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Application Number:	22/02210/FUL
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Application Type:	HOUSEHOLDER
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Proposal Description:	Erection of first floor side extension (being resubmission of 21/03183/FUL refused 16/12/2021)
At:	19 Barnburgh Hall Gardens, Barnburgh

For:	Mr A Huntley
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Third Party Reps:	6 objectors 8 supporters	Parish:	Barnburgh Parish Council
		Ward:	Sprotbrough

Author of Report:	Laura Weldon
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SUMMARY

This application is a resubmission of application (ref: 21/03183/FUL) and is seeking permission for the erection of a first floor side extension to create a home office/guest bedroom and ensuite above the existing adjoining garage.

The application is submitted following refused application (ref: 21/03183/FUL) which was refused on the grounds of harm to neighbour amenity and detrimental impact on the character of the host dwelling and its setting. This refusal was appealed by the applicant, and the Inspector dismissed the appeal due to the effect of the proposed development on the character and appearance of the courtyard estate, and neighbours' living conditions with regard to privacy and light (ref: 22/00009/HOUSE).

The resubmitted proposal is considered to harm the appearance and character of the street scene and be detrimental to the openness of the courtyard, and is therefore being recommended for refusal.

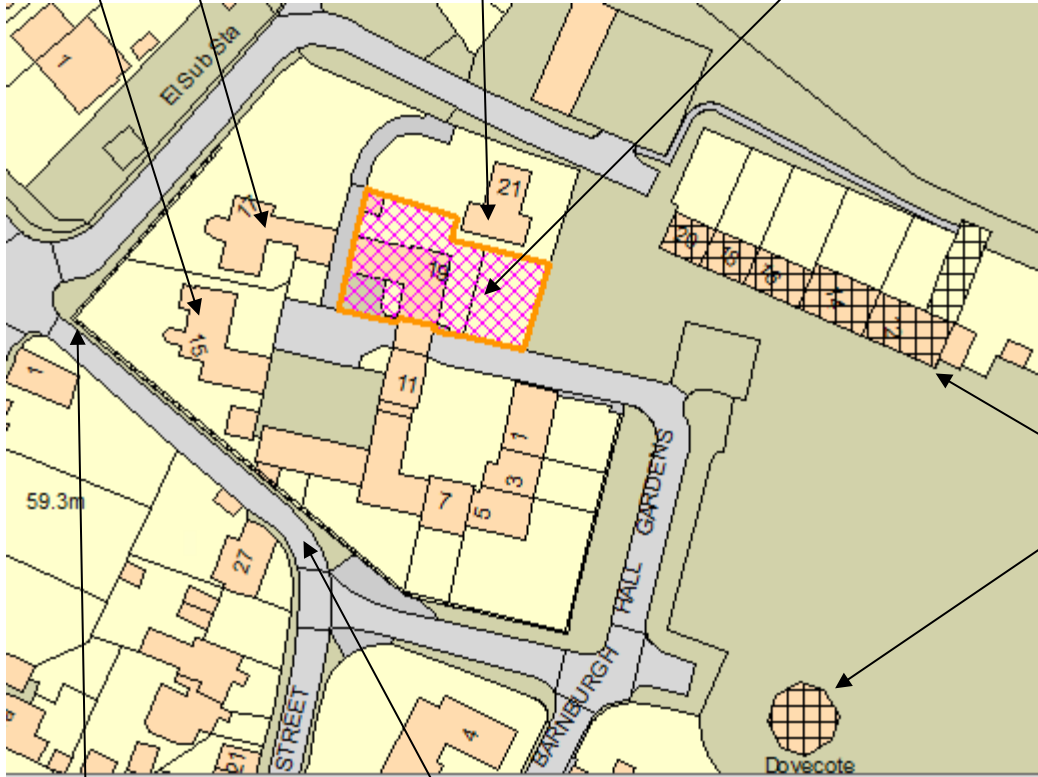
This application is being presented to members due to the level of public interest with 6 objections received from local residents and 8 letters of support from elsewhere in the borough. The proposed plans have been amended during the application assessment.

RECOMMENDATION: REFUSE

Properties with single storey garage projection

Neighbouring property

Application Site
Existing Property
– 19 Barnburgh Hall Gardens



Listed Buildings

Listed wall

Hall Street

1.0 Reason for Report

- 1.1 The application is being presented to Members due to the volume of public interest with 6 objections received and 8 letters of support.

