster Council's previous suite of adopted Supplementary Planning Documents (SPDs) have been formally revoked in line with Regulation 15 of the Town and Country Planning (Local Planning) (England) Regulations 2012, following the adoption of the Local Plan. The SPDs refer to superseded development plan policies, and some provide guidance which is not in accordance with the new Local Plan. The Transitional Developer Guidance (April 2022) provides guidance on certain elements, including design, during the interim period, whilst new SPDs to support the adopted Local Plan are progressed and adopted. The Transitional Developer Guidance, Carr Lodge Design Code and the South Yorkshire Residential Design Guide (SYRDG), should be treated as informal guidance only as they are not formally adopted SPDs. These documents can be treated as material considerations in decision-making, but with only limited weight.

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. The application has been advertised on 2 occasions following amendments to the siting of the dwelling and inclusion of alterations to the boundary treatments.

6.2 First Round of Consultation

The original application was advertised via neighbour letter, site notice and in the local press with an overall consultation expiry date of 18th February 2022. Following this publicity, a total of 9 letters of objection were received from local neighbours. A summary of the material planning issues raised is set out below:

- Failure to protect the Conservation Area;
- Impact upon appearance of Conservation Area;
- Lack of consultation period;
- Orientation of house and overlooking;
- Impact of proposed height/overbearing;
- Fence should be replaced traditional wall;
- Property should be carbon neutral;
- Impact upon drainage systems;
- Reflections from glazing;
- Appearance and size not in-keeping with existing development in the locality;
- Proximity of trees to driveway;
- Impact upon highway network;
- Property too large from application site;
- Impact upon protected trees;
- Impact upon ecology;
- Overlooking of neighbouring gardens;
- Impact upon capacity of local amenities;

6.3 Second Round of Consultation

The agent provided amended plans on 3rd and 5th October 2022 resulting in a new press advert, site notice and neighbour letters being published, with a consultation expiry date of 3/11/2022. 6 representations were received, 5 of which were from neighbours who had commented previously as summarised above. This means the second round of consultation in fact generated one additional representation

meaning the total number of objections is 10. A summary of the comments received during the second round of publicity include:

- Amendments do not address previous objections;
- Property still appears dominant;
- Development will result in pruning of trees;
- Impact upon drainage systems;
- Impact upon trees;
- Introduction of overlooking;

7.0 Town/Parish Council

7.1 A separate representation in objection has been received from the Parish Council of Norton raising the following concerns:

- The design/size and particularly the height of the proposed property is considered to be inappropriate in its intended location as all the surrounding properties are bungalows;
- Considerable tree loss;
- Materials are not in-keeping;

8.0 Relevant Consultations

8.1 Parish Council – see above.

8.2 National Grid – No response

8.3 Yorkshire Water – No response

8.4 DMBC Ecology – Biodiversity net gain assessment requested, which was submitted by the agent (received: 6/9/2022). Based on the information received no objections subject to conditions attached relating to Biodiversity Net Gain and Ecological Enhancement Plan.

8.5 DMBC Tree Officer – Initially objected due to inadequate information in regards to trees. However the amended tree reports including the Arboricultural Method Statement and Arboricultural Report and Impact Assessment are satisfactory and on this basis the Tree Officer has no objection subject to the proposed condition relating to the method statement and tree protection.

8.6 DMBC Internal Drainage – Initially objected due to lack of information. Drainage calculations have been provided to address concerns/queries raised. No objection subject to pre- commencement condition and surface water discharge condition.

8.7 DMBC Highways Development Control – Queries were raised in regards to the repositioning of lighting columns and the dropped kerb as part of the proposed works. Further information regarding the proposed wheel wash provision has also been provided. No objection to the development subject to the conditions proposed.

8.8 DMBC Highway Safety – No comments beyond Highways Development Control.

8.9 DMBC Environmental Health- No objection subject to pre-commencement condition relating to noise. Further condition relating to construction hours.

- 8.10 Conservation Officer – The application site falls outside of the Conservation Area. The Conservation Officer suggested finishing the property in only one material, but the proposed elevation materials are considered to be acceptable by the Case Officer, with the property being well screened from the road and in-keeping with the surrounding properties.
- 8.11 DMBC Pollution Control – Phase 1 Desktop Study submitted and reviewed. Phase 2 investigation requested as well as further details of gas sampling/monitoring. Gas Monitoring Study received on 22nd June 2022 and further details provided on 7th and 8th July 2022. Based on the information provided, the Pollution Control Officer is satisfied and no further action is required in regards to ground gases. Remediation is required as per the recommendation in the submitted reports. Conditions required to this affect.

