

Application	2
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Application Number:	23/01339/FUL
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Application Type:	Planning FULL
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Proposal Description:	Erection of one dwelling and detached garage with associated landscaping.
At:	Land at 24 Carr Lane Bessacarr Doncaster DN4 7PX

For:	Mrs Lee
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Third Party Reps:	15 Representations have been received in opposition to the application	Parish:	No parish covers this area
		Ward:	Bessacarr

Author of Report:	Rebecca Larder
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SUMMARY

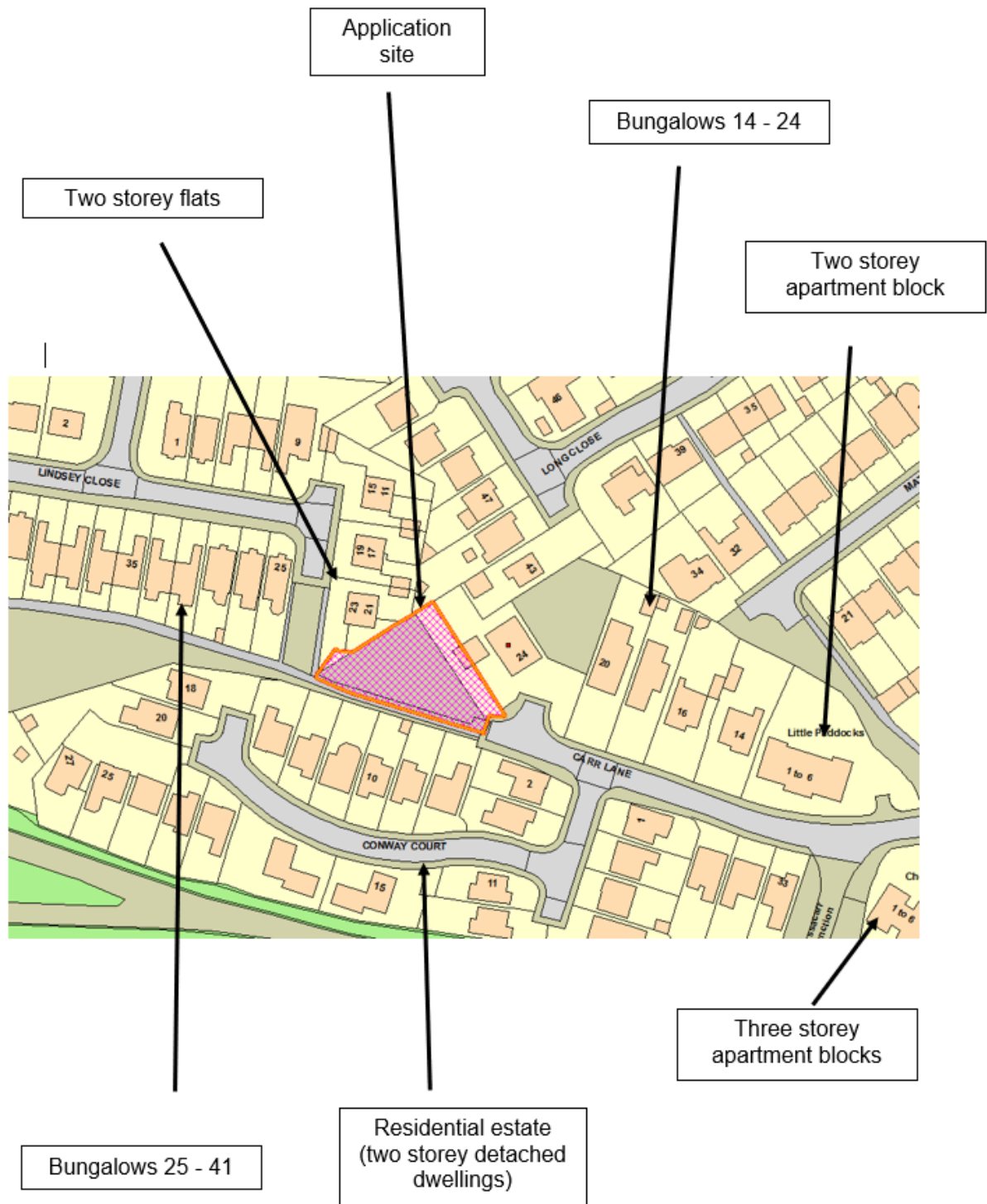
This application seeks permission for the erection of one dwelling on land that currently forms part of the residential curtilage at 24 Carr Lane, Bessacarr. The proposal also includes the demolition of the existing double garage to facilitate the proposed site layout and the erection of a new double garage further to the rear of the site. A new garage is also proposed for No24 however this is outside the red line boundary thus is not being considered under this application and will be subject to a separate householder application at a later date.