2.0 Proposal and Background

- 2.1 Planning permission is sought for the erection of a first floor side extension to create a home office/guest bedroom and ensuite above the existing garage building.
- 2.2 The principle of development at the site is acceptable as the site is within a Residential Policy Area.
- 2.3 As part of this application, amended plans have been provided to reduce the impact of the raised ridge of the garage building.
- 2.4 Historically, a planning application for a similar proposal was submitted to create additional living space above the garage building. This application was refused in December 2021. An appeal was submitted by the applicant in March 2022 and dismissed in September 2022.

3.0 Site Description

- 3.1 The site lies within Barnburgh Conservation Area and is located within the development now known as Barnburgh Hall Gardens, which lies at the north-east end of the village of Barnburgh and is the site of the former Barnburgh Hall and its grounds, including a walled garden. The walls of the walled garden and the adjoining gate piers are Grade II listed. The Hall itself was demolished in 1968-9. It stood towards the centre of the north end of its grounds, on the site of what is now a grassed area. Its site is adjacent to the south-west corner of a now-converted long, stone former outbuilding (formerly a combined multi-purpose outbuilding and stable block, now known as the stable block) which is also Grade II listed. A formerly small, unlisted historic stone cottage known as Gardeners Cottage stood close to the rear, west, elevation of the Hall, towards its north end. It survived, and has been extended. East of the main drive, well to the south-east of the site of the Hall, stands a substantial octagonal stone dovecote, which is Grade II listed and also a scheduled monument.
- 3.2 The application site is a link- attached dwelling (at first floor level) standing between two new residential courtyards created as part of the development in the walled garden. It is of two storeys to the main element that splits the two courtyards with a single storey element on to the west courtyard, housing the front door and a double garage. The property is finished in coursed limestone with a slate roof to its two-storey element, and clay pantiles with eaves course to its single storey element.
- 3.3 Planning permission and (for relevant works) Listed Building Consent, were granted in 2001 for the restoration and conversion of the stable block to form five dwellings, for a two-storey extension to Gardeners Cottage to form a single dwelling, for restoration of the dovecote and for the erection of fourteen dwellings (references 01/0222/P, and 01/0222/P).
- 3.4 The estate was designed to reflect building types and plot developments typical of the village. Dwellings and garages were designed with vernacular references, including relatively narrow gables, simple form rather than fussy detailing and a

restrained mix of natural materials, and were grouped to acknowledge the various historic courtyards of agricultural buildings within the village centre. Individual designs were varied within an overall architectural discipline, which allowed both homogeneity and visual interest. In order to protect this, the setting of the listed building and the conservation area, permitted development rights were removed from the development.

4.0 Relevant Planning History

4.1 Planning history for the application site as follows:

Application Reference	Proposal	Decision
21/03183/FUL	Erection of first floor side extension to dwelling	REFUSED & APPEAL DISMISSED- 13/09/2022
20/02562/FUL	Alterations to a door and the erection of a pergola to rear garden (Retrospective)	GRANTED – 18/11/2020
10/01437/FULFT	Erection of conservatory/orangery to rear of dwelling.	REFUSED - 10/08/2020
01/4295/P	Listed building consent to take down and re-erect gate pillar to allow widening of access	GRANTED - 20/12/2001
01/0222/P	Restoration and conversion of stable block to form five dwellings, two storey extension to gardeners cottage, restoration of the dovecote, and erection of fourteen dwellings	GRANTED - 12/06/2001
99/4290/P	Restoration and conversion of stable block to form five dwellings, 2 storey extension to gardeners cottage, restoration of the dovecote and erection of fourteen dwellings	WITHDRAWN - 01/08/2005
99/0630/P	Consent to fell one beech one birch one laburnum and one sycamore (being subject to DRDC TPO No. 8 Barnburgh 1968 area 3 (A3))	GRANTED - 15/04/1999
92/2136/P	Consent to fell ten lombardy poplar trees (being subject to A1 Tree Preservation Order No.8 Barnburgh Hall)	GRANTED - 14/09/1992

5.0 Site Allocation

5.1 The site is identified within the Local Plan as Residential Policy Area and within the Barnburgh 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 NPPF is a material consideration in planning decisions and the relevant sections are outlined below:

- 5.4 Paragraph 126 states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 5.5 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; and establish and maintain a strong sense of place.
- 5.6 Paragraph 134 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.
- 5.7 Paragraph 195 states that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 5.8 Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (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.
- 5.9 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 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.
- 5.13 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.