9.0 Assessment

9.1 The proposal seeks approval for the details of access, appearance, landscaping, layout and scale in relation to the erection of 1 dwelling. The principle of the development has already been established as per the existing outline consent granted at appeal in July 2020. In considering the proposal the main material planning considerations are outlined below:

- The acceptability of residential development
- The impact on the character of the area
- The impact on neighbouring residential properties
- The impact on the highway network and highways standards
- The impact on the existing trees
- The impact on the ecology of the site

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
- No

Appropriateness of the proposal

9.3 The application site falls within the residential policy area as defined in the adopted Local Plan (2021). Policy 10 relates to the residential policy area and states that new residential development will be supported in these areas provided that:

- The development would provide an acceptable level of residential amenity for both new and existing residents;
- The development would help protect and enhance the qualities of the existing area and contribute to a safe, healthy and prosperous neighbourhood;
- The development would meet other development plan policies including those relating to flood risk, open space, design and sustainable construction.

- 9.4 Based on the policy allocation the proposed development is acceptable in principle subject to above criteria which will be assessed below. The principle of the development has already been established as per the outline permission.

Sustainability

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

SOCIAL SUSTAINABILITY

Impact on Residential Amenity

- 9.7 Part A.1 of Policy 10 refers to residential amenity for both new and existing residents. Policy 44 Part A states that proposals must protect existing residential amenity; not significantly impact the living conditions or privacy of neighbours or the host property; should not be overbearing or result in an unacceptable loss of garden space.
- 9.8 The application site is surrounded by residential properties to the north and east, whilst the existing host dwelling is positioned to the west of the proposed dwelling. Even though the dwelling is to be situated within a current residential front garden, due to the size of the existing plot, limited harm will be introduced upon surrounding residents.
- 9.9 There is a separation distance of circa 15.5m in a diagonal direction between the proposed and existing dwelling. The rear of the dwelling will include one small window which serves the master bedroom at first floor level. Given the distance/orientation between the two properties, no harmful overlooking upon this window would be introduced. Similarly the position of Bedroom 4 window on the rear elevation would not cause overlooking as its view is partially screened by the projecting wall adjacent.
- 9.10 The adjacent property at Woodside is located to the north of the application site. There is a separation distance between the side elevation of the proposal and this existing property of over 12m. No windows are proposed at the upper floor level of the northern elevation and therefore no overlooking upon the neighbouring property will be introduced.
- 9.11 The existing properties to the west are positioned in excess of 37m from the front elevation of the proposed dwelling. It is recognised that the front elevation does include some glazing which will serve the living areas at ground floor level and the landing and bedrooms at first floor. The generous separation distance between the proposed dwellings and those opposite alleviates any possible overlooking, with the

distance significantly exceeding that typically sought (usually 21m between directly facing habitable room windows as per the SPD guidance) with the position of the large trees; the boundary treatment and the road network providing additional screening.

- 9.12 The windows on the southern facing elevation, including the balcony area off the master bedroom, will face over the associated garden and driveway, thus not cause any overlooking upon existing neighbours.
- 9.13 The proposed dwelling has been centrally positioned within the generous application plot. This means that no overshadowing or overbearing impact will be introduced upon neighbouring properties.
- 9.14 Both the proposed dwelling and the existing dwelling will benefit from large sized gardens which wrap around the properties, with the proposed dwelling's garden exceeding 1000sqm. The only impact upon the occupiers of the host dwelling will be by virtue of sharing a private driveway. Though this will not harm residential amenity and is not unusual for proposals of this arrangement.
- 9.15 Overall the proposed development protects existing residential amenity and provides good quality accommodation for future occupiers. The proposal therefore accords with the relevant policies quoted above.

9.16 Conclusion on Social Impacts.

- 9.17 Para. 8 b) of the NPPF (2021) indicates, amongst other things, that the planning system needs to support strong, vibrant and healthy communities, by ensuring well-designed and safe built environments, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
- 9.18 It is not considered that the proposed development would adversely affect future or existing residential amenity. Both the existing dwelling and the proposed dwelling are well proportioned, with generous separation distances between the application site and the surrounding properties. This weighs in favour of the application carrying substantial weight.

