

<b>Application</b>	<b>2</b>
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<b>Application Number:</b>	22/02194/OUT
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<b>Application Type:</b>	Full Application
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<b>Proposal Description:</b>	Outline application for the erection of extension of dwelling to form six one bedroomed flats and conversion of outbuilding to flat (Approval being sought for access and scale)
<b>At:</b>	97 Scawthorpe Avenue, Scawthorpe Doncaster, DN5 9DQ

<b>For:</b>	Mr Duhre
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<b>Third Party Reps:</b>	4 objectors 1 supporter	<b>Parish:</b>	Unparished
		<b>Ward:</b>	Roman Ridge

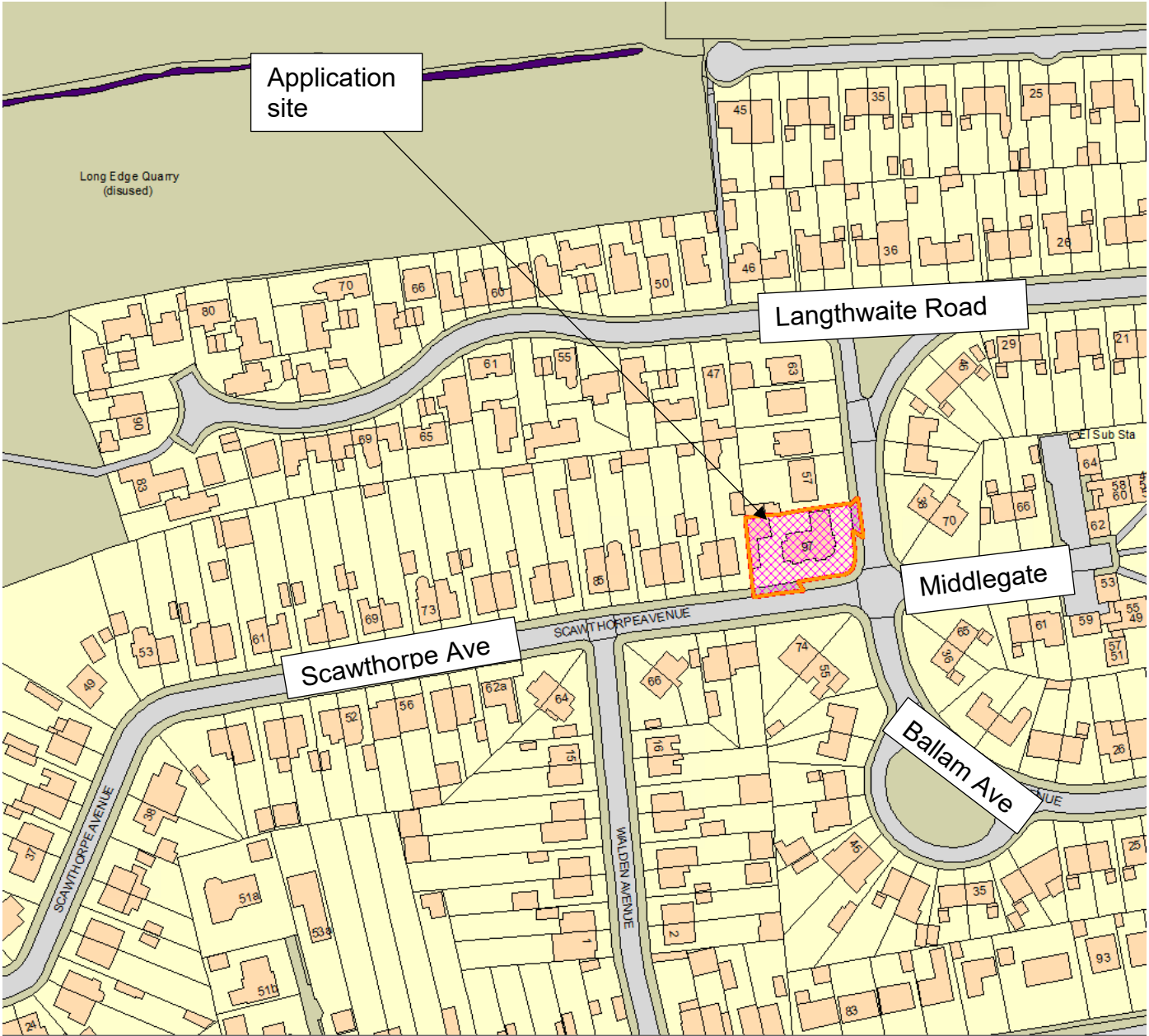
<b>Author of Report</b>	Mark Ramsay
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## SUMMARY

This proposal seeks permission in Outline for the extension to and conversion of a dwelling to six one-bedroom flats and conversion of an outbuilding also to a flat. The application seeks agreement for access and scale with the remaining matters including layout, landscaping to be considered as part of the future reserved matters.

