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Application Number:	23/02313/FUL
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Application Type:	Full
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Proposal Description:	Erection of a single storey rear extension to house in multiple occupation
At:	1 Elm Green Lane

For:	Wrap Around Charity
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Third Party Reps:	8 objectors	Parish:	Unparished
		Ward:	Conisbrough

Author of Report:	N Howarth
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SUMMARY

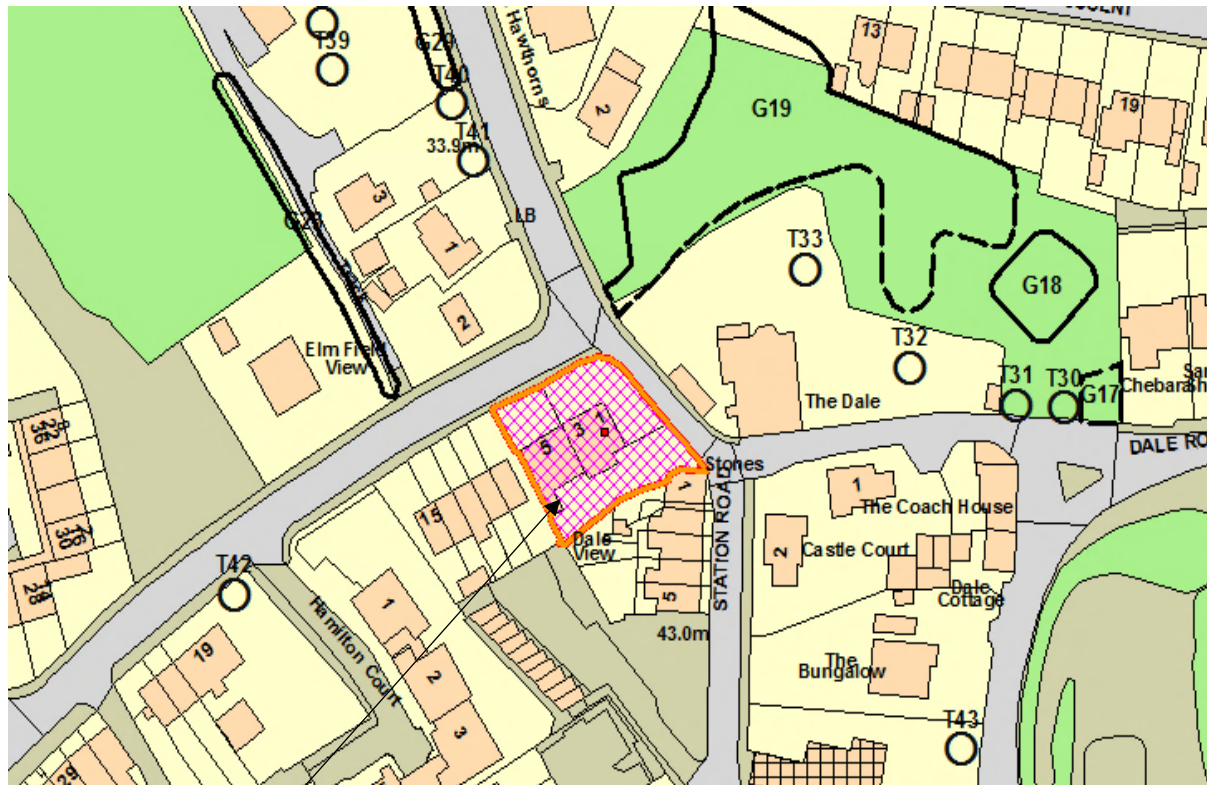
This application is seeking permission for the erection of a ground floor rear extension to create a shared activity room and small courtyard to an existing and lawful large HMO.

The proposal is not considered to harm the appearance and character of the adjoining Conservation Area or street scene or cause any demonstrable harm to neighbouring amenity, highway safety or the environment and is therefore being recommended for approval.

This application is being presented to members due to member request and also the level of public interest from local residents.

This report demonstrates that there are no material planning considerations that would significantly or demonstrably outweigh the social, economic or environmental benefits of the proposal.

RECOMMENDATION: GRANT subject to conditions



Application Site

1.0 **REASON FOR REPORT**

- 1.1 The application is being reported to Members due to member request and the level of public interest. Councillor Nigel Ball requested that the application be brought to Planning Committee due to concerns about: loss of amenity, environmental impact and ongoing ASB and criminal activity in this area. In addition, there has been approx. 8 objections received.