9.19 ENVIRONMENTAL SUSTAINABILITY

Impact upon the character and appearance of the surrounding area

- 9.20 This reserved matters application includes details for appearance, layout and scale.
- 9.21 The application site is located on the edge of Campsall which is a medium sized village in the north of the borough. Chateau Renee marks the edge of the settlement boundary with the fields to the south washed over by Green Belt.
- 9.22 The application site falls outside of the Campsall Conservation Area. Therefore there is considered to be no impact upon the appearance or character of the Conservation Area.

- 9.23 The surrounding built form is traditional but varied, with a mixture of stone, render and brick. The surrounding development is relatively low density and consists of large detached properties in generous plots.
- 9.24 The proposed dwelling will be finished in a mix of red brick and off-white render. The Conservation Officer suggested the use of render only. However the Case Officer considers the use of two materials more appropriate as it breaks up the massing of the property and reflects the appearance of both the adjacent properties at West Lodge and Woodside.
- 9.25 The proposed dwelling is modern in style but is not dissimilar in scale and form to existing properties along Sutton Road. It is important to note that as this property is outside of the Conservation Area, the use of more contemporary materials is acceptable. Nevertheless the property responds well to the local characteristics and will not harm the appearance of the locality.
- 9.26 The frontage does include more glazing than the dwellings opposite, but the volume of glazing is not excessive or dominating. The vertical glazing feature at the entrance again breaks up the massing of the dwelling as well as modernising the character of the plot.
- 9.27 The frontage of the dwelling will not be overly noticeable from the highway, with the trees at the front of the site providing screening. The dwelling is well set back from the front of the plot (over 18m). Its position behind the trees and distance from the road means that the impact of the development on the character and appearance of the locality is significantly limited.
- 9.28 The footprint of the dwelling has been arranged so that the garage/master bedroom are positioned at the rear of the plot. The T-shape footprint means that the dwelling appears smaller from the road, with the bulk of the floorspace located out of view, again reducing any harm.
- 9.29 Nevertheless, in comparison to the host dwelling, the proposed property has a much smaller footprint and is in fact more in-keeping with the surrounding properties in terms of scale and massing. The existing property has an overall footprint of over 300sqm whereas the proposed dwelling has a footprint less than half that at 146sqm.
- 9.30 The appearance and design of the proposed dwelling, together with its siting, will cause no harm upon the character of the surrounding area. Its scale, size and appearance reflects the existing building form and is therefore acceptable.

Highways/Access Details

- 9.31 This application includes highways details. The proposal involves the removal of the existing patterned concrete driveway and gated access, with a replacement driveway and access point installed. The new driveway access will be sited slightly south of the existing and will provide a shared access for both the existing dwelling and proposed.
- 9.32 The proposed driveway will be slightly curved in shape to respect the canopy of the protected trees. The proposed dwelling will sit north of the driveway, with the garage element adjoining the driveway to the rear of the plot.

- 9.33 As part of the works a new dropped kerb will need to be installed at the access point and the existing lamppost will need to be repositioned. The Highways Officer has checked the proposed plans and the alterations involved and has no objection to the proposed development subject to the conditions attached.
- 9.34 The development includes sufficient parking availability for both dwellings. The proposed dwelling will benefit from a double garage as well as a private driveway for multiple vehicles. The existing property will retain an excessively sized driveway as well as the existing garage.
- 9.35 Concerns regarding the impact upon highway safety was raised by local residents in relation to the outline application and has again been raised in the neighbour representations for this application. However, the increase in vehicle movements at the site entrance is considered to be negligible based on the development of one dwelling and the issues regarding highway safety were addressed in the appeal decision for the outline.
- 9.36 The Inspector's decision letter states: *Sutton Road has been described as being a narrow, busy road with some bends and vehicles travelling at high speeds. It has also been indicated that vehicles regularly park on the road, along with buses stopping and that there is the potential for overtaking of slower vehicles. Nevertheless, the proposed access is located within a 30mph speed limit zone and with good visibility in both directions, the amount of additional traffic generated from the proposal would not adversely compromise highway safety. 8. Local residents have provided details of a vehicle incident and numerous near misses in the area. However, there is no substantive evidence before me to explain how these events have occurred and what were the causes of the incidents. These matters therefore do not alter my findings above.*
- 9.37 The development of one house is not considered to harmfully impact the local highway network. Based on all of the above the proposal is considered to be in accordance with Local Plan Policy 13 and cause no harmful impact in terms of highways or access.