- 5.14 Policy 34 states that development proposals affecting, or within the setting of, Conservation Areas will be assessed as per the following. Proposals must not detract from the heritage significance of a conservation area by virtue of their location, layout, nature, height, density, form, scale, materials or design or by the removal of trees, the loss of important open spaces or other important landscape features, or through adverse impact on key views and vistas. Proposals that may result in potential harm to a conservation area will be refused unless the harm is outweighed by public benefits arising from the development.
- 5.15 Policy 36 states that development proposals affecting a listed building or its setting will be supported where they enhance the significance of a listed building or structure or where they do not harm its heritage significance.
- 5.16 Policy 37 states that Doncaster's historic environment will be conserved where proposals and initiatives preserve and, where appropriate, enhance the heritage significance and setting of the Borough's heritage assets.
- 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.
- 5.18 Appendix 6 – Residential Development states that two allocated off street parking spaces must be provided to meet the parking standards for 2+ bed units.

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.
- 5.23 The South Yorkshire Residential Design Guide (2011) covers the requirements for parking in residential settings and the relevant sections are B.1.1.19 and B.1.1.24 - Technical Requirements – Private Drives.

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.

6.2 The application was advertised via neighbour letter, site notice and in the local press with an overall consultation expiry date of 25th November 2022. Following this publicity, a total of 6 letters of objection were received from local neighbours, and 8 letters of support were received from residents elsewhere in the borough.

6.3 A summary of the material planning issues from the letters of objection are set out below:

- Will set an undesirable precedent on the estate;
- Potential for the other 5 properties with single storey attached garages/extensions to also extend in a similar manner
- Development will significantly and detrimentally change the visual concept of the development, which is situated in a Conservation Area
- Development will result in an overdeveloped and overpowering courtyard
- The additional storey to the garage extension of no.19 would add considerable bulk and massing to the front of the property which would impact negatively on the openness of the courtyard
- Overlooking of garden of no. 21 from roof lights and loss of privacy
- Potential for roof light future replacement with dormer windows
- Lack of light to rear of no. 21
- Overshadowing to rear of property and garden at no. 21
- Exacerbated invasive and imposing impact of development on no. 21 as a result of raised land levels at application site
- No regard to Barnburgh Hall Management Company (BHMC) lease
- Request for any consent to include a condition for applicant to obtain consent from BHMC as per the terms of the lease
- De-valuation of properties over time
- There should be a focus on reducing carbon and energy usage during these times, this development would require additional energy

6.3 Issues regarding the lease holding, carbon and energy reduction and property valuation were raised as a constraint however; these are not material planning considerations and as such do not form part of the assessment of the application.

6.4 The agent provided amended plans on 18th and 24th November 2022 to reduce the ridge height of the extension by 200mm to a total increase of 800mm, and confirm that the cill height of the south elevation office/bedroom roof lights are to be a minimum of 1.7m. Eight representations were received in support of the application from members of the public and relatives of the applicant, none of which reside in Barnburgh. A summary of the comments received in support, following the submission of amended plans are as follows:

- Proposal enhances character and appearance of the area
- Roof lights provide light without overlooking
- The 800mm increase in height to the existing roof levels is a minimal difference to the building, to be constructed in the same materials
- Proposal provides suitable living and homeworking for growing and blended families in a small village with limited housing availability

- No increase to footprint of property
- No overlooking, overshadowing or loss of privacy
- Pre-planning enquiry supported the proposal subject to tweaks
- Resubmission takes into account overlooking to no. 11 and has no windows to south elevation
- Scale of proposal has been reduced to just 800mm
- Proposal will enhance the mix of properties within the development
- Precedent already set for a previous extension within the development
- Wooden roof light fittings in keeping with the original character of the development
- Proposal would allow for applicant's mother to stay at the property, provide childcare and have future living options
- Excessive restrictions damaging to property value and modern living needs
- Neighbour campaign to misrepresent application and prevent it from being supported
- Varying building heights in the courtyard and so 800mm increase to no. 19 would still result in no.19 having one of the smaller ridge heights in the courtyard
- Development will make the area more desirable for prospective buyers and add value to properties
- Development is supported by the Design and Conservation Officer

7.0 Relevant Consultations

7.1 Parish Council – No response

7.2 National Grid – No response

7.3 National Grid Assets – No assets affected

7.4 Yorkshire Water – No response

7.5 DMBC Tree Officer – The Tree Officer has stated that there is no direct risk of harm to the trees at the site, but once consent is implemented it could foreseeably change the relationship of this property and those adjacent with the existing trees in the vicinity. There is no objection to proposal from a trees and hedgerows perspective, but this change and resultant pressure is something to consider in the planning balance decision with minor weight. The Tree Officer has no objection subject to the inclusion of an informative relating to the protection of the TPO trees on site.