Overall, the proposal is considered to be an acceptable and sustainable form of development in accordance with paragraph 7 and 8 of the National Planning Policy Framework (NPPF, 2023).

The proposal is presented to Planning Committee for determination based on the level of public interest. The application has received a total of 15 neighbour representations objecting to the scheme from 8 different surrounding properties.

The report demonstrates that there are no material planning considerations that would significantly or demonstrably outweigh the social, economic or environmental benefits of the proposal in this location. The development would not cause undue harm to neighbouring properties or the character of the area.

RECOMMENDATION: GRANT planning permission subject to conditions



1.0 Reason for Report

- 1.1 This application is being presented to Planning Committee due to the number of representations received.

2.0 Proposal

- 2.1 This application seeks full planning permission for the erection of 1 dwelling and double garage to land which lies adjacent to No24 Carr Lane. The application also includes demolition of the existing garage and the incorporation of new landscaping.
- 2.2 The application site is within a Residential Policy Area as defined in the Doncaster Local Plan.

3.0 Site Description & Local Characteristics

- 3.1 The application site is a triangular shaped plot which sits at the head of the cul-de-sac on Carr Lane. The site is surrounded by residential properties to all sides, with a public footpath running along the southern boundary between the site and properties on Conway Court.
- 3.2 The site is undeveloped at present and currently forms a large proportion of land to the side of No24. It is unclear whether this land forms part of the domestic curtilage associated with No 24 however it is under the same ownership. Access to the site is from the south east corner of the site at the very end of Carr Lane.
- 3.3 The immediate stretch of Carr Lane adjacent to the application site is predominantly characterised by bungalows. However, the wider street scene, does include a variety of other building typologies, including two and three storey apartment blocks and other two storey residential dwellings.
- 3.4 The application site is well connected to local amenities, facilities, and local open space/countryside.
- 3.5 The site is within Flood Zone 1 thus at low risk of flooding from main rivers.

4.0 Relevant Planning History

- 4.1 There is no planning history on this site.

5.0 Site Allocation

- 5.1 The application site is within a Residential Policy Area as defined by the Doncaster Local Plan (2021).

- 5.2 The surrounding area also lies within the Residential Policy Area and the site is set well away from both Bessacarr Conservation Areas.
- 5.3 National Planning Policy Framework (December 2023)
- 5.4 The National Planning Policy Framework 2023 (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:
- 5.5 Paragraph 2 states that planning law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.6 Paragraphs 7-14 establish that all decisions should be based on the principles of a presumption in favour of sustainable development.
- 5.7 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 5.8 Paragraph 47 reiterates that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.9 Paragraphs 55 and 56 states that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning conditions should be kept to a minimum and only be imposed where necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.
- 5.10 Paragraph 60 states 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.
- 5.11 Paragraph 112 states maximum parking standards for residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport.

- 5.12 Paragraph 115 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.13 Paragraph 131 states the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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.
- 5.14 Paragraph 135 states that planning decisions should ensure developments will function well and add to the overall quality of the area, are visually attractive and optimise the potential of the site. Paragraph 135(f) sets out that planning decisions should create places which provide a high standard of amenity for existing and future users.
- 5.15 Paragraph 136 states trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.
- 5.16 Paragraph 137 makes clear that local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme.
- 5.17 Paragraph 189 states planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.
- 5.18 Development Plan
- 5.19 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The development plan consists of the Doncaster Local Plan (DLP) (adopted 2021), and the Barnsley, Doncaster and Rotherham Joint Waste Plan (JWP) (adopted 2012).