Impact upon Trees and Landscaping

- 9.38 This application includes details for landscaping. The site includes a number of protected and non-protected trees. There are 6 protected trees (TPO) within the front part of the application site, which are primarily positioned around the north-eastern corner and central part of the site. An additional protected tree is positioned within neighbouring property Woodside's plot but sits in close proximity to the northern boundary. The tree surveys have assessed a total of 19 individual trees and 1 tree group.
- 9.39 The application has been submitted by detailed tree information, including an Arboricultural Method Statement; Arboricultural Report and an Impact Assessment. These reports have been updated and amended in line with the Tree Officer's comments.
- 9.40 The development will require the removal of 4 trees which are situated on the footprint of the proposed dwelling. The trees to be removed are as follows:

T2 – Yew, Category C, Low Amenity Value

T4 – Thuja, Category C, Low Amenity Value

T5 – Cryptomeria, Category C, Low Amenity Value
T12- Hazel, Category C, Low Amenity Value

- 9.41 The trees requiring removal are of low quality and their removal will have minimal impact. None of the trees to be removed are protected under the Tree Preservation Order.
- 9.42 Other works required include the pruning of the large trees labelled T1 and T3 but again such works would have minimal impact or loss of amenity.
- 9.43 The retained trees onsite will be protected during the construction phase as per the proposed condition and details in the AMS.
- 9.44 On this basis the Tree Officer is satisfied with the information and level of detail provided in regards to the proposed works and has no objection.
- 9.45 The existing boundary treatments along Sutton Road vary with an original stone wall along the eastern edge and a mixture of railings and low boundary brick walls along the western.
- 9.46 The application site itself is currently defined by a 2m wooden fence finished in an orange wood tone. The frontage of the site has been updated in recent years to include a patterned concrete style driveway and the modern fencing. Historically the front boundary was defined by a chicken wire and post style fence with a gravel driveway. Although the frontage is modern, particularly in comparison to the stone wall opposite, it does not appear out of character. The fence is a slated panel timber style, allowing views partial views into the plot from the highway.
- 9.47 The boundary treatment to the front of the site will be altered as part of the works. The existing fence will be partially screened by the installation of native hedging on the Sutton Road site and a curved limestone wall feature will be added at the entrance point onto the new driveway. A traditional double style wooden fence will be installed to secure the access.
- 9.48 Due to the position of the proposed dwelling, the recently installed concrete driveway will need to be removed and re-positioned so it adjoins Sutton Road slightly south of the current drive. Within the site, the driveway will curve to the south of tree T3 rather than to the north, to provide the proposed dwelling with a larger plot.
- 9.49 The installation of the new driveway will include a 'no dig' geocell method of construction with no ground level changes, and therefore will not impact the root protection areas (RPA) of the retained trees.
- 9.50 The Tree Officer and Case Officer are both satisfied in regards to the proposed landscaping subject to the condition proposed.

Ecology and Wildlife

- 9.51 The Council's Ecologist has reviewed the proposed development and confirms that there are no habitats or protected species at the application site. A bio-diversity net gain assessment has been submitted in which the outcome of the report is accepted. No objections on ecological grounds subject to the proposed conditions.

Pollution issues

- 9.52 The contamination team have been consulted on the application. Further information relating to gas monitoring was requested and provided the agent. The Pollution Control Officer confirms that the report is satisfactory and no further action is required in regards to ground gases.
- 9.53 Conditions are proposed to ensure that the remediation works accord with the recommendations in the submitted report. Based on this there are no objections.

9.54 Conclusion on Environmental Issues

- 9.55 Para. 8 c) of the NPPF (2021) indicates, amongst other things, that the planning system needs to contribute to protecting and enhancing the natural built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 9.56 The proposed development is not considered to harm the environment. The proposed dwelling will be finished in appropriate materials, and its scale and massing is in-keeping with the surrounding built form.
- 9.57 The proposal includes sufficient private parking and the alterations to the driveway and access are acceptable. There will be no impact upon the TPOs at the site and appropriate tree protection measures will be implemented to protect and preserve the retained trees during construction.
- 9.58 There is no concerns regarding contamination or drainage subject to the proposed conditions. This weighs in favour of the application carrying substantial weight.

9.59 ECONOMIC SUSTAINABILITY

- 9.60 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.

9.61 Conclusion on Economy Issues

- 9.62 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.
- 9.63 Whilst the economic benefit of the proposal is slight and afforded only limited weight, it does not harm the wider economy of the borough and for that reason weighs in favour of the development.

10.0 PLANNING BALANCE & CONCLUSION

- 10.1 In accordance with Paragraph 11 of the NPPF (2021) the proposal is considered in the context of the presumption in favour of sustainable development. The proposal is considered to be located within a sustainable location on a site earmarked for residential development in the Local Plan and this weighs considerably in favour of the application.
- 10.2 The submitted plans indicate that the proposed dwelling can be comfortably sited within the application site without harming existing or neighbouring residential amenity. The existing plot is generous in size and both the host dwelling and proposed property will benefit from large private gardens, which reflects the low density character of the surrounding village. The proposed dwelling will have a modern appearance but still echo use of surrounding materials.
- 10.3 The proposed development will include adequate highways/parking arrangements for both dwellings and the re-positioning of the driveway and access point is acceptable.
- 10.4 In regards to trees the proposed works are acceptable. Whilst the loss of 4 trees is unfortunate, these trees are of low value and are not protected, thus could be removed by the applicant without approval. The other trees on site will be protected and suitably preserved as part of the development.
- 10.5 Limited weight in favour of the application has been afforded to the potential economic benefits generated by the proposal.

11.0 RECOMMENDATION – GRANT PLANNING PERMISSION

11.1 MEMBERS RESOLVE TO GRANT PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT SUBJECT TO THE FOLLOWING CONDITIONS:

Conditions / Reasons

01. The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans listed below:

Location Plan, Drawing: PL07, Received: 4/1/2022

Site Plan- Proposed Site Plan, Drawing: PL03, Rev: J, Received: 5/10/2022

Proposed Plans – Boundary Treatments/ Proposed Gateway, Drawing: PL11, Received: 3/10/2022

Proposed Floorplan, Drawing: PL01, Received: 4/1/2022

Proposed Elevations, Drawing: PL02, Received: 4/1/2022

REASON

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

02. 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.

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, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.

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

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.

04. 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, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.

05. Demolition or construction works shall not take place outside 7am to 5pm Mondays to Fridays and 9am to 1pm on Saturdays or at any time on Sundays or Bank Holidays.

REASON

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

06. Development shall not begin until a scheme for protecting the residents in the proposed dwelling from noise from Sutton and Burghwallis Roads has been submitted to and approved in writing by the local planning authority. All works, which form part of the approved scheme, shall be completed before occupation of the permitted dwelling, unless otherwise agreed in writing by the Local Planning Authority. The protection measures in the agreed scheme shall be maintained throughout the life of the development.

REASON

To safeguard the amenity of the proposed dwellings from the noise levels which exist on the site.

07. Prior to the commencement of development a Management Plan for proposed onsite habitats shall be submitted to the Local Planning Authority for approval in writing. The Management Plan based on the details as set out in section 4.2 of Ecological Impact Report (Whitcher Wildlife ref. 210609/NE/EcIA 07/04/22) shall detail the following:

- An adaptive management plan for the site detailing the management measures to be carried out over the phased restoration of the site in order to achieve the target conditions proposed for each habitat parcel.
- A commitment to adaptive management that allows a review of the management plan to be undertaken and changes implemented if agreed in writing by the LPA and if monitoring shows that progress towards target conditions is not progressing as set out in the agreed objectives.
- That monitoring reports shall be provided to the LPA on the 1st November of each year of monitoring (Years 1, 3, 5, 10, 20, and 30)) immediately following habitat creation.

Once approved in writing the management measures and monitoring plans shall be carried out as agreed.

REASON

To ensure the habitat creation on site and subsequent management measures are sufficient to deliver a net gain in biodiversity as required by Local Plan policy 30B and the NPPF paragraph 174.

08. Prior to the 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 measures outlined in Section 5 of Ecological Impact Report (Whitcher Wildlife ref. 210609/NE/EcIA 07/04/22), 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:

REASON

To ensure the ecological interests of the site are maintained in accordance with Local Plan policy 29.

09. The development hereby granted shall not be begun until details of the foul, surface water and land drainage systems and all related works necessary to drain the site have been submitted to and approved by the Local Planning Authority. These works shall be carried out concurrently with the development and the drainage system shall be operating to the satisfaction of the Local Planning Authority prior to the occupation of the development.

REASON

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

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

REASON

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

11. Details of how the existing access will be closed must be provided to the Local Planning Authority and agreed in writing within 1 month of the commencement of the development. The existing access must be permanently closed in accordance with the agreed details within 2 months of the proposed (replacement) access being completed.

REASON

In the interests of road safety.

12. No construction works shall take place until full details of offsite highway works have been submitted to and agreed in writing by the Local Planning authority within a Construction Traffic Management Plan. The development shall be carried out in accordance with the agreed details and cover the following points, expanded on as required:

- Volumes and types of construction vehicles
- Identification of delivery routes;
- Identification of agreed access point
- Contractors method for controlling construction traffic and adherence to routes
- Size, route and numbers of abnormal loads

- Swept path analysis (as required)
- Construction Period
- Temporary signage
- Wheel Wash facilities
- Timing of deliveries

REASON

In the interests of Highway safety in accordance with Local Plan Policy 13.

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.

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. The erection of temporary fencing, installation of new hard surfaces/access, use of temporary ground protection, site meetings with relevant parties and arboricultural supervision for the protection of any retained tree shall be undertaken in complete accordance with the Specific Sequence of Operations and particulars within the hereby approved AMS and TPP (AMS Reference: AWA5175AMS.B and Appendix 4: Tree Protection Plan) for the duration of the development. Before any equipment, machinery or materials have been brought on to site for the purposes of the development the development site must reach "Stage 3 Tree Protection Fencing" of the AMS with the protection fencing being installed in accordance with the fencing specifications in section 5.1 Tree Protection Fencing and Appendix 1 of the AMS and positioned on site as shown on Appendix 4: Tree Protection Plan. Thereafter it shall be maintained until all equipment, machinery and surplus materials have been removed from the site (Stage 11 Site Finishing of the AMS). 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 and the adopted Doncaster Local Plan 2015 - 2035 Policy 32: Woodlands, Trees and Hedgerows section B.

INFORMATIVES

01. The Developer should be aware that a Sustainable Drainage System (SuDS) is the LPA's preferred option. A detailed explanation of any alternative option and reasons for rejecting a SuDS solution will be required. Reason: To comply with current planning legislation - National Planning Policy Framework.
02. Any alteration to the existing street lighting as a result of the new access arrangements will be subject to a costs which are to be borne by the applicant. Street lighting design and installation is generally undertaken by the Local Highway Authority. There is a fee payable for this service and the applicant should make contact with Fiona Horgan – Tel 01302 735097 or e-mail Fiona.Horgan@doncaster.gov.uk regarding this as soon as possible. Further information on the selected DNO / IDNO together with the energy supplier will also be required as soon as possible as they directly affect the adoption process for the street lighting assets

Works carried out on the public highway by a developer or anyone else other than the Highway Authority shall be under the provisions of Section 278 of the Highways Act 1980. The agreement must be in place before any works are commenced. There is a fee involved for the preparation of the agreement and for on-site inspection. The applicant should make contact with Malc Lucas – Tel 01302 735110 as soon as possible to arrange the setting up of the agreement.

Doncaster Borough Council Permit Scheme (12th June 2012) - (Under section 34(2) of the Traffic Management Act 2004, the Secretary of State has approved the creation of the Doncaster Borough Council Permit Scheme for all works that take place or impact on streets specified as Traffic Sensitive or have a reinstatement category of 0, 1 or 2. Agreement under the Doncaster Borough Council Permit Scheme's provisions must be granted before works can take place. There is a fee involved for the coordination, noticing and agreement of the works. The applicant should make contact with Paul Evans – Email: p.evans@doncaster.gov.uk or Tel 01302 735162 as soon as possible to arrange the setting up of the permit agreement.

03. The trees identified as T1, T3, T11, T13, T14 and T15 within the approved Arboriculture Method Statement (AMS) Reference: AWA5175AMS.B and Appendix 4: Tree Protection Plan that are within and overhanging the application site is subject to Doncaster Borough Council Tree Preservation Order (No.411) 2020 Chateau Renee and Woodside, Sutton Road, Campsall, Doncaster. It is a criminal offence to wilfully damage a tree subject to a Tree Preservation Order. Failure to implement the above Planning Conditions which seek to protect the tree will be deemed to constitute wilful damage and may result in criminal proceedings being instigated by the council. Preventing damage to the trees is in the interests of tree health and also in the interests of safety of persons and property.