2.0 **Proposal and Background**

- 2.1 Planning permission is sought for the erection of a single storey rear extension to serve an existing and lawful House in Multiple Occupation (HMO). For the avoidance of any doubt, the premises has been in use as an HMO for many years. This application does not propose to intensify that use in any way. No external alterations are proposed to the front elevation of the property. A single storey flat roofed 'L shaped' extension measuring approx. 3 m high, 6.5 m wide and 8 m at its maximum depth is proposed to the rear of the building. Render is proposed to the front elevation and fairfaced block to the side and rear elevation.
- 2.2 The extension is to create an activity room for the existing occupants of the HMO including use by staff. There will also be a small enclosed courtyard. The applicant has confirmed that the activity room will mainly be for residents to undertake enrichment activities such as painting and crafting. The courtyard is a light well to

allow additional light into existing bedroom 8 and to provide maintenance access only. No activities of any kind will take place in it.

- 2.3 In respect of the established HMO use, the Authority granted a Certificate of Lawful Development for use of the property as a 15 bed House in Multiple Occupancy on 13/11/2023 ref 23/01873/CPE. This confirms the existing use of the premises is a building used as a house of multiple occupation with 15 bedsits. The latest HMO license for the current operators has been in place since February 2022 and confirms that there are 15 rooms with sleeping accommodation, no self-contained units and can accommodate a maximum of 15 persons that occupy the premises.
- 2.4 The Applicant is a charity based in Conisbrough.' Wrap Around Charity' who help those who may be struggling with homelessness, addiction or rehabilitation. They support vulnerable people and help them re-integrate back into society by helping them with accommodation and if necessary, helping them register for support services.

3.0 Site Description

- 3.1 The application property is a two and half storey detached property located within an elevated corner located on Elm Green Lane and Station Road, Conisbrough.
- 3.2 The site lies opposite the recently extended boundary to Conisbrough Conservation Area which is dominated by the nearby Scheduled Monument and Grade I listed Conisbrough Castle. Development in the area is typically two storied, however there are occasionally three storied properties, with a few bungalows interspersed. Boundary walls are an important feature, with trees and landscaping also adding to the character of the area. 1 Elm Green Road appears to have once been a pair of semis, or possible a row of three properties given the numbering, but now appears to function as one entity. It is two storeys with accommodation in the roof space, rendered and roofed in slate, with end gables with stone bays at ground floor level, although crude detailed uPVC windows mar its current appearance. It does however still retain an imposing presence on the corner of Elm Green Road and Station Road, set behind a tall retaining stone wall and lawned front garden. Sections of Paladin fencing has been added around the boundary of the property which gives a rather commercial feel to the otherwise residential character of the building and area.

4.0 Relevant Planning History

- 4.1 The planning history for the application site is as follows:

Application Reference	Proposal	Decision
02/2778/P	ERECTION OF FLAT ROOF GROUND FLOOR EXTENSION (5.40M X 9.05M OVERALL) TO PROVIDE ADDITIONAL BEDSIT ACCOMMODATION	Refused 27.09.2002

04/6710/P	Installation of dormer window to front elevation of house in multiple occupancy	Granted 17.11.2004
23/01873/CPE	Certificate for existing lawful use for the whole premises as a 15 bed house in multiple occupancy	Granted 13.11.2023

5.0 Site Allocation

5.1 The site is identified within the Local Plan as Residential Policy Area and lies outside but adjacent to the Conisbrough Conservation Area. The following policies are applicable:

5.2 National Planning Policy Framework (NPPF 2023)

5.3 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:

5.4 Paragraphs 96 advises that planning decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which inter alia promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other and are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.

5.5 Paragraph 115 states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

5.6 Paragraph 128 notes the importance of making efficient use of land, whilst decisions should promote an effective use of land in meeting the needs for homes, in a way that makes best use of previously developed land.

5.7 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 (paragraph 131).

5.8 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. Decisions should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 5.9 Paragraph 139 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.
- 5.10 Paragraph 180 states planning decisions should contribute to and enhance the natural and local environment by inter alia preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability
- 5.11 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.
- 5.12 Paragraph 205 of the NPPF outlines the Government's advice when considering the potential impact on designated heritage assets. It advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (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.

5.13 Local Plan

- 5.14 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Doncaster includes the Doncaster Local Plan (adopted 23 September 2021). The following Local Plan policies are relevant in this case:
- 5.15 The site lies within the Residential Policy Area as designated in the Doncaster Local Plan (Policy 10). This policy advises that new residential development will be supported provided:
1. the development would provide for an acceptable level of residential amenity for both new and existing residents; and
 2. the development would help protect and enhance the qualities of the existing area and contribute to a safe, healthy and prosperous neighbourhood; and
 3. the development would meet other development plan policies including those relating to flood risk, open space, design and sustainable construction.
- 5.16 Policy 9 deals specifically with HMOs and how they will be supported under strict circumstances. This policy is not relevant to this proposal as the HMO use is already existing and the proposal will not increase the number of bedspaces in the property.
- 5.17 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.