The application is being presented to Planning Committee due to a request from a Local Ward Member.

**RECCOMENDATION: To GRANT planning permission subject to conditions.**



Application site

Long Edge Quarry (disused)

Longthwaite Road

Scawthorpe Ave

Middlegate

Ballam Ave

Sub Sta

## **1.0 Reason for Report**

- 1.1 This report is being presented to Planning Committee due to a request from the local ward member, Cllr Hempshall due to the building being converted to single bed flats which would be detrimental to the area.

## **2.0 Proposal and Background**

- 2.1 This proposal seeks outline planning permission for the erection of an extension to the existing dwelling at 97 Scawthorpe Avenue to form six one bedroomed flats and conversion of an outbuilding to an additional flat. Approval is being sought for access and scale.
- 2.2 The proposal includes floor plans which show each unit is capable of meeting the Nationally Described Space Standards (NDSS) and a site plan indicating the areas of the existing building that would be extended along with showing the extent of the outbuilding that would be converted into an additional dwelling. The site plan also shows off street parking provision.
- 2.3 As the proposal is in outline, detailed elevations have not been provided, however the maximum height of the roof elements are 8.5m and 5m to the eaves which sets the scale of the building along with the site plan. Detailed elevations, layout and landscaping would be subject to a further application, referred to as reserved matters.

## **3.0 Site Description**

- 3.1 The host dwelling is red brick detached property on the corner of Scawthorpe Avenue and Ballam Avenue. The host property has an overgrown garden area to the side/rear. To the front is a brick wall and two vehicular accesses as well as two pedestrian accesses. There is a detached garage and outbuilding to the western side of the plot and a small garden area to the rear.

## **4.0 Relevant Planning History**

- 4.1 The following two applications while being permitted, were not implemented, although the latter is still within the time limit to be commenced

**08/01300/FUL - Erection of 1no pair of semi-detached houses on approx. 0.04ha of land following demolition of existing bungalow and outbuildings (being resubmission of application refused under ref 07/03388/FUL on 20.12.07) –  
Granted 17/07/2008.**

**21/02440/FUL - Erection of two storey side extensions to both side elevations and construction of boundary wall.  
Granted 22.07.2022**

- 4.2 The building is as originally built and subsequently incrementally extended as shown in the extract from the plans submitted with the 2008 application (see appendix 1). The single storey westerly extension originally included a post office, and this part of the building has since formed part of the host dwelling. The northerly flat roof projection and outbuildings date from the 1950's and 60's.

## **5.0 Site Allocation**

5.1 The site is identified within the Local Plan as residential policy area. The site is also located within the Main Urban Area and within the settlement confines of Scawthorpe. In addition to this the site is in Flood Zone 1 and therefore at low risk of flooding.

## **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:

Paragraph 38 (Decision making)

Paragraph 47 (Determining applications)

Paragraph 56 (Planning Conditions)

Paragraph 111 (Promoting sustainable transport)

Paragraph 124 (Efficient use of land)

Paragraph 130 (Achieving well designed places)

## **Local Plan**

5.2 The site falls within the Residential Policy Area, as defined by the Doncaster Local Plan (Sept 2021). The following policies are applicable:

5.3 The site lies within a Residential Policy Area according to Policy 10. This policy supports new residential development providing it, amongst other matters, protects and enhances the qualities of the existing area and contribute to a safe, healthy, and prosperous neighbourhood

5.4 Policy 41 requires development to be successfully assimilated into the existing built environment.

5.5 Policy 44 states that developments must protect existing amenity and not significantly impact on the living conditions of neighbours.