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

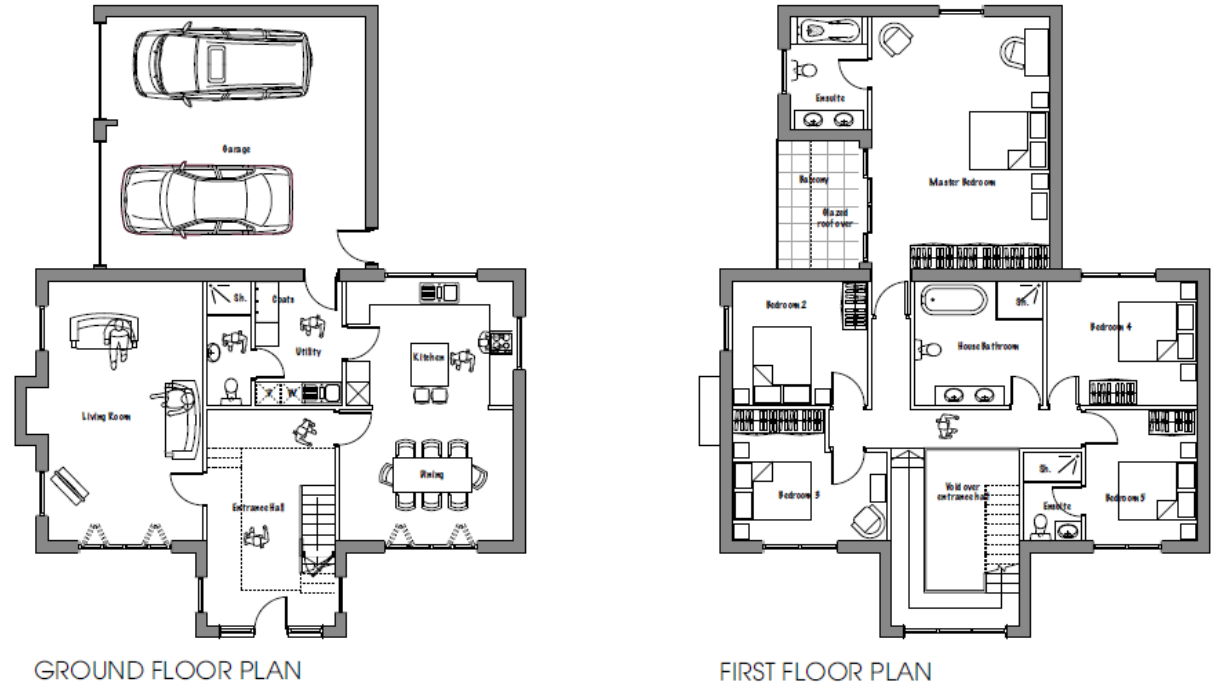
The above objections, consideration and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's

and/or objector's right to respect for his private and family life, his home and his correspondence

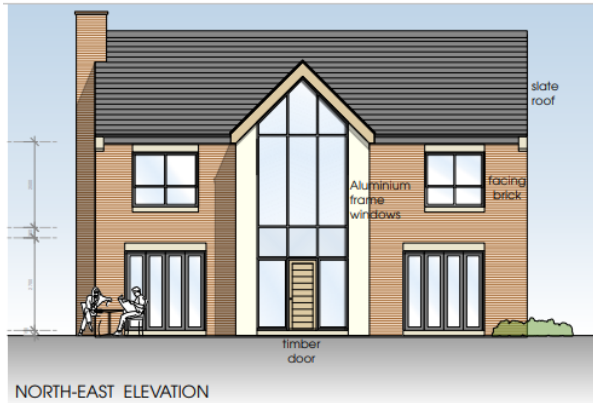
APPENDIX 1- Proposed Site Plan



APPENDIX 2- Proposed Floor Plans



APPENDIX 3- Proposed Elevations



NORTH-EAST ELEVATION



SOUTH-EAST ELEVATION



SOUTH-WEST ELEVATION



NORTH-WEST ELEVATION