Doncaster Local Plan

- 5.20 Policy 1 sets out the Settlement Hierarchy for the City. It seeks to concentrate growth at the larger settlements of the City with remaining growth delivered elsewhere to support the function of other sustainable

settlements and to help meet more local needs taking account of existing settlement size, demography, accessibility, facilities, uses and opportunities. Policy 1 defines Bessacarr as within the Doncaster Main Urban Area.

- 5.21 Policy 10 relates to Residential Policy Areas. It supports residential development in these areas provided the development would provide an acceptable level of residential amenity for both new and existing residents, the development would enhance the quality of the existing area and would meet other development plan policies.
- 5.22 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.
- 5.23 Policy 29 relates to ecological networks and that proposals will only be supported which deliver a net gain for biodiversity and protect, create, maintain and enhance the City's ecological networks.
- 5.24 Policy 30 relates to valuing biodiversity and geodiversity and advises that internationally, nationally, and locally important habitats, sites and species that will be protected through a number of principles. Policy 30 states that proposals must achieve a 10% net gain in biodiversity.
- 5.25 Policy 32 relates to woodlands, trees and hedgerows. 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.
- 5.26 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.
- 5.27 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, and relevant spatial requirement and design standards.
- 5.28 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.

- 5.29 Policy 45 relates to Housing Design Standards and advises that new housing proposals will be supported where they are designed to include sufficient space for the intended number of occupants and are designed and constructed in a way that enables them to be easily adapted to meet existing and changing needs of residents in Doncaster. The policy requires all new dwellings to meet the Nationally Described Space Standard (NDSS).
- 5.30 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.
- 5.31 Policy 55 deals with the need to mitigate any contamination on site.
- 5.32 Policy 56 requires the need for satisfactory drainage including the use of SuDS.
- 5.33 Other material planning considerations
- 5.34 In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, the City of Doncaster Council has adopted five Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in September 2021. The adopted SPDs are regarding Biodiversity Net Gain, Flood Risk, Technical and Developer Requirements, Loss of Community Facilities and Open Space, and Local Labour Agreements. The adopted SPDs should be treated as material considerations in decision-making and are afforded full weight.
- 5.35 Additional SPDs regarding the implementation of other specific Local Plan policies are currently being drafted.
- 5.36 The Transitional Developer Guidance (updated August 2023) provides supplementary guidance on certain elements, including design, whereby updated SPDs have not yet been adopted. The Transitional Developer Guidance should be referred to during the interim period, whilst further 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.
- 5.37 Other material considerations include:
- National Planning Practice Guidance (ongoing)
 - National Design Guide (January 2021)

5.38 Other Council initiatives include:

- Doncaster Green Infrastructure Strategy 2014 – 2028
- Doncaster Delivering Together

6.0 Representations

6.1 This application has been advertised in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) as follows:

- Advertised on the Council website
- All neighbours with an adjoining boundary notified by letter

6.2 Two rounds of public consultation have been carried out to ensure that neighbours have had the opportunity to comment on amended plans. Across the two rounds of consultation a total of 15 neighbour representations have been received from 8 different households, raising the following comments:

- Loss of trees/wildlife
- Loss of light to neighbouring properties on Conway Court
- Concerns regarding the size/scale
- Proximity to the properties on Conway Court
- Positioning of the new fence along the boundary/footpath
- Out of keeping with the area

7.0 Consultations

External Consultees

7.1 National Grid

No comments received.

7.2 Northern Gas Networks

No comments received.

7.3 Yorkshire Water

No comments received.

Internal CDC Consultees

7.4 Highways Development Control

No objections. The double garage does not provide adequate space to accommodate two parking spaces but is sufficient for one. There is other space within the curtilage/driveway to accommodate additional vehicle parking as such the proposal is acceptable.

7.5 Ecology

The ecologist has provided comments on this application and has raised no concerns or objections in relation to ecological impacts. The ecologist has requested a condition in relation to ecological enhancements and landscaping.