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

- Transitional Developer Guidance (2022)
- National Planning Policy Guidance

## **5.6 Neighbourhood Plan (NP).**

5.7 No neighbourhood plan is relevant to this application.

## **6.0 Representations and consultations**

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

6.2 There have been 7 representations received, 6 objecting proposal (two duplicates from the same person) and one in support. The matters raised include:

- change to the character of the area
- overshadowing and loss of privacy
- increase in density
- loss of privacy of neighbouring properties
- insufficient parking

6.3 Yorkshire Water have not objected but asked for conditions requiring separate foul and surface water connections and prior approval drainage works

6.4 Highways have no objections to the proposed parking arrangements

## **7.0 Ward Members**

7.1 Cllr Hempshall (Roman Ridge Ward) has objected to the creation of flats in this location.

## **8.0 Town/Parish Council**

8.1 The site is not in a parished area.

## **9.0 Assessment**

9.1 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
- None

## **9.0 Assessment**

9.1 The main planning considerations relevant to this proposal are whether the development would have a negative impact upon the character of the area, neighbouring amenity, or highway safety.

## **9.2 Sustainability**

9.3 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. There are three strands to sustainability, social, environmental, and economic.

### Principle

9.4 There are no issues with the principle of considering residential development given the proposal is located in a Residential Policy Area and that the main use of the building will be to form individual residential units and will add to the mix of accommodation available in the surrounding area, so rather than a large family home, it will comprise up to seven one bed dwellings. Concerns have been raised regarding the density of housing within the area but a search of applications on the surrounding streets shows that there have not been similar conversions.

## 9.5 **SOCIAL SUSTAINABILITY**

### Residential Amenity

9.6 The development will result in an enlargement of the building in terms of additional first floor space above the northern and eastern projections with bedroom windows facing towards the gardens of neighbouring properties. However, none of the proposed openings shown on the floor plans would be facing towards windows on adjacent properties and would also meet the separation distances for overlooking neighbouring gardens. All windows in the converted outbuilding would face into the amenity area and not into adjacent gardens. The land levels of the host property are lower than the adjacent property.

9.7 Noise would only result from the normal domestic use of the property and the comings and goings of residents. The boundary to neighbouring dwellings is substantially formed by the outbuilding which will also form one of the dwellings so would contain external activity in the shared amenity space within the confines of the site.

9.8 The amenity of occupants is also important and the submitted floor plans show that the building can accommodate 1 bed units that meet the requirement of NDSS and also provides a modest shared private outdoor space. Given that elements of the proposal may change when reserved matters are submitted, it is proposed to condition that any unit created should still meet those standards.

### **Conclusion on Social Impacts**

9.9 It is not considered that the proposed development would detract from the residential amenity of any neighbouring residential properties, and the development in this respect would accord with Policy 44 of the Local Plan and Paragraph 130(f) of the NPPF.

## 9.10 **ENVIRONMENTAL SUSTAINABILITY**

### Design and Impact on Local Character

9.11 The immediate street scene of Scawthorpe Avenue, Middlegate and Ballam Road is mixed in character with properties of varying types and styles, with a line of bungalows to the north and two storey semis with varying roof types and modest gardens in front, set on the adjacent streets. Further along Middlegate is a development of two and three storey connected buildings containing flatted accommodation.

9.12 The proposed alterations would be visible in the street; however, the appearance of the building is a matter that is reserved and would be subject to a further application. However, the floor plans and the indicated roof heights of the extension mean it would

be possible to accommodate the development within the site and it does not appear uncharacteristic for a typical corner plot. It should also be noted that there is an extant permission that involves extension to the building over the existing single storey elements of the building.

#### Highway Safety

- 9.13 The proposal includes off road parking on both street frontages that would accommodate up to 7 vehicles and the Highways officer has not raised objections to this provision. Additionally, there would still be space for on street parking in front of the building.
- 9.14 As layout is a matter that is reserved, a condition requiring that no less than seven off street parking spaces be provided should be attached to any approval.

#### Drainage

- 9.15 The proposal is to connect to the existing outfalls that service the dwelling. Yorkshire Water have requested prior approval of surface water drainage works and separate foul and surface water connections which it is recommended to be conditioned as part of any approval.

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

- 9.16 The proposal will have neutral environmental implications in terms of design, character, and visual impact.