- 5.18 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.
- 5.19 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.
- 5.20 Policy 47 (Safe and Secure Places) states that developments will be supported which are designed in a way that reduces the risk of crime and the fear of crime.
- 5.21 Policy 48 details how new developments should provide high quality, comprehensive hard and soft landscaping schemes.
- 5.22 Policy 50 (Health) (Strategic Policy) advises that the Council will look to improve and promote strong, vibrant and healthy communities by ensuring a high quality environment is provided with local services to support health, social and cultural wellbeing. In order to help achieve this the Council will require inter alia, development to positively contribute to creating high quality places that support and promote healthy communities and lifestyles and developments designed to encourage and support healthy lifestyles.

5.23 Neighbourhood Plan (NP).

- 5.24 No neighbourhood plan is relevant to this application.

5.25 Other material planning considerations and guidance

- 5.26 In line with the Town and Country Planning (Local Planning) (England) Regulations 2012 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.
- 5.27 Additional SPDs regarding the implementation of other specific Local Plan policies are currently being drafted.
- 5.28 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.

5.29 Other material considerations include:

- National Planning Practice Guidance (ongoing)
- National Design Guide (January 2021)

5.30 Other Council initiatives include:

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

5.31 Launched in September 2021, Doncaster Delivering Together (DDT) is the Council's new ten-year strategy. DDT is about everyone being able to thrive and contribute to thriving communities and a thriving planet. This strategy does not form part of the adopted development plan, but it is important that the policies of the Doncaster Local Plan achieve the aims and objectives of DDT strategy. The DDT has identified 8 priorities to deliver for Doncaster over the next ten years.

1. Tackling Climate Change;
2. Developing the skills to thrive in life and work;
3. Making Doncaster the best place to do business and create good jobs;
4. Building opportunities for healthier, happier and longer lives for all;
5. Creating safer, stronger, greener and cleaner communities where everyone belongs;
6. Nurturing a child and family - friendly borough;
7. Building transport and digital connections fit for the future;
8. Promoting the borough and its cultural, sporting and heritage opportunities.

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. Following this publicity, approx.8 objections were received from local residents.

6.3 A summary of the material matters raised included concerns regarding;

- anti-social behaviour of the residents who stay in the property leave residents fearful and unsafe.
- deterrent to tourism.
- impacting on businesses operating in the area.
- noise nuisance, loss of privacy.
- harm to the character of the area

7.0 Relevant Consultations

7.1 Parish Council – N/A

7.2 CDC Conservation Officer – The site lies opposite the recently extended boundary to Conisbrough Conservation Area which is dominated by the nearby Scheduled Monument and Grade I listed Conisbrough Castle. Development in the area is typically two storied, however there are occasionally three storied properties, with a few bungalows interspersed. Boundary walls are an important feature, with trees and landscaping also adding to the character of the area.

1 Elm Green Road appears to have once been a pair of semis, or possible a row of three properties given the numbering, but now appears to function as one entity. It is two storeys with accommodation in the roof space, rendered over brickwork and roofed in slate, with end gables with stone bays at ground floor level, although crude detailed uPVC windows mar its current appearance.

It does however still retain an imposing presence on the corner of Elm Green Road and Station Road, set behind a tall retaining stone wall and lawned front garden. Paladin fencing appears to have recently added to the side of the access which gives a rather commercial feel to the otherwise residential character of the building and area, and landscaping would be encouraged additional to the current potted plants which due to their nature are fairly inconspicuous. A previous application for a single storey was withdrawn.

The proposal is for the addition of a single storey extension to the rear.

Whilst the extension is to the rear it would be visible from Station Road and seen in conjunction with the recently erected paladin fencing. The extension's flat roof would jar with the pitched roofs of the main building (notwithstanding the flat roofed rear porches – which due to the size of these porches they are less noticeable than the proposed extension would be) and would further detract from the character of the building and the adjoining conservation area. However, additional landscaping is now proposed that would soften the overall appearance, and in terms of appearance would preserve the setting of the conservation area. The proposal would be in accordance with Policy 37 of the Local Plan and Section 16 (Conserving and enhancing the historic environment) specifically paragraphs 195, 197 and 199 of the National Planning Policy Framework on determining applications. Standard condition on material should suffice along with deadline for landscaping to be implemented.

7.3 CDC Environmental Health Officer – This section has no objection to the proposed single storey extension.

7.4 CDC Highways Development Control – The access from the public highway to the rear of the property is not being amended by the proposal and taking into consideration the existing usage of the development I am content that the proposal should not cause an adverse effect on the public highway.