7.6 Drainage Officer

No objections subject to condition and drainage details being agreed prior to commencement of works on site.

7.7 Contamination

A YALPAG screening assessment form has been completed and reviewed by a Pollution Control Officer and no objections have been raised. No conditions have been requested.

7.8 Tree Officer

The Tree Officer originally requested a Tree Survey be undertaken however the trees on site have subsequently been removed. These trees were not subject to a tree preservation order or offered protection through conservation area status, as such the applicant was within their rights to remove these. The Tree Officer has requested a condition to ensure a robust, good quality landscaping scheme is agreed and implemented as part of the scheme which should seek some replacement trees and additional landscaping to mitigate the clearance of the site.

7.9 Footpaths/Public Rights of Way

No objections to the proposal.

8.0 Assessment

8.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that:

'Where in making any determination under the planning acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise'.

8.2 The NPPF (2023) at paragraph 2 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan, and is a material consideration in planning decisions.

8.3 The main issues for consideration under this application are as follows:

- The Principle of the Development
- Impact upon residential amenity
- Impact upon the character and appearance of the surrounding area
- Impact upon highway safety
- Trees and Landscaping
- Drainage
- Ecology
- Overall Planning Balance

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

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

The Principle of the Development

8.5 The application site falls within a Residential Policy Area as defined by the Local Plan, as such residential development is acceptable in principle providing that there is an acceptable level of residential amenity for both existing and future occupiers, the qualities of the existing area are protected and enhanced, and other development plan policies are met.

Sustainability

- 8.6 Paragraph 7 of the NPPF states that one of the core principles 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
- 8.7 There are three strands to sustainability, social, environmental, and economic. Paragraph 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 neighbouring residential amenity

- 8.8 Policy 44(A) of the Local Plan states: Developments must protect existing amenity and not significantly impact on the living conditions or privacy of neighbours or the host property (including their private gardens), be over-bearing, or result in an unacceptable loss of garden space.
- 8.9 Table 2 of the Transitional Developer Guidance (TDG) gives minimum separation distances that are applied for new residential development. 2-3 storey properties should have back-to-back distances (between facing habitable rooms) of no less than 21m, and front to front distance of no less than 12m, dependent upon the street hierarchy. Habitable room windows that overlook neighbouring garden space should normally be at least 10 metres from the boundary.
- 8.10 The properties with the most potential to be affected by the development are those to the north-west on Lindsay Close.
- 8.11 The separation distances between the proposed dwelling and the neighbouring properties on Lindsay Close accord with the standards as set out in the TDG Guidance as there is a distance of 21m between the rear of both properties. The properties are not directly facing and sit at an angle to one another, as such would further mitigate any direct overlooking. The proposed dwelling is also positioned over 10m away from the boundary which abuts the neighbours rear garden area. This meets the separation guidance in the TDG as set out above. Therefore, the proposal accords with all requirements in this respect and as a result would not cause any harmful overlooking or loss of privacy to the existing neighbouring properties at the rear.
- 8.12 The properties on Conway Court to the south are a minimum of 15m away from the side elevation of the proposed dwelling. There is only 1 first floor window proposed to this side elevation, this serves a bathroom and as such will have an obscure glazed window to retain privacy and minimise overlooking (secured by condition). Given the proposed dwelling would sit to the North of those on Conway Court it is not considered that the proposal would cause overshadowing or a loss of light. A 15m separation distance is considered

appropriate in this location especially given there would be no overlooking or overshadowing introduced through the proposal.

- 8.12 The proposed dwelling is set a suitable distance away from neighbouring properties to avoid harmful overshadowing. Due to the positioning of the dwelling in relation to the sun's path, any overshadowing likely to occur would primarily be contained within its own rear garden area, as such not affecting neighbours. Whilst overshadowing may be exacerbated during winter months as the sun is lower, this would not impact the adjacent neighbouring properties on Lindsay Close to a level that would be unacceptable or warrant refusal.
- 8.13 The application also includes a proposal for a detached double garage at the rear of the plot. This is tucked in the northern corner of the site and is set in from the boundary by approximately 0.8m at either side. Whilst some overshadowing may occur as a result of the positioning within the site, this is likely to be negligible in terms of impact. Primarily as the proposed garage is single storey in height with a hipped roof which limits any overshadowing that may occur. Additionally, the areas that may somewhat be impacted are the very rear of the neighbour's garden areas, which are unlikely to be the most usable amenity space.
- 8.14 As such, it is not considered the proposal, as a whole, would cause harmful overlooking or overshadowing, thus complies with policy 10 and 44 of the Local Plan.
- 8.16 Policy 45 of the Local Plan requires all new dwellings to meet the Nationally Described Space Standard (NDSS). The proposed dwelling has been measured and does accord with these standards. Additionally, it will provide appropriately sized outdoor amenity space in accordance with the TDG, including adequate space to be retained for the existing bungalow. As such the proposed dwelling provides a good standard of internal and external amenity space in accordance with the TDG and policy 45 of the Local Plan.
- 8.17 Overall the development would provide acceptable levels of adequate residential amenity for existing residents and future occupiers in accordance with Local Plan Policy 10, 44 and 45.
- 8.18 Conclusion on Social Impacts.**
- 8.19 Paragraph 8(b) of the NPPF (2023) sets out the social objection which requires developments to support strong, vibrant, and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations through well-designed places.
- 8.20 The proposed development would not detract or harmfully impact the residential amenity of existing neighbouring residential properties. The proposed dwellings will provide good levels of internal and external living areas in accordance with the NDSS and the standards set out in the TDG.

- 8.21 Overall, the social impact of the development is considered to be acceptable and significant weight should be attached to this in favour of the development.

ENVIRONMENTAL SUSTAINABILITY

Impact upon the character and appearance of the surrounding area

- 8.22 Policies 41 (a), 42 (b), and 44 (b) in part require development to be of a high-quality design that contributes to local distinctiveness, respond positively to existing site features and integrate well with its immediate surroundings.
- 8.23 Paragraph 135(a) of the NPPF states that planning decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Part (c) seeks to ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
- 8.24 The proposed dwelling would be a four-bedroom detached house. It is recognised that local neighbours have raised concerns regarding the size, scale and design of the proposed dwelling, however, given positioning of the property at the end of the cul-de-sac and within the wider street scene it is considered the revised proposal would be appropriate in this location. The size and scale of the proposal has also been significantly reduced since the application was originally submitted to take account of those concerns raised. A street scene drawing has also been provided which shows the relationship between the proposed dwelling and neighbouring properties. It is considered the proposed dwelling would integrate well with the surrounding properties as such complies with the relevant Local Plan policies and NPPF as above.
- 8.25 Initially the proposal was much larger and had a poor relationship with the neighbouring properties and wider street scene. The proposal has been revised and the amended plans are now considered to reflect the local built form and integrate well with the street scene.
- 8.26 The external materials proposed are brick, with a pantile roof and uPVC windows and doors. In principle these materials would be acceptable and would relate well to the surrounding properties. A condition would be imposed on the permission to ensure the specific details of materials are agreed with the LPA prior to development commencing to ensure they are of an acceptable quality.
- 8.27 Overall, the design and appearance of the proposed development is acceptable and suitably reflects the local character and materials which are prevalent in the surrounding area. As such, the proposal accords with Policy 41, 42 and 44 of the Local Plan and paragraph 135 of the NPPF.

Impact upon highway safety

- 8.28 Policy 13(A) of the Local Plan states that the Council will work with developers to ensure that appropriate levels of parking provision are made in accordance with the standards in Appendix 6 (criterion 4) and development does not result in unacceptable impacts on highway safety (criterion 6).
- 8.29 Paragraph 115 of the NPPF states that “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”
- 8.30 The application proposes to utilise the existing access which currently serves No 24 Carr Lane. A separate access and new garage is proposed for No 24 however this is subject to a separate application. Highways have raised no concerns in relation to the use of this access and have confirmed there is adequate space within the site and/or garage to provide functional parking for at least two vehicles.
- 8.31 It is not considered the proposal for one additional dwelling would generate significantly more traffic or vehicle movements within the street to a level that would cause highways safety issues.
- 8.32 Overall, the proposal provides suitable arrangements for vehicular access and parking in line with the above policies. The Highways DC Officer has raised no objection to the proposal subject to conditions.

Trees and Landscaping

- 8.33 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.
- 8.34 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 schemes which include fit for purpose planting and generous trees, shrubs, and hedgerow planting.
- 8.35 The site has been cleared and is currently grassed over. Previously there was a hedgerow and several trees along the southern boundary. These have since been removed and replaced with a timber fence around the perimeter of the site. These trees were not subject to TPO or afforded protection through conservation area status as such could be removed at any point without permission. Although this is the case, the Tree Officer considers there should be a robust landscaping scheme as part of the proposal to somewhat off-set the loss of trees.
- 8.36 Some indicative landscaping has been noted on the site plan however a more detailed landscaping plan/scheme is required and will be secured via condition.

- 8.37 Overall, there is no objection from a Trees or Landscaping perspective and the proposal would accord with policies 32 and 48 of the Local Plan.

Drainage

- 8.38 Policy 56 states that development proposals will be supported where there is adequate means of foul sewerage disposal; no increase in flood risk or surface water run off and make use of SUDs unless it can be shown to be technically unfeasible.

The Drainage Officer has been consulted on the application and has raised no concerns subject to full drainage details being provided prior to commencement of the works. A condition will be included as such to ensure that the site is connected to suitable drainage system and to ensure that full details thereof are approved by the Local Planning Authority before any works begin. The proposal would therefore accord with Policy 56 and be acceptable in this instance.

Contaminated Land

- 8.39 Policy 55 states that proposals will be required to mitigate contamination by demonstrating there is no significant harm to human health; land; natural environment; pollution of soil or any watercourse. Developments must ensure that necessary remedial action is undertaken and demonstrate that any adverse ground conditions have been properly identified and safely treated so suitable for the proposed use.

A screening assessment form has been submitted as a preliminary risk assessment. The Pollution Control Officer considers this to be sufficient to confirm there is unlikely to be contaminated land within the site and no conditions are required. As such the proposal is in accordance with the National Planning Policy Framework (para 189) and Doncaster's Local Plan Policy 55.

Ecology

- 8.40 Policy 29 states proposals will only be supported which deliver a net gain for biodiversity and protect, create, maintain and enhance the Borough's ecological networks by:

A) being of an appropriate size, scale and type in relation to their location within and impact on the ecological network;

B) maintaining, strengthening and bridging gaps in existing habitat networks;

C) planting native species and creating new, or restoring existing, national and local priority habitats and/or species; and

D) working with strategic partnerships to deliver conservation projects at a landscape scale where appropriate.

- 8.41 The site is 0.09ha in area and given the small scale of the site there is no requirement for a biodiversity net gain assessment. However, in line with Local Plan Policy 29 ecological enhancements should be included so as to enhance local ecological networks. No details have been provided up front, however a condition will be attached to this permission for an Ecological Enhancement Scheme to be agreed once development has commenced.
- 8.42 Overall, the Ecologist has no objection to the proposal subject to the condition mentioned above and supports the Tree Officer's comments in terms of a good landscaping scheme. The proposal would therefore comply with policy 29 of the Local Plan.

Conclusion on Environmental Issues

- 8.43 Paragraph 8(c) of the NPPF (2023) 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.
- 8.44 In conclusion of the environmental issues, it is considered that there have been no significant issues raised which would outweigh against the benefits of the proposal or that cannot be mitigated by the imposition of appropriate planning conditions. The design, layout and appearance of the development is acceptable in this location and takes into account the local character. The parking/access arrangements are deemed to be acceptable, as well as the tree and landscaping proposals.
- 8.45 Overall, there are no adverse environmental impacts arising from the development and it is considered to be acceptable in these respects. As such, significant weight should be attached to this in favour of the development.

ECONOMIC SUSTAINABILITY

- 8.46 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.

Conclusion on Economy Issues

8.47 Para 8 a) of the NPPF (2023) 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.

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

9.0 PLANNING BALANCE & CONCLUSION

9.1 In accordance with Paragraph 11 of the NPPF (2023) the proposal is considered in the context of the presumption in favour of sustainable development. Officers have identified no adverse economic, environmental, or social harm that would significantly or demonstrably outweigh the benefits identified when considered against the policies in the Framework taken as a whole. The proposal is compliant with the development plan and there are no material considerations which indicate the application should be refused.

10.0 RECOMMENDATION

10.1 DELEGATE AUTHORITY TO THE HEAD OF PLANNING TO GRANT PLANNING PERMISSION SUBJECT TO THE CONDITIONS

CONDITIONS

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

REASON

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

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

Proposed site plan - drawing no 023/079/PSP/C - amended 13/11/2023
Proposed floor plans - drawing no 023/079/PD P1/A - amended 13/11/2023
Proposed elevations - drawing no 023/079 PE P1/A - amended 13/11/2023
Street scene drawing - drawing no 023/079/P1LPSSC/A - amended 13/11/2023
Proposed garage drawing - drawing no 023/079/DGD - received 14/11/2023

REASON

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

03. Prior to the commencement of any above ground works , details of the proposed external materials shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved materials.

REASON

To ensure that the materials are appropriate to the area in accordance with policy 42 of the Doncaster Local Plan.

04. Prior to the commencement of the relevant drainage works the details of the foul, surface water and land drainage systems and all related works necessary to drain the site shall be 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.

05. 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.

06. No development shall take place on the site until a detailed soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a soft landscape plan, a schedule providing plant and tree numbers and details of the species, nursery stock specification in accordance with British Standard 3936: 1992 Nursery Stock Part One and planting distances of trees and shrubs, and BS8545:2014 Trees: from nursery to independence in the landscape; a specification of planting and staking/guying; a timescale of implementation and details of aftercare for a minimum of 5 years following practical completion of the landscape works. Thereafter the landscape scheme shall be implemented in full accordance with the approved details and the Local Planning Authority notified in writing within 7 working days to approve practical completion of the planting. Any part of the scheme which fails to achieve independence in the landscape or is damaged or removed within five years of planting shall be replaced during the next available planting season in full accordance with the approved scheme unless the local planning authority gives its written approval to any variation.

REASON

In the interests of environmental quality and in accordance with Policy 48 of the Local Plan.

07. Within two months of 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 following measures, all of which shall be implemented prior to the first occupation of the site or an alternative timescale to be approved in writing with the local planning authority: Photographic evidence of implementation must be submitted to the Local Planning Authority.

1 x bat box of the Vivaro Pro Build-In Bat Tube type or similar to be located in accordance with instructions from a suitably qualified ecologist.

1 x swift box of the integrated Woodstone type or similar to be located in accordance with instructions from a suitably qualified ecologist.

Small mammal access holes 13x13cm to be located on two sides in any fencing erected

REASON

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

08. Before the first occupation of the building hereby permitted, the windows(s) at the first floor, indicated as bathroom and ensembles on the approved floor plan shall be fitted with obscured glazing and shall be permanently retained in that condition thereafter.

REASON

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

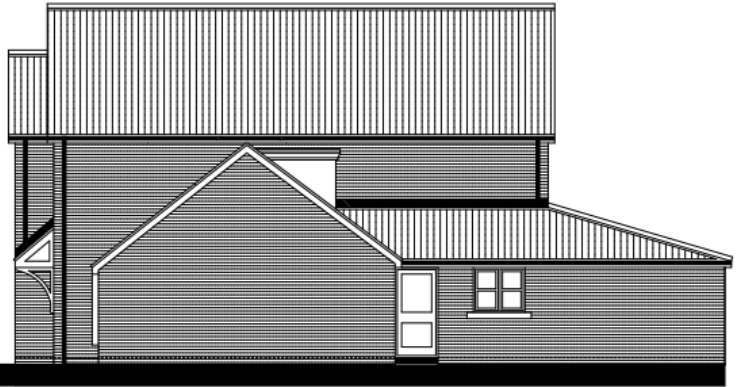
Appendix 1 – Site Plan



Appendix 2 – Proposed Elevations



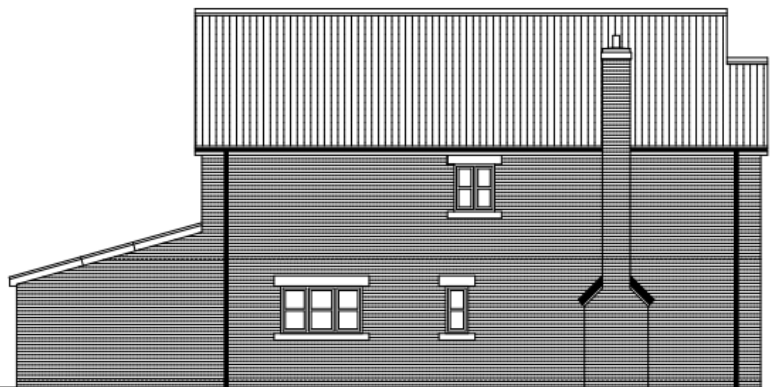
FRONT ELEVATION



SIDE ELEVATION

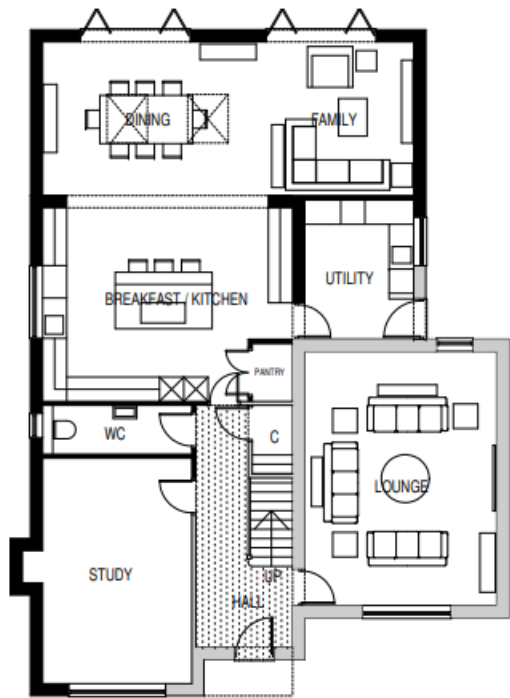


REAR ELEVATION



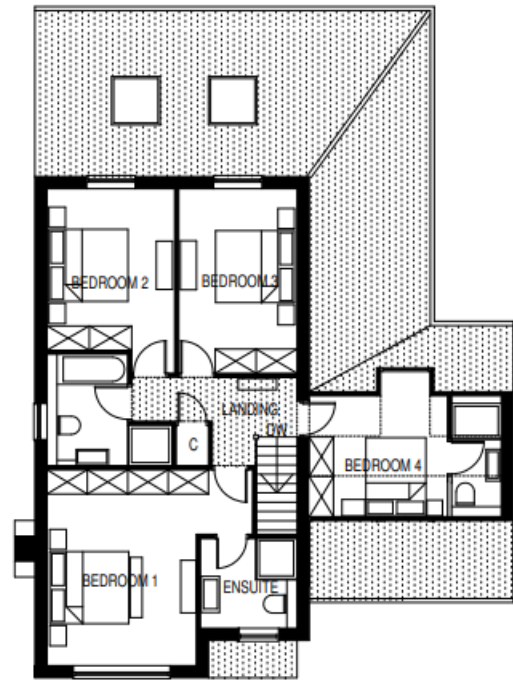
SIDE ELEVATION

Appendix 3 – Proposed Floor Plans



PROPOSED GROUND FLOOR

NEW 4 BEDROOM DETACHED HOUSE 2,550 SQ FT



PROPOSED FIRST FLOOR

Appendix 5 – Proposed Street Scene