7.6 Conservation Officer – The Conservation Officer has raised no issues of concern with respect to any adverse impact on the character or appearance of the heritage assets/ conservation area.

7.7 DMBC Highways Development Control – The existing parking situation is not being altered in any way, the parking widths comply with 4B.1.1.19 and the driveway length complies with 4B.1.1.24 set out within the South Yorkshire Residential Design Guide. As there are two allocated off-street parking spaces there are no objections.

7.8 Senior Urban Design Officer – The Senior Urban Design Officer recommended that additional shadow studies and existing and proposed technical sections should be provided to demonstrate the impact of the development, these plans have not been submitted.

8.0 **Assessment**

8.1 The proposal seeks approval for the erection of a first floor side extension to create a home office/guest bedroom and ensuite above the existing garage building. In considering the proposal, the main material planning considerations are outlined below:

- The acceptability of residential development
- The impact on neighbouring residential properties
- The impact on the character of the conservation area and wider setting
- The impact on parking standards
- The impact on the existing trees

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

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little
- No

Appropriateness of the proposal

8.3 The application site falls within the residential policy area as defined in the adopted Local Plan (2021). As such, extensions and alterations to a domestic property are acceptable in principle if they remain subsidiary to the host dwelling, are of a scale and design that is appropriate to the host property, and are not detrimental to the amenity afforded to adjacent properties.

Sustainability

8.4 The National Planning Policy Framework (NPPF 2021) sets out at paragraph 7 that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs

8.5 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.

8.6 **SOCIAL SUSTAINABILITY**

Impact on Residential Amenity

8.7 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.

- 8.8 The application site is surrounded by residential properties to the north, south and west. The north elevation of the extension would have four high level roof lights, three of which would serve the office/bedroom and one of which would serve the shower room. The north elevation of the application site is situated 7.5 metres from the rear garden boundary, which is shared with neighbouring property no. 21. Owing to the high-level placement of the roof lights, it is not considered that there would be harmful overlooking or loss of privacy to no. 21.
- 8.9 The west elevation of the property is 3.2 metres from neighbouring property no. 17; with an access road running between the two properties. There would be a vertical window to the west elevation of the extension, and a single roof light would replace the existing roof lights serving the bathroom. The new window would serve the office/bedroom and would be obscure-glazed. This window would be directly adjacent to the roof of the garage building of no. 17. There would be no harmful overlooking or loss of privacy to no. 17.
- 8.10 The adjacent property no. 11 is located to the south of the application site. No windows are proposed for the upper floor level of the southern elevation and therefore no overlooking upon the neighbouring property will be introduced.
- 8.11 The main property to be affected by overshadowing as a result of this development is no. 21. The rear garden of no. 21 is situated approximately 7.5 metres north of the application site, on a lower land level and so the proposal would have the most impact on the rear garden of this property by virtue of its positioning. The resident provided photographs demonstrating the impact of the increased height of the garage on the rear garden of no. 21 during the winter months. Whilst it is acknowledged that the proposal would result in some minor overshadowing to the rear garden of no. 21, on balance the proposal is not considered to introduce harmful overshadowing to this property as light levels are already lower in the winter months, and gardens are not generally occupied as frequently in the winter months of the year.
- 8.12 No. 17 is situated west of the application site with the garage extension approximately 3.2 metres away from the garage building of the application site. The garden of no. 17 spans to the north of the site and the area for development and it is not considered that the proposal would result in harmful overshadowing to this or any other property. The development therefore complies with the above policies in terms of overshadowing.
- 8.13 There would be no loss of private amenity space as a result of this application.
- 8.14 Overall, the proposed development protects existing residential amenity. The proposal therefore accords with the aforementioned relevant policies.

8.15 Conclusion on Social Impacts.

- 8.16 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.
- 8.17 It is not considered that the proposed development would adversely affect future or existing residential amenity. There would be no harmful overlooking or overshadowing introduced as a consequence of the application, and sufficient private

amenity space would be retained. This weighs in favour of the application carrying substantial weight.

8.18 ENVIRONMENTAL SUSTAINABILITY

Impact upon the character and appearance of the Conservation Area

- 8.19 Policy 34 Part A states that proposals and initiatives will be supported which preserve and, where appropriate, enhance the heritage significance and setting of the Borough's heritage assets (including locally identified undesignated heritage assets), and especially those elements which contribute to the distinct identity of the Borough.
- 8.20 Policy 36 states that proposals affecting a listed building or its setting will be supported where they enhance the significance of a listed building or where they do not harm its heritage significance.
- 8.21 Policy 37 states that Doncaster's historic environment will be conserved where proposals and initiatives preserve and, where appropriate, enhance the heritage significance and setting of the Borough's heritage assets.
- 8.22 The application site lies within the Barnburgh Conservation Area. The surrounding built form is traditional but varied, with a mixture of stone and render, with roofs finished in blue slate, and red clay pantiles.
- 8.23 The proposed extension will be finished in matching limestone, with the existing red clay pantiles of the garage to be replaced with blue slate to match the roof of the host dwelling. The Conservation Officer is satisfied that the change to the roof from red pantiles to matching blue slate would be acceptable due to the roof joining up with that of the host dwelling.
- 8.24 The garage building would increase from 5.1m to 5.9m in height, an increase of 800mm. The Conservation Officer has no objections to the increase in height, and is satisfied that the development is not harmful to the setting of the conservation area or the listed buildings. The proposal therefore accords with the aforementioned relevant policies.

Impact upon the character and appearance of the surrounding area

- 8.25 Paragraph 130 of the NPPF (2021) 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; and establish and maintain a strong sense of place.
- 8.26 Paragraph 134 of the NPPF (2021) states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.
- 8.27 Policy 41 A 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. Policy 41 A also states that developments should integrate visually and functionally with the immediate and surrounding area at a street and plot scale.

- 8.28 Policy 41 E states that applications and design proposals will need to demonstrate an understanding of the context, history, character and appearance of the site, adjacent neighbourhood and the wider area, to inform the appropriate design approach.
- 8.29 The application site is located in Barnburgh, which is a small sized village in the west of the borough. Barnburgh Hall Gardens is near to the edge of the settlement boundary with the fields to the north washed over by Green Belt.
- 8.30 The surrounding development is relatively high density, and consists of detached and terraced properties grouped around courtyards to reflect the various historic courtyards of agricultural buildings within the village centre. No. 19 is a link-attached two-storey dwelling with a single-storey outrigger. The property is one of four dwellings that front on to and encircle a courtyard area. These courtyard properties are densely packed and built to a similar design and finish. The single-storey outriggers provide some relief to the densely packed layout and contribute to an open character and appearance of the courtyard.
- 8.31 The proposal is not sympathetic to the character of the surrounding properties in terms of scale and overall design, and would be harmful to the established open character of this carefully designed development. The garage buildings are single storey to retain openness to the courtyards. Whilst the increase in height to the existing garage might be considered minor at 800mm, the impact of the increase would be significant in terms of the sense of enclosure that the development would introduce to the courtyard.
- 8.32 Despite the use of matching materials, the addition would add bulk and massing to the front of the property, which would be detrimental to the openness of the courtyard. The ridge of the building would extend above the eaves of the host dwelling to create an unsympathetic half-a-storey-esque addition to the front of the property. Consequently, the proposal would have an expanse of blank stonework above the garage doors and front door, further highlighting the inappropriate and unsympathetic scale and design of the development.
- 8.33 The appearance, scale and design of the proposed dwelling would not respond positively to its context and would be harmful to the open character and appearance of the courtyard estate. The proposal is not in accordance with the aforementioned relevant policies.

Highways Details

- 8.34 This application will create an additional bedroom to the property to create a 5 bedroom unit, and off street parking spaces are provided within the curtilage of the application site. As per Appendix 6 of the Doncaster Local Plan, two allocated off street parking spaces must be provided to meet the parking standards for 2+ bed units. The South Yorkshire Residential Design Guide covers the requirements for parking in residential settings.
- 8.35 The existing parking arrangement would be retained, and the Highways Officer is satisfied that the parking widths comply with section B.1.1.19, and the driveway length complies with section B.1.1.24, set out within the Technical Requirements of the South Yorkshire Residential Design Guide.

- 8.36 The proposal includes an electric vehicle charging point to the west elevation, which is encouraged for new developments, as stated in Policy 13.
- 8.37 The proposal is considered to be in accordance with Appendix 6 of the Local Plan and the relevant sections of the South Yorkshire Residential Design Guide. The development would have no harmful impact in terms of highways or access.

Impact upon Trees

- 8.38 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.
- 8.39 The site includes a number of protected and non-protected trees. There is a protected Beech tree (TPO) within the neighbouring garden of 17 Barnburgh Hall Gardens, which is positioned north-west of the site.
- 8.40 The Tree Officer has stated that the proposal introduces the same concerns as the previous application with regards to the protected and non-protected trees. The Tree Officer acknowledges that the proposal could be perceived to change the relationship of this property and those adjacent with the existing trees in the vicinity. This would be by virtue of overshadowing from the development increasing pressure to remove or prune trees to alleviate shading.
- 8.41 The Tree Officer has stressed that the proposed change to the building and resultant pressure is something to consider in the planning balance decision with minor weight. There is no objection to the application subject to the inclusion of an informative relating to the protection of the TPO trees on site.
- 8.42 The proposal is considered to be in accordance with the aforementioned relevant policy.

8.43 Conclusion on Environmental Issues

- 8.44 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.
- 8.45 The proposal includes sufficient private parking and there will be no significant impact upon the trees at the site.
- 8.46 The proposed design and appearance of the extension would harmfully impact the character of the street scene and courtyard style development, which otherwise has a uniform appearance, of which the single storey garage element is key. The proposed development would therefore have negative environmental impacts, which weigh in limited favour of the application.

8.47 ECONOMIC SUSTAINABILITY

8.48 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.

8.49 Conclusion on Economy Issues

8.50 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.

8.51 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.

9.0 PLANNING BALANCE & CONCLUSION

9.1 In accordance with Paragraph 134 of the NPPF (2021) the proposal fails to reflect local design policies and government guidance on design. The proposal is not in accordance with the aforementioned relevant policies in the Local Plan and this weighs against the application.

9.2 The submitted plans indicate that whilst there is no significant impact on neighbour amenity or the conservation area/listed buildings, the proposal is not sympathetic to the character of the surrounding properties in terms of scale and overall design, and would be harmful to the established open character of this carefully designed, relatively high density development. The increase in height to the garage building would be significant in terms of the sense of enclosure that the development would introduce to the courtyard.

10.0 RECOMMENDATION – REFUSE PLANNING PERMISSION

10.1 The proposal is not sympathetic to the character of the host dwelling or surrounding properties in terms of scale and overall design, and would not integrate well in its setting by virtue of the sense of enclosure the extension would introduce to the courtyard. The application is contrary to Policies 41 and 44 of the Doncaster Local Plan (adopted September 2021). It would also fail to accord with the provisions of the National Planning Policy Framework (July 2021), which states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design. Planning decisions should ensure that developments will function well and add to the overall quality of the area; are visually attractive; sympathetic to local character; and establish and maintain a strong sense of place. The proposal does not accord with the local and national policies and is therefore recommended for refusal.

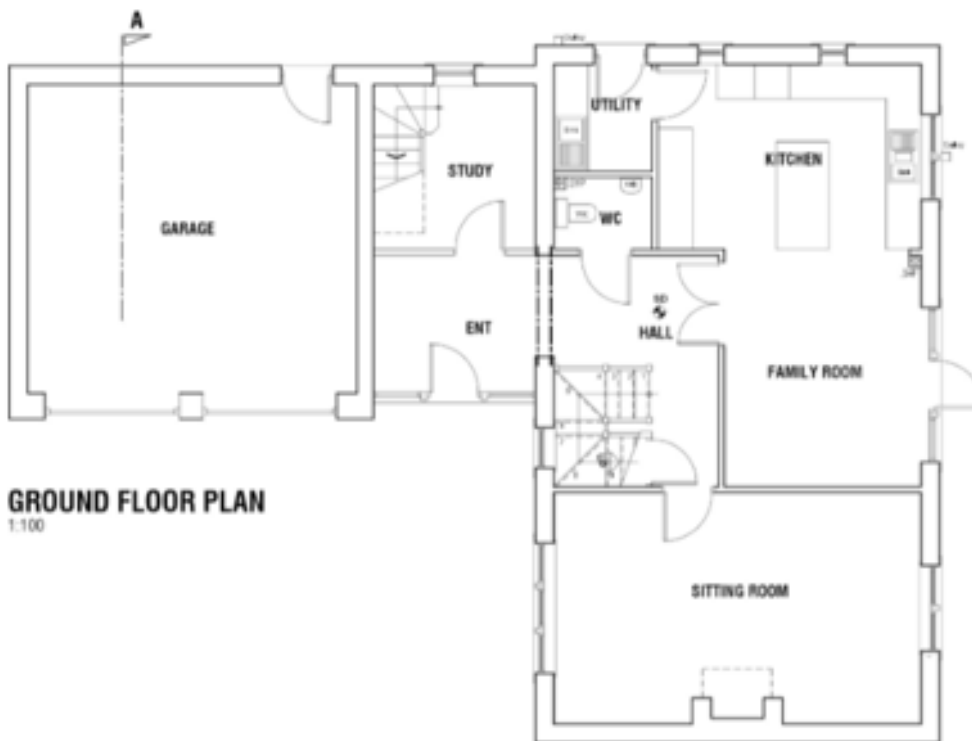
APPENDIX 1- Proposed Site Plan



APPENDIX 2- Proposed Floor Plans

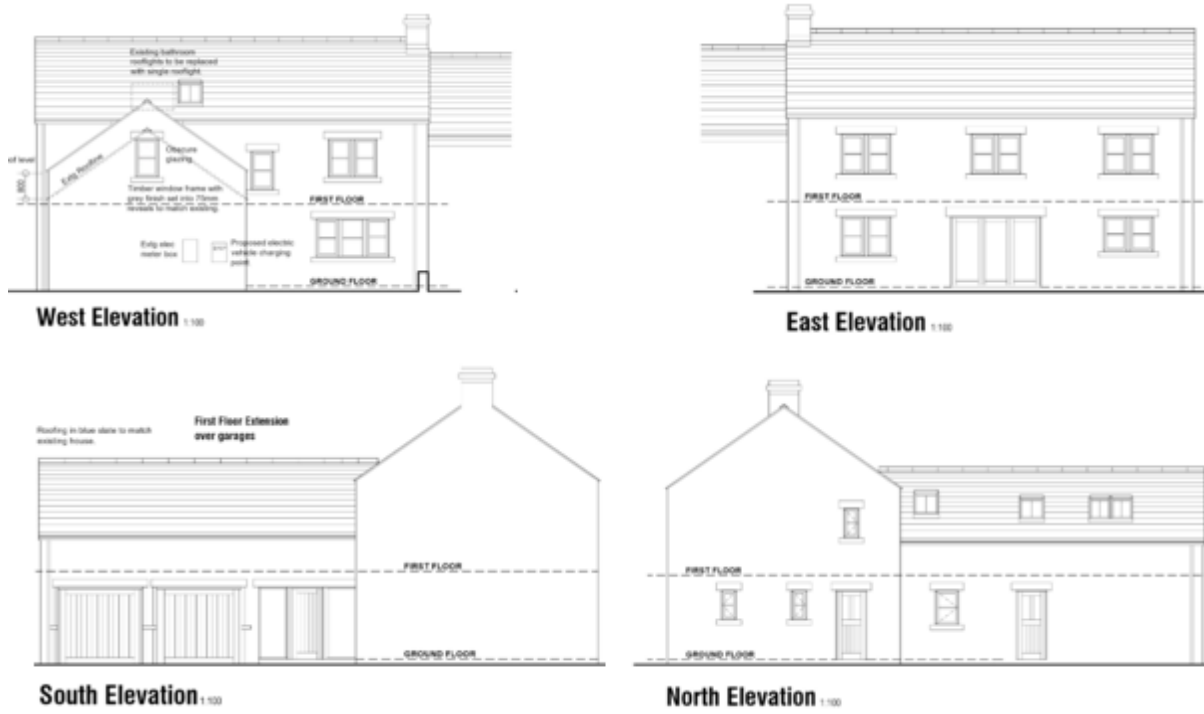


FIRST FLOOR PLAN
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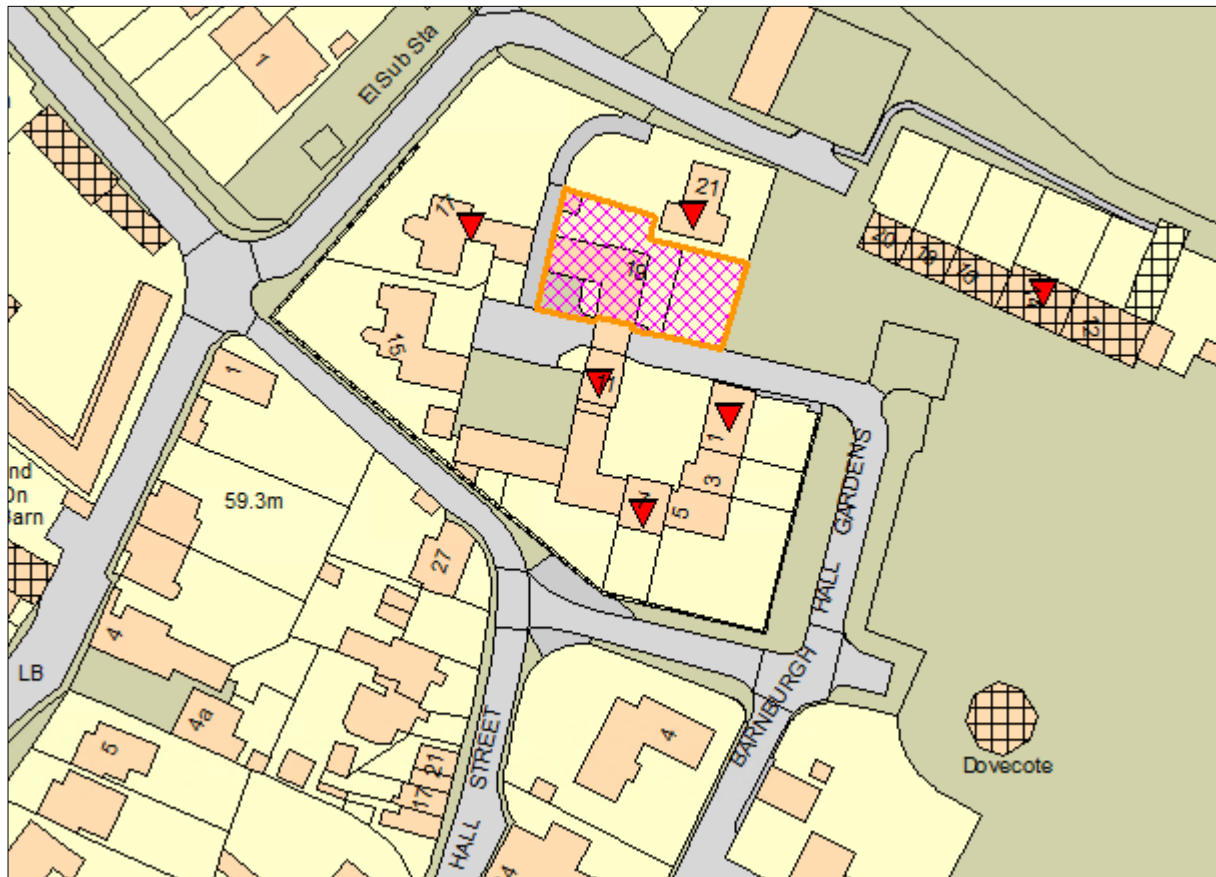


GROUND FLOOR PLAN
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APPENDIX 3- Proposed Elevations



APPENDIX 4 – Distribution of Objections in Relation to Application Site



APPENDIX 5 – Distribution of Support in Relation to Application Site



APPENDIX 6 – Suggested Conditions in the event of an overturn

CONDITIONS / REASONS

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON

Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows:

Proposed elevations and plans; Drawing no. P10; Ref. 21.19; Rev. C; Amended 30/11/2022; Received 30/11/2022

Site plan; Drawing no. BP01; Ref. 21.19; Received 05/10/2022

Location plan; Drawing no. 0S1; Ref. 21.19; Received 05/10/2022

REASON

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

3. The external materials and finishes shall match the existing property.

REASON

To ensure the satisfactory appearance of the development in accordance with policy 41 of the Doncaster Local Plan.

4. Before the first occupation of the extension hereby permitted, the west elevation window as indicated on the approved plans 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.

INFORMATIVES

1. Doncaster Rural District Council Tree Preservation Order (No.8) 1968 Barnburgh
The trees within the garden of 17 Barnburgh Hall Gardens, Barnburgh, Doncaster, DN5 7DS are protected by virtue of G1 of Doncaster Rural District Council Tree Preservation Order (No.8) 1968 Barnburgh. The development hereby granted shall not imperil these trees through the construction activities. It is advised, therefore, that during the construction of the development hereby approved the following activities are prevented from occurring:
 - 1) the stockpiling of building materials under the crown spread of any tree;
 - 2) the parking or operating of machinery under the crown spread of any tree;
 - 3) fires within 10m of the crown spread of any tree;
 - 4) chemical spillages (including the rinsing out of cement mixers) under the crown spread of any tree.It is a criminal offence to wilfully damage any protected tree and failure to adhere to this advisory note may 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.
2. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

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