As the existing parking situation for the development is not being significantly altered and the applicant has confirmed in writing in the attached Design and Access Statement that they only require four parking spaces for the developments usage I am content to support the application based on the submitted information

- 7.5 CDC Public Health - It is positive to see this will benefit residents and provide more formal amenity space. Public Health had some concerns regarding the loss of outdoor space that this extension would represent, however from the applicant's comments it is clear that the new extension will be of more benefit to residents than the previous yard space.

The applicant has also clarified that there are other areas of external landscaped space around the property for residents. The health and wellbeing benefits of outdoor green and blue space are well evidenced, so any provision for outdoor amenity space is welcomed as it provides opportunity for physical activity, social interaction as well as a place for other activity like hanging washing. Public Health therefore have no further comments to make at this stage, however should anything change with the application we would appreciate being reconsulted.

- 7.6 Designing out Crime Officer (South Yorkshire Police) - Thank you for giving South Yorkshire Police 'Designing Out Crime Officers' the opportunity to review this planning application.

Police records show a total of eight offences recorded at the location in 2023. Both the victim and offender in every offence are residents at the hostel and known to each other.

Eight calls have been made to the Police in 2023, regarding incidents reported as occurring on Elm Green Lane. Of these, four relate to issues regarding vehicles and the road, the remainder providing no specific address or location.

It is noted that the application does not include additional bedrooms or increase the number of residents at this hostel. Enquiries have been made with the local policing team and there are no grounds for this officer to comment further on this application. Even though the Designing our Crime officer has no other comment to make regarding this application, other comments which may not support the application may be made by other Police departments.

8.0 Assessment

- 8.1 The proposal seeks approval for a single storey rear extension to house in multiple occupation. In considering the proposal, the main material planning considerations are outlined below:

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

- Principle of Development
- Impact upon Existing and Neighbouring Residential Amenity
- Fear of crime and anti-social behaviour
- Impact upon the Character and Appearance of the Area and Setting of the adjoining Conservation Area.
- Highways

- 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 or no weight

Principle of Development

- 8.3 The application site is washed over by Residential Policy Area and as such Policy 10 of the Doncaster Local Plan supports residential development in principle, providing that it does not adversely affect the character of the area or detrimentally affect neighbouring properties through for example excessive overshadowing, over dominance or loss of privacy.
- 8.4 In respect of the large HMO use, this has been established with the granting of the Lawful Development Certificate. There is also an existing HMO license for the premises.

Sustainability

- 8.5 The NPPF sets out at paragraph 7 that the purpose of the planning system is to contribute to the achievement of sustainable development. 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.
- 8.6 There are three strands to sustainability, social, environmental, and economic. Para.10 of the NPPF states that in order sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favor of sustainable development.

8.7 SOCIAL SUSTAINABILITY

Impact upon Existing and Neighbouring Residential Amenity

- 8.8 Local Plan Policy 10 states that residential development will be permitted in Residential Policy Areas whereby it does not detrimentally affect the amenities of occupiers of nearby properties.
- 8.9 Local Plan Policy 44 relates to residential design and advises that new extensions, alterations and changes of use to housing will be supported where they respond positively to the context and character of existing areas or the host property, and create high quality residential environments through good design. Proposals are required to 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.
- 8.10 The application site property is a large detached premises sat within generous grounds. It is bordered by existing residential development to the rear (No's 1 – 5 Dale View). This is a row of terrace cottages whose back gardens adjoin the rear boundary with the property. Adjoining the property boundary to the west is No 7 Elm

Green Lane (a terrace property) whose rear back garden adjoins the rear side boundary of the site and is slightly elevated, and The Dale, a large detached property which lies on the opposite corner separated by Station Road.

- 8.11 The extension will infill the rear corner of the property. Here, there is already a 2 storey rendered off shoot extension to the property and a single storey flat roof rear block extension. The extension will sit in front of existing 2 storey off shoot and then wrap round adjoining the rear elevation of the property. It will measure approx. 3 m high, 6.5m wide and 8m at its maximum depth. With it being at the rear of the property it will be relatively screened from view being single storey and will be set behind by an existing 2.5m high retaining wall which runs along the boundary with No. 7 Elm Green Lane and a 1.8 m high retaining wall which runs along the rear boundary with No's 1 – 5 Dale View. There are no windows directly overlooking any neighbouring property. There will be 3 windows on the inward elevation facing onto Station Road. The single storey scale, flat roof, design features and location of the extension set within the corner screened by the retaining walls ensures that it is not over dominant or will introduce any harmful overlooking or over shadowing to neighbours.
- 8.12 In terms of the amenity of existing residents, this will be improved by the proposal with the enhanced provision of shared space for their use. The extension will limit the views from the windows of Room 8 and associated bedroom and likely reduce the level of light as these 2 windows are currently not obscured in any way, however the proposed small open courtyard area will allow some light and a view. There has been objection from the EHO in this respect either. Public Health have also confirmed no objection to the proposal.

Fear of Crime and Anti-social Behaviour

- 8.13 Policy 47 of the Local Plan relates to Safe and Secure Places. The policy is more related to achieving a good overall standard of security for buildings and the public and private spaces around them. Policy 10 advises that within residential policy areas new residential development will be supported provided inter alia the development would help protect and enhance the qualities of the existing area and contribute to a safe, healthy and prosperous neighbourhood.
- 8.14 With regard to public safety, fear of crime and antisocial behaviour as expressed by some residents, the use of the premises is already established as being lawful in planning terms and cannot be revisited through the consideration and determination of this planning application. This application does not seek to increase the number of bedrooms or increase the number of residents at the premises meaning that there would be no intensification of the use. Instead, it seeks to improve the living conditions for the residents through providing additional shared living space. Public safety and the fear of crime can be material planning considerations. However, in this case such concerns are only relevant materially when assessing the HMO use itself which as mentioned is already well established and lawful. South Yorkshire Police Designing out Crime Officer has not objected to the extension and also notes that the premises does not include additional bedrooms or increases the number of residents at the premises.
- 8.15 It is acknowledged that the consultation response from the Designing Out Crime Officer does confirm that police records show a total of eight offences recorded at the location in 2023 with both the victim and offender in every offence are residents at

the premises. However, there is no justification to argue that the extension itself would cause there to be further internal conflicts amongst the residents. It is envisaged that the extension will improve provision at the HMO and would help improve the quality of life for the residents and help their recovery providing them with a space where they can more positively undertake social activities etc in the presence of staff.

- 8.16 In terms of design, the South Yorkshire Designing Out Crime Officer has not objected to the scale or design features of the extension. The applicants have confirmed that the inner courtyard will not be accessible to residents and is to allow additional light into bedroom 8 and to provide maintenance access only. No activities of any kind will take place in it.
- 8.17 In light of the above considerations, the proposal is not considered to lead to any materially demonstrable harmful impacts to residential amenity that would warrant refusal of the application on these grounds. The proposal meets the requirements of policies 10, 44, 47, 50 and is acceptable in this respect.

Conclusion on Social Impacts.

- 8.18 Paragraph 8 of the NPPF 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. The design of the extension will not adversely affect existing or neighbouring residential amenity through overlooking, loss of light, outlook or loss of privacy. Whilst it is recognised that some residents are concerned that the proposal could cause increased anti-social behaviour, there is no evidence to suggest that the development would increase crime or anti-social behaviour at the premises or in the locality. The additional shared living space encourages social interaction and is considered to provide suitable accommodation. Crucially, the extension would not increase the number of bedrooms within the HMO or the number of people residing there, meaning that there would be no intensification of the existing lawful use. This weighs moderately in favour of the application.

8.19 ENVIRONMENTAL SUSTAINABILITY

Impact upon the Character and Appearance of the Area and Setting of the adjoining Conservation Area.

- 8.20 Policy 41 of the Local Plan states that development proposals will be supported where they respond positively to their context, setting and existing site features, respecting and enhancing the character of the locality; and where they integrate visually and functionally with the immediate and surrounding area at a settlement, neighbourhood, street and plot scale.

- 8.21 Policy 44 states that new extensions and alterations will be supported where they respond positively to the context and character of existing areas or the host property, and create high quality residential environments through good design.
- 8.22 Policy 37 in respect of development proposals affecting, or within the setting of, Conservation Areas states in B that proposals should 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.
- 8.23 Paragraph 135 of the NPPF advises that planning decisions should ensure that developments: a) 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; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) 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 Paragraph 201 of the NPPF advises Local planning authorities to 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.
- 8.25 The Council's Conservation Officer has been consulted and assessed the impact of the development on the setting of the Conservation Area which is opposite the site. He has not objected to the design of the extension. In his assessment he noted that the flat roof design would jar with the pitched roofs of the main building (notwithstanding the flat roofed rear porches) and would further detract from the character of the building and the adjoining conservation area. However, he also accepted that additional landscaping is now proposed that would soften the overall appearance, and in terms of appearance would preserve the setting of the conservation area. As such, the proposal would be in accordance with Policy 37 of the Local Plan and Section 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework on determining applications.
- 8.26 Whilst the design of the extension being flat roofed does not fully reflect the design features of the property as mentioned by the Conservation Officer, its low level roof design will have a less impact in terms of neighbour visual amenity and being at the rear corner of the property it will not harm the overall street scene.
- 8.27 The chosen build materials, being render to the front and fairfaced block to side and rear, are practical and in general keeping with the existing varied character of the area. A condition will be imposed to ensure that the LPA approves samples of the build materials to ensure a suitable quality.
- 8.28 The landscaping details that have been submitted as part of the application include a hedge belt to be planted along the rear garden boundary and two trees within the side garden area. This will help screen the extension and existing fencing from Station Road. The Conservation Officer has requested that the landscaping condition is worded to ensure that it is carried out as soon as possible.

- 8.29 Overall subject to the imposition of appropriate planning conditions, the appearance of the building will continue to be preserved within the street scene and the proposal will not harm the setting of the opposite Conservation Area. The proposal is therefore in accordance with Local Plan Policies 37, 41, 44, 48 and the NPPF.

Noise

- 8.30 The development does not increase the number of residents or staff at the property, therefore it is expected that any noise associated with the HMO use itself would not be increased. The outdoor courtyard will not be in use by residents. The standard of the accommodation would be enhanced for the residents by the provision of the extension. The premises is already licensed and the EHO has made no objection. The application property benefits from being a detached house, thus limiting transmission of internal noise as there are no party walls shared with neighbouring properties. It is therefore considered that there is no demonstrable harmful impact to residential amenity related to noise from the use.

Highways

- 8.31 Local Plan Policy 10 and 13 seek amongst other things, to achieve ease of pedestrian movement, the protection of public safety and a functional highway network.
- 8.32 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 highways safety, or the residual cumulative impacts on the road network would be severe.
- 8.33 The siting of the extension will result in the loss of some of the rear hardstanding which is currently used for car parking at the premises. CDC Highways are satisfied that there will still be sufficient car parking provision on the site for staff. The application site is in a sustainable location with good links to public transport, as well as being within walking distance to local amenities and facilities. Given the type of accommodation, residents are less likely to have private transport and given location and proximity to services and public transport, no concerns were raised by the Highways Engineer.
- 8.34 In light of the above, there is no demonstrable harm that would be caused by the development to levels of parking provision or highway safety that would justify refusal of the application on highway grounds. It complies with policies 10 and 13 of the Local Plan and is acceptable in this respect.

Conclusion on Environmental Issues

- 8.35 Paragraph 8 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.

- 8.36 In conclusion of the environmental issues, subject to conditions being imposed, it is considered that this proposal will have neutral environmental implications in terms of design, character, visual impact and other environmental impacts. This weighs moderately in favour of the application.

9.37 ECONOMIC SUSTAINABILITY

- 9.38 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. The proposal would however provide enhanced provision at the premises, providing a shared space which could help support and encourage the residents to integrate back into society and help them regain their independence. Some residents have raised concerns about the impact of the proposal on tourism. This is related to the HMO use of the premises which is already established. The minor physical extension of the premises at the rear is not considered to have any demonstrable impact upon tourism.

Conclusion on Economy Issues

- 9.39 Paragraph 8 of the NPPF sets out that in order to be economically sustainable developments should help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
- 9.40 The proposal would result in some economic benefit, it would not increase the occupancy of the property but it would bring some benefits to occupants by providing an improved communal space. This weighs moderately in favour of the application.

10.0 PLANNING BALANCE & CONCLUSION

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

11.0 RECOMMENDATION

11.1 GRANT planning permission subject to conditions:

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:
plans as existing WAC/22/01
plans as proposed WAC/22/02
proposed elevations WAC/22/04
planting as proposed WAC/22/05

REASON

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

3. Prior to the commencement of the relevant 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.

4. The extension/activity room shall be solely used by staff, residents and visitors related to the HMO use of the premises only. The courtyard will be used for maintenance access and emergency exit purposes only.

REASON

In the interests of residential amenity.

5. Prior to the occupation of the development hereby granted the proposed landscaping details planting as proposed on plan ref: WAC/22/05 shall be implemented in full to the satisfaction of the local planning authority. 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.

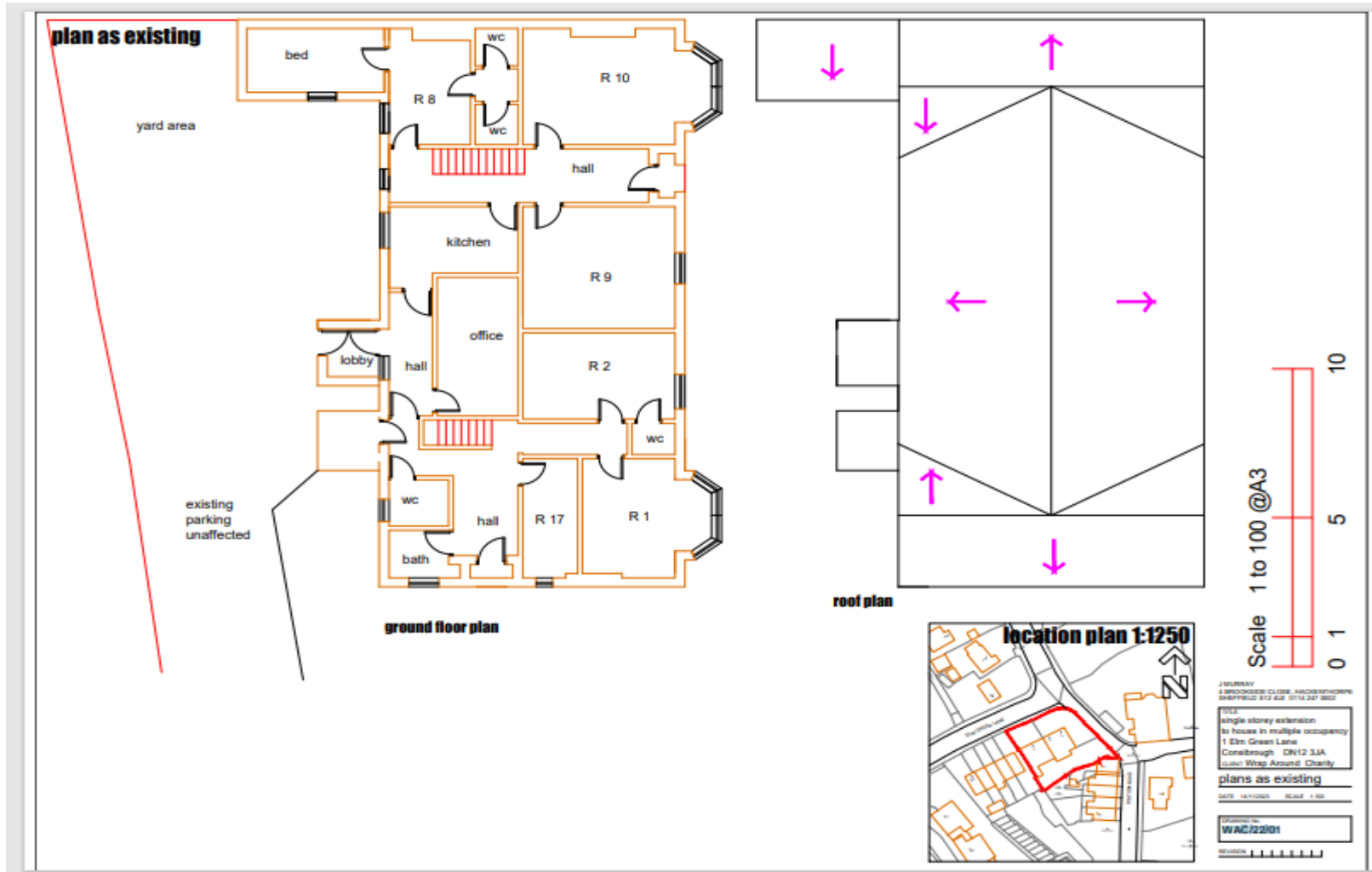
REASON

In order that the Council may be satisfied as to the details of the proposal.

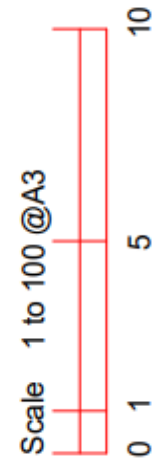
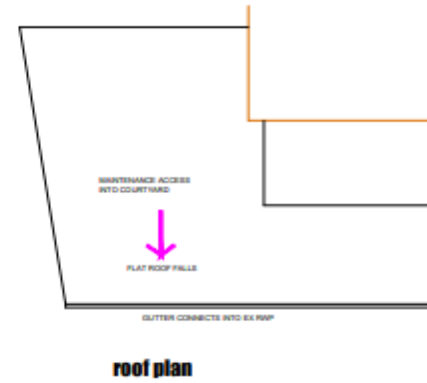
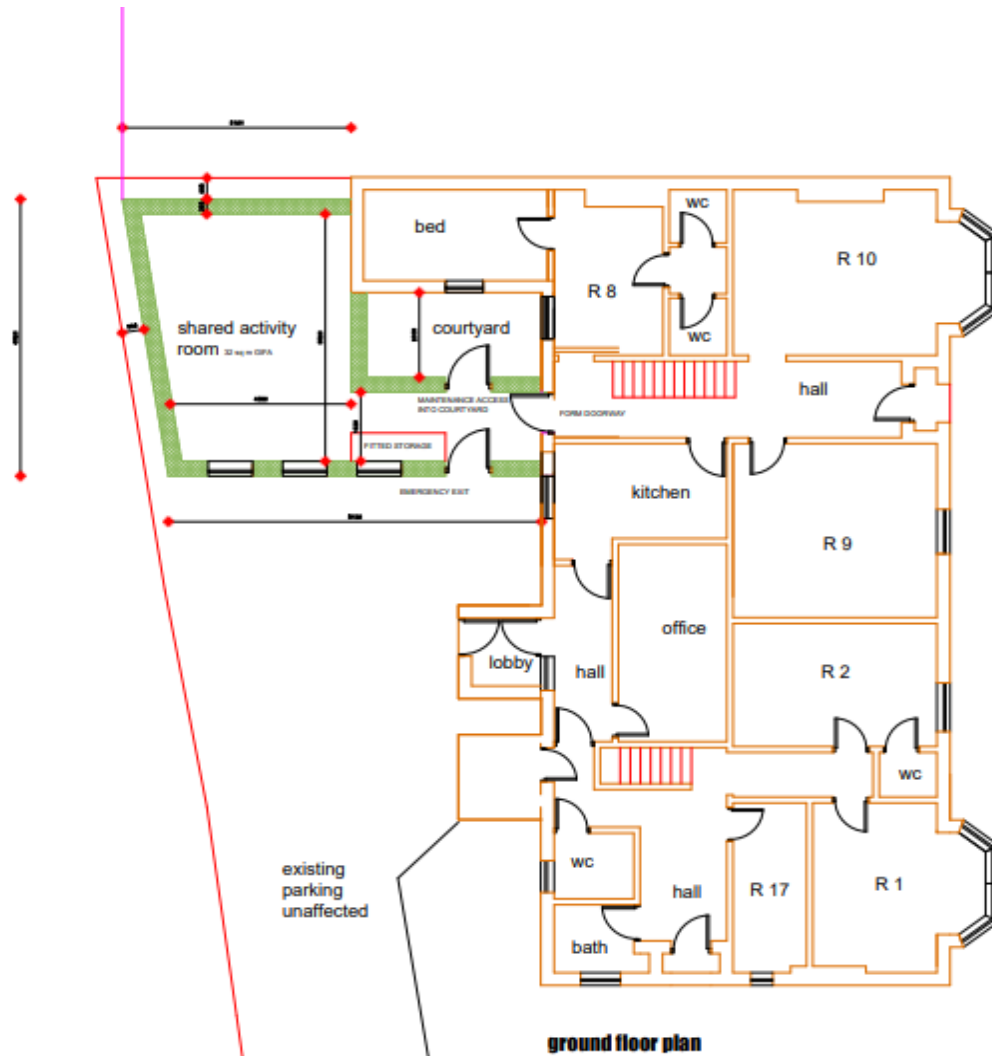
APPENDIX 1- Existing Elevations



APPENDIX 2- Existing Floor Plans



APPENDIX 3 - Proposed Floor Plans



J MURRAY
4 BROOKSIDE CLOSE, HACKENTHORPE
SHEFFIELD S12 4LE 0114 247 0602

TITLE
single storey extension
to house in multiple occupancy
1 Elm Green Lane
Corsibrough DN12 3JA
client Wrap Around Charity

plans as proposed

DATE 14/11/2022 SCALE 1:100

DESIGNED BY
WAC/22/02

REVISION

APPENDIX 4 - Proposed Elevations

EXISTING RETURNING WALL

EXTENSION

EXISTING RETURNING WALL

EXTENSION PARFACED BLOCKWORK

EXISTING RETURNING WALL

south west elevation

south east elevation

north east elevation

RENDER TO FRONT ELEVATION ONLY
PARFACED BLOCK TO SIDE AND REAR ELEVATIONS

THE HEIGHT MATCHES THE
OTHER FLAT ROOFED EXTENSIONS

north west elevation of courtyard

south west elevation of courtyard

KEY PLAN

J MURRAY
ARCHITECTURE
SHEFFIELD S12 6JE 0114 247 9852

TYPE
single storey extension
to house in multiple occupancy
1 Elm Green Lane
Conebrough DN12 3JA
Client: Wrap Around Charity

proposed elevations

DATE 14/10/20 SCALE 1:50

DESIGNED BY
WAC/22/04

REVISION

APPENDIX 5 – Planting as proposed