#### **9.17 ECONOMIC SUSTAINABILITY**

- 9.18 The proposal would likely bring about a limited benefit in terms of local construction labour and the purchase of materials.

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

- 9.19 To a limited extent, the proposal would support the economic objective of sustainable development as set out in paragraph 8 of the NPPF.

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

- 10.1 For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions set out below. Under the provisions of the NPPF, the application is considered to be a sustainable form of development.

#### **11.0 RECOMMENDATION**

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

01. The development to which this permission relates must be begun not later than whichever is the later of the following dates: - i) The expiration of three years from the date of this permission or ii) The expiration of two years from the final approval of the reserved matters

or in the case of different dates the final approval of the last such matter to be approved.

REASON

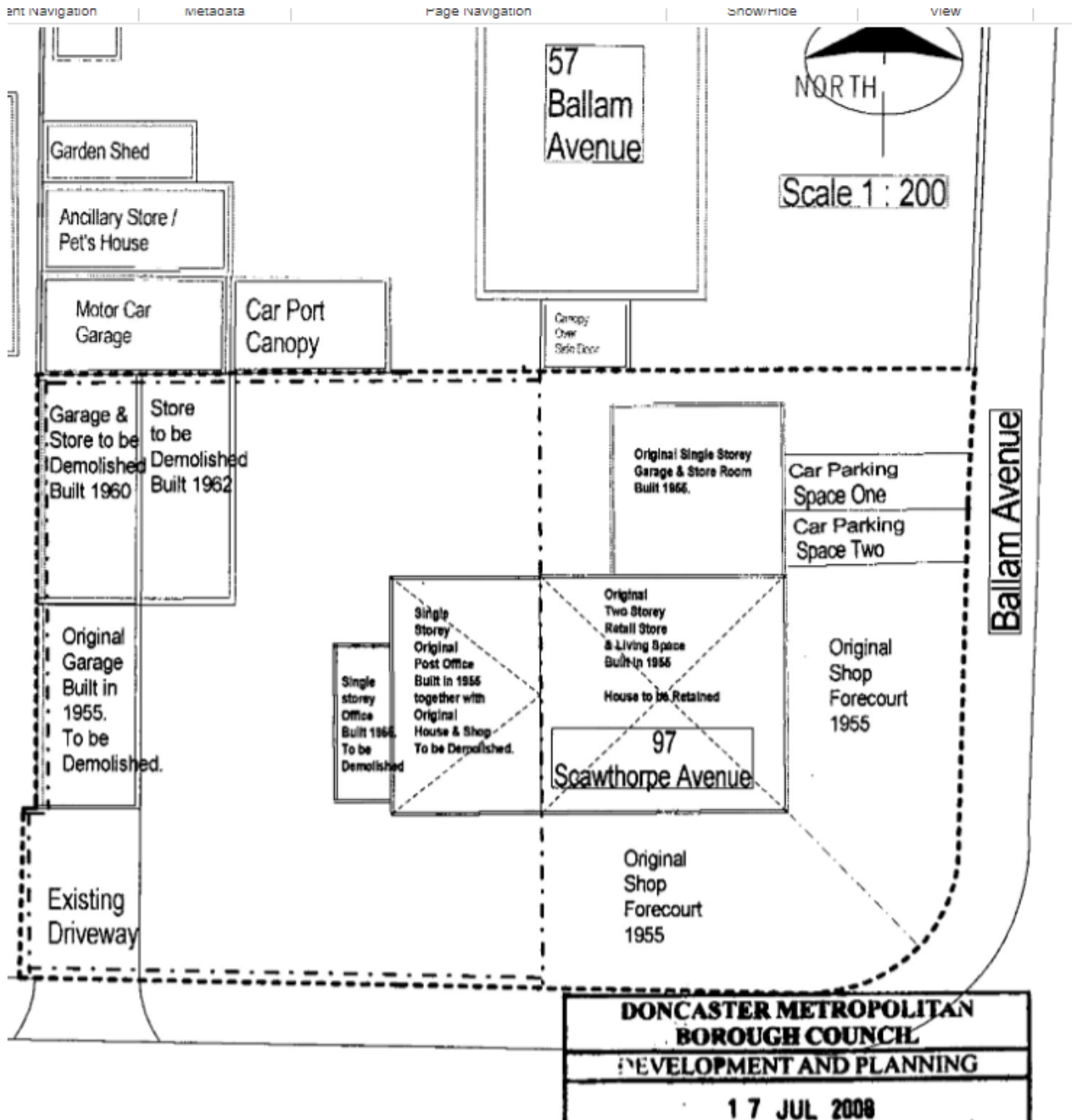
Condition required to be imposed by Section 92 (as amended) of the Town and Country Planning Act 1990.

02. In the case of the reserved matters, application for approval must be made not later than the expiration of three years beginning with the date of this permission.  
REASON  
Condition required to be imposed by Section 92(as amended) of the Town and Country Planning Act 1990.
03. Approval of the details of the Appearance, Landscaping, and Layout (hereinafter referred to as reserved matters) shall be obtained from the Local Planning Authority before the commencement of any works.  
REASON  
The application is in outline and no details having yet been furnished of the matters referred to in the outline they are reserved for subsequent approval by the Local Planning Authority.
04. The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed.  
REASON  
In the interest of satisfactory and sustainable drainage
05. There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to: -  
a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical;  
b) evidence of existing positive drainage to public sewer and the current points of connection; and  
c) the means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.  
REASON  
To ensure that no surface water discharges take place until proper provision has been made for its disposal and in the interest of sustainable drainage)
06. 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.



07. 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.
08. 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.
09. The development hereby approved shall include not less than seven off street parking spaces within the boundary of the site  
REASON  
In the interests of residential amenity and highway safety
10. The development of the extended part of the building hereby approved shall be developed with a maximum ridge height of 8.5m and maximum eaves height of 5m  
REASON  
In the interests of the character and appearance of the development and surrounding area
11. The development of the residential units shall be designed to meet or exceed the Nationally Described Minimum Space Standards.  
REASON  
In the interests of the providing good living standards and in the interests of the amenities of potential occupants

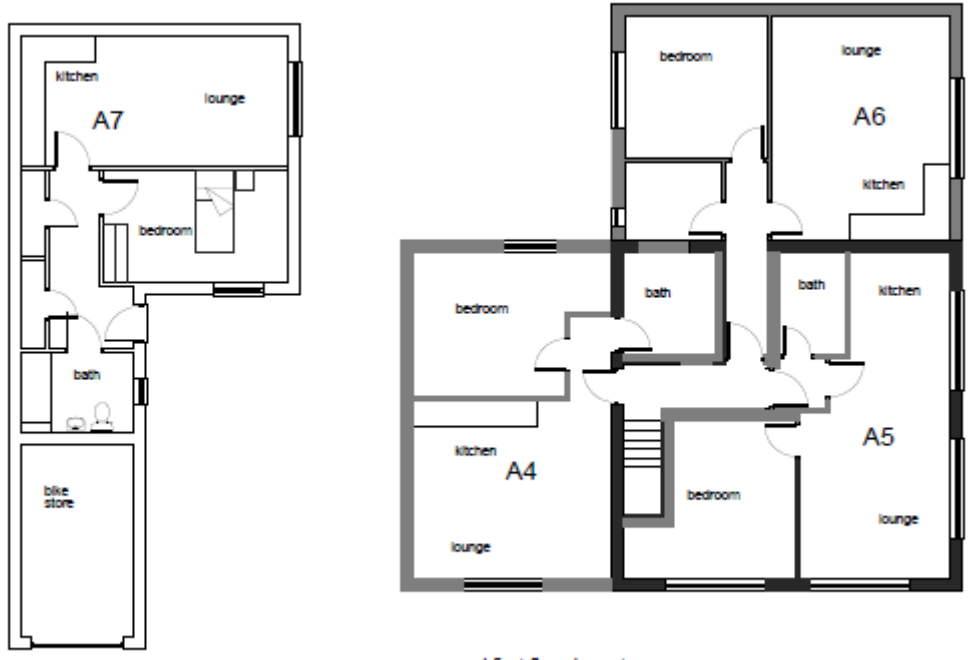
Appendix 1: Existing Site Plan



Appendix 2 Proposed Site Plan



# Appendix 3 Floor Plans



proposed first floor layout

## Proposed Outbuilding Floor Layout



proposed ground floor layout