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<b>Application Number:</b>	24/00060/FUL
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<b>Application Type:</b>	Full Application
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<b>Proposal Description:</b>	Erection of a first floor rear extension and modifications to ground floor rear elevation.
<b>At:</b>	54 Castlegate Tickhill Doncaster DN11 9QU

<b>For:</b>	Mr and Mrs Peter Lamb
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<b>Third Party Reps:</b>	0	<b>Parish:</b>	Tickhill Parish Council
		<b>Ward:</b>	Tickhill and Wadworth

<b>Author of Report:</b>	Hollie Hazlett
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## SUMMARY

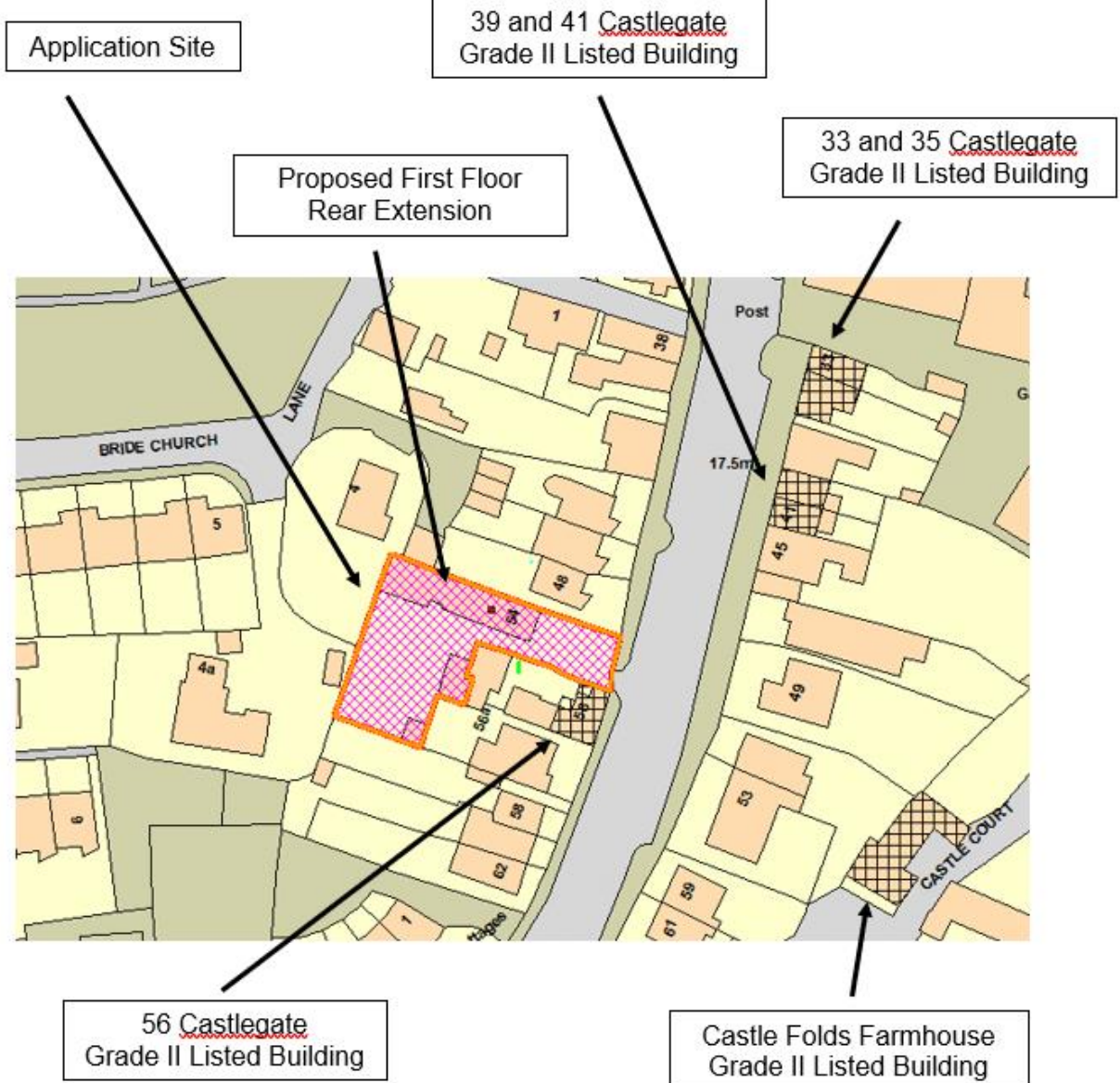
The application seeks permission for the erection of a first-floor rear extension with alterations to the ground floor rear elevation of the subject property 54 Castlegate, Tickhill.

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

The proposal is presented to Planning Committee for determination as the applicant is an employee of the Directorate of Economy and Environment.

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**



## **1.0 REASON FOR REPORT**

- 1.1 This application is being presented to Planning Committee due to the applicant being an employee of the Directorate of Economy and Environment.

## **2.0 PROPOSAL**

- 2.1 This application seeks full planning permission for the erection of a first floor extension to the rear of 54 Castlegate, with further alterations to the ground floor rear elevation. This will form additional first floor living accommodation forming a bedroom with walk in wardrobes and an en-suite bathroom.

## **3.0 SITE DESCRIPTION & LOCAL CHARACTERISTICS**

- 3.1 The property is a detached two-storey property along Castlegate, Tickhill. The property has a linear form, with a two-storey main element with a gable to the road, and single storey extension to the rear. Whilst the building is not listed, the two-storey element of the extension hosts its historic value, with remains of a timber structure within the building possibly dating as early as the 1700s. This is in the process of being renovated which has included the removal of cement-based render to better reveal the historic brickwork and stonework. Similarly, uPVC windows have been replaced with oak-framed metal windows and a timber tri-partite window which are more appropriate to a traditional building (works approved under planning application 16/00357/FUL). With revealing the external appearance of the dwelling, it has aided in understanding the development of the property. It would appear the dwelling has been externally re-built with a stone exterior and then enlarged with a rear brick extension, along with heightening of the roof. A chimneystack was also added to what is now the front gable which seems contemporary with the brick extension with the same brick seemingly being used. These alterations seem to have occurred to create a cottage with irregularly spaced windows.
- 3.2 Further addition / alteration to the dwelling includes the erection of a single storey extension to the front of the dwelling, which has alter had added a chimney stack with large paned windows. To the rear, the extensions are of various forms and widths, and includes the erection of a lean-to style conservatory. The garden to No. 54 lies to the side and given its central location is relatively large, and is not currently that visible from the upper levels of the building.
- 3.3 54 Castle Gate lies within Tickhill Conservation Area. Tickhill was designated a Conservation Area on 23 February 1970. Tickhill is a former market town whose form has been strongly influenced by the foundation of the Norman castle. The area was important in the medieval period as a strategic castle and tournament venue. It was also on the main north/south trading route at a time when the Great North Road was less attractive due to a damper climate. With the decline of castles in general and the resurgence in the usage of the Great North Road, the importance of Tickhill waned. During more recent times its role become mainly agricultural.

3.4 Sunderland Street, Northgate/Castlegate and Westgate form the main streets of the area and are lined with many historic buildings with modern buildings being fairly few in the form of infill and backland development. Building form is relatively simple although civic buildings can be more elaborate. There is an almost equal distribution of limestone and brick as the traditional material, which is rendered on some buildings. Principal roof materials are slate and clay pantiles, although there are some examples of small red plain tiles (often called Rosemarys). Limestone boundary walls are an important and extensive feature of the Conservation Area.

3.5 The churchyards, the grounds of the castle, the open field in the middle of Lindrick and the area around the Friary and Friary Farm provide important areas of green open space in the area contrasting with the denser urban developments elsewhere. These open areas contain many trees as does the town in general.

#### **4.0 RELEVANT PLANNING HISTORY**

4.1 The following application history is relevant to the site:

<b>Application Reference</b>	<b>Proposal</b>	<b>Decision</b>
13/00614/TCON	Notice to remove three trees (one Maple in front garden and one Eucalyptus and one Cherry in rear garden) (being situated within the Tickhill Conservation Area).	TPO Not Served (TCON) 18/04/2013
16/00357/FUL	Erection of external chimneystack to front, installation of external wall insulation to front gable and relocation of satellite dish.	Planning Permission GRANTED 03/05/2016
16/02654/TCON	Notice to remove one Cherry in rear garden (being situated within the Tickhill Conservation Area).	TPO Not Served (TCON) 18/11/2016
23/01108/MAT	Erection of external chimneystack to front, installation of external wall insulation to front gable and relocation of satellite dish (being amendment to previous permission 16/00357/FUL granted on 10.05.2016) - Increase in size of base of chimneystack, change of external treatment from render to brick and change to top - Retrospectively).	Planning not Required 28/06/2023

## **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 area also lies within the Tickhill Conservation Area as defined by the Doncaster Local Plan (2021).
- 5.3 National Planning Policy Framework ('NPPF') 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 The National Planning Policy Framework 2023 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Paragraph 2 reiterates planning law in that 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:
- 5.6 Paragraph 20 states that strategic policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for the conservation and enhancement of the natural built and historic environment.
- 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 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.
- 5.11 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.
- 5.12 Paragraph 196 states that plans should set out a positive strategy for conservation and enjoyment of the historic environment including heritage assets. This should take into consideration the desirability of sustaining and enhancing heritage assets, the social, cultural, economic, and environmental benefits that conservation of the historic environment can bring, and how new development can contribute positively to local character and distinctiveness.
- 5.13 Paragraph 201 states that in determining planning applications, consideration should be given to any proposals that may affect the setting of a heritage asset in order to avoid or minimise any conflict between the heritage assets' conservation and any aspect of the proposal.
- 5.14 Paragraph 212 states that local planning authorities should look for opportunities for development in Conservation Areas that would better enhance or reveal their significance.
- 5.16 Paragraph 213 acknowledges that not all elements of a Conservation Area will necessarily contribute to its significance.
- 5.17 Doncaster Local Plan (2021)
- 5.18 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*

- 5.19 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, issues and opportunities. The site lies within the Main Urban Area as defined in the Local Plan and its supporting Policies Map.

- 5.20 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.
- 5.21 Policy 34 sets out the need to value historic environments within Doncaster and support their conservation. Proposals and initiatives will be supported where they preserve and enhance the heritage significance and setting of the Borough's heritage assets. Proposals and initiatives will be supported which improve the accessibility and enjoyment of the Borough's existing and potential local, regional and national historic attractions in keeping with their heritage significance. Proposals and initiatives will be supported which identify, promote and secure the long term future of Doncaster's heritage assets.
- 5.22 Policy 35 outlines the requirement for a heritage statement to be included with any application that would affect an identified heritage asset. This should include sufficient information to gain an understanding of the potential impact that the proposals will have on the significance of any heritage assets or historic environment likely to be affected.
- 5.23 Policy 36 states that development proposals affecting a listed building, or its setting, will be assessed against the following principles: whether they enhance or better reveal the identified heritage significance, whether any extension or alteration is sympathetic to the building, and whether they would result in significant harm or loss of a listed building.
- 5.24 Policy 37 states that development within a Conservation Area should take fully into account the identified heritage significance of the Conservation Area. 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. Proposals will be supported where it can be demonstrated that they will enhance or better reveal an element which can contribute to the character and appearance of the conservation area. Any proposal for the demolition of a building or site in a conservation area will need to be accompanied by an acceptable redevelopment scheme or a remedial scheme for making good the building or site which will be required to be implemented immediately following demolition.

- 5.25 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.
- 5.26 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.
- 5.27 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.
- 5.28 The Tickhill Town Council Neighbourhood Development Plan
- 5.29 Policy DE1 'New Building' states that new development should be designed to fit into the character of Tickhill with proposals demonstrating a thorough understanding of local character as part of the design process.
- 5.30 Policy DE6 'Extensions and Alterations' states that proposals for extensions and alterations will be supported where they compliment and enhance the main building and its setting, and is proportionate to it in scale and size.
- 5.31 Policy H1 'Conservation Area: Northgate/Doncaster Road, Market Place, Castlegate, Westgate, St Mary's Church and environs' states that new housing should be constructed of stone or brick to be in keeping with existing properties, have red clay pantile or natural slate roof, form a coherent building line, retain existing limestone boundary walls, and be of a size, scale and height appropriate to its location and size of the plot.
- 5.32 Policy HE1 'Heritage Assets' states that proposals will be supported where they maintain, conserve, and improve where and when appropriate, Tickhill's Heritage Assets, including historic buildings and sites outside the Conservation Area.
- 5.33 Other material planning considerations
- 5.35 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.

5.36 Additional SPDs regarding the implementation of other specific Local Plan policies are currently being drafted.

5.37 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.

5.38 Other material considerations include:

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

5.39 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
- Site notices to advertise application

6.1 One round of public consultation has been carried out to ensure the neighbours have had opportunity to comment on the provided plans. No representations have been received towards the application.

## **7.0 CONSULTATIONS**

### External Consultees

#### **7.1 National Grid**

No comments received.

## 7.2 Severn Trent Water LTD

No comments received.

## 7.3 Yorkshire Water Services LTD

No comments received.

Internal CDC Consultees

## 7.4 Parish Council

No comments received.

## 7.4 Design and Conservation Officer

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

## 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:

- Principle of development
- Impact on neighbouring amenity of existing and future residents
- Impact on the character and appearance of the area
- Impact on the character and appearance of the Tickhill Conservation Area
- Impact on the setting of Grade II Listed Building 56 Castlegate
- 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

- 8.7 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.
- 8.8 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 Residential Amenity

- 8.9 Policy 44 Part A states that proposals must protect existing residential amenity; not significantly impact the living conditions or privacy of neighbours or the host property; should not be overbearing or result in an unacceptable loss of garden space.
- 8.10 Table 2 of the Transitional Developer Guidance (TDG) gives minimum separation distances that are applied for new residential development. 2-3 storey extensions 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.

- 8.11 The application site is surrounded by residential properties to the north, south, east and west, and is set back from the adjacent highway of Castlegate contrary to the prevailing property line on the street which sees dwellings set forward within their plots.
- 8.12 The application proposes to install two velux style windows to the northern roof slope on the proposed first floor extension. This elevation resides directly on the boundary between the application site and 48 Castlegate. Due to the height and angle of these windows within the roof slope, neither window is considered to serve as functioning outlooking windows and are primarily for light purposes. Therefore, there is no concern for harmful overlooking to neighbouring dwellings or curtilages despite of their close proximity.
- 8.13 To the south elevation associated with the first-floor extension, there is proposed one large box style window and a standard size window. To the ground floor, the existing lean-to style conservatory and blank elevation is to be replaced with a set of three large windows occupying the entire south elevation of the existing ground floor extension elevation. The proposed windows directly overlook the rear curtilage / garden space of the host dwelling. They are positioned in excess of 12m from the closest rear boundary / curtilage of any neighbouring property as such complies with the separation distances set out in table 2 of the TDG. In addition, the proposed first floor extension and consequently the windows would be in excess of 21m to any elevation of any neighbouring property also meeting the required separation distances. The incidence of overlooking is restricted by virtue of the host dwelling being on a lower land level than properties to the south, and obscured by existing high boundary walls separating domestic curtilages.
- 8.14 Proposed to the west elevation of the first-floor extension is a single central window. This window overlooks the rear curtilage of No.04 Bride Church Lane and is positioned 9.3m from the boundary. The incursion into the recommended 10m separation distance is, on balance, considered to cause little to no harm to neighbouring privacy. The concern for overlooking is further mitigated by the height of the proposed window being 1.5m above floor level, as high as it could be without incurring into the internal vaulted roof space. At it's lowest point, the window is considered to be within the upper limit of eye level, designed to reduce potential for overlooking. The window does not face towards any elevation of the neighbouring property, and there will be significant private amenity space where no overlooking as a result of the proposed extension would occur.
- 8.15 The main property with the potential to be affected by overshadowing as a result of this development is No.48 Castlegate. The north side elevation of the host dwelling forms the boundary between the two properties. The proposed side extension creates potential for overshadowing to the rear curtilage of the neighbouring property thus potentially affecting the available and functional private amenity space. At its peak, the maximum increase in height of the host dwelling as a result of the proposed development would be 2.0m.

The extension has been set back from the north elevation by approximately 1.4m, and has a pitched style roof which slopes down towards the north elevation. As a result of these factors, the massing of the extension is situated away from the boundary and thus rear curtilage of the neighbouring dwelling. The incidence of overshadowing to the neighbouring rear curtilage is considered to be minimal, and will not detrimentally impact upon the living conditions of the occupants.

- 8.16 Neighbouring dwellings to the south, east and west of the proposed extension are sufficiently distanced that there is no concern for harmful overshadowing to either domestic gardens or habitable room windows as a result of the proposed extension.
- 8.17 The proposal would not result in the expansion of the footprint of the host dwelling. Therefore, there would be no loss of existing available private amenity space or impact on existing off-street parking provision.
- 8.18 Overall, the proposed development protects existing residential amenity. The proposal therefore accords with policy 44 of the Local Plan and table 2 of the TDG.

#### **8.19 Conclusion on Social Impacts.**

- 8.20 Para. 8 b) of the NPPF (2023) indicates, amongst other things, that the planning system needs to support strong, vibrant and healthy communities, by ensuring well-designed and safe built environments, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
- 8.21 It is not considered that the proposed development would adversely affect future or existing residential amenity. There would be no harmful overlooking or overshadowing introduced as a consequence of the application, and sufficient private amenity space would be retained. This weighs in favour of the application carrying substantial weight.

#### **8.22 ENVIRONMENTAL SUSTAINABILITY**

##### Impact upon the setting and character of a Listed Building

- 8.23 Policy 36 states that proposals affecting a listed building, or its setting will be supported where they enhance the significance of a listed building or where they do not harm its heritage significance.
- 8.24 The host dwelling resides within the setting of No.56 Castlegate, a Grade II Listed Building, and within the vicinity of St Mary's Church, a Grade I Listed Building.

- 8.25 The proposed extension is set to the rear of No.56 Castlegate and will not be visible in conjunction with the Listed Building as viewed from the adjacent highway to the front of the property where much of the heritage significance of the listed building and positive contribution to the Conservation Area is contained.
- 8.26 The proposed extension would be visible from the grounds of St Mary's Church, but some significant distance away. Given this and the relation of the host dwelling to the Church within the street scene, it is unlikely that the two would be viewed in conjunction with one another.
- 8.27 By virtue of the scale, massing and design of the proposed extension, the conservation officer is satisfied that there would be no impact on the setting and character of either listed building. As such the proposal accords with policy 36 of the Local Plan.

#### Impact upon the character and appearance of the Conservation Area

- 8.28 Policy 34 Part A states that proposals and initiatives will be supported which preserve and, where appropriate, enhance the heritage significance and setting of the Borough's heritage assets (including locally identified undesignated heritage assets), and especially those elements which contribute to the distinct identity of the Borough.
- 8.29 Policy 37 states that Doncaster's historic environment will be conserved where proposals and initiatives preserve and, where appropriate, enhance the heritage significance and setting of the Borough's heritage assets.
- 8.30 The application site lies within the Tickhill Conservation Area, designated in 1970. Tickhill is a former market town whose form was strongly influenced by the foundation of the Norman Castle. Along Castlegate, there are many historic buildings, with modern buildings composing of the limited examples of backland development. Building form is relatively simple, with dwellings typically having pitched roofs or gables facing the highway. Plots are long and narrow, with some examples of dwellings being set back within the plot.
- 8.31 No.54 Castlegate is considered to make a neutral contribution to the Conservation Area. The provided Heritage Statement details the demolition of front extent of the dwelling in the 20<sup>th</sup> Century prior to the Conservation Area designation, and later more modern additions to the rear ground floor limit the dwellings ability to positively contribute to the overall character and appearance of the Conservation Area.
- 8.32 The proposed form and design of the extension is inherently modern, with the use of materials to aid in responding positively to its setting. The first-floor extension is proposed to be constructed in limestone to match the existing limestone walls of the host property, and reflect a highly used material within the Conservation Area.

The zinc roof, whilst a modern material, is more commonly being used within the Tickhill Conservation area and throughout the borough as an acceptable roofing material as when used appropriately its harm is minimal. The Conservation Officer is satisfied that the choice of materials is appropriate, and will allow for distinction between old and new elements of the dwelling creating a sympathetic contrast and better revealing the identified heritage significance of the host dwelling within the Conservation Area.

- 8.33 The proposed first floor is positioned to the rear of the dwelling and will not be visible from the adjacent highway of Castlegate. It is therefore considered to have limited impact on the form of the dwelling as viewed within the street scene, and consequently the wider Conservation Area.
- 8.34 Within the zinc roof facing the south, there is proposed to be integrated solar panels. The use of such is becoming more acceptable as allows more of an accepted feature concerning heritage properties, whereby technological advances in building products enables heritage properties to enjoy benefits associated with renewable energy sources whilst not causing harm to the historic environment. Integrated solar panels have been used within the Tickhill Conservation Area, and others throughout the borough, and represent appropriate balance between retaining the historic environment and the NPPF presumption towards sustainable development.
- 8.35 The Conservation Officer is satisfied that the proposal will not harm the setting of the conservation area, and will aid in better distinguishing the historic elements of the property from the new. The proposal is therefore considered to accord with policies 34 and 37 of the Local Plan.

Impact upon the character and appearance of the surrounding area

- 8.35 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.
- 8.36 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.
- 8.37 There is current imbalance between the proportion of ground floor to first floor living accommodation of the host dwelling. The proposal aims to address this by creating additional first floor accommodation with the creation of an additional bedroom with en-suite. As a result of the proposal, the host dwelling would appear much more in balance when considering the overall form.

- 8.38 The proposed extension is appropriate with regards to scale. It is limited to first floor development only and does not result in the expansion of the existing footprint of the host dwelling. The characteristic long, narrow built form with large garden to the side is retained.
- 8.39 The proposed extension is considered to be subservient to the host dwelling as is set down from the main roof ridgeline and set in from the existing north side elevation. The proposed extension does not dominate the existing form of the dwelling.
- 8.40 The use of materials throughout the extension and external alterations including stonework and roof materials are considered appropriate. The extension is to be erected in stonework to match existing which allows the extension to integrate visually into the host dwelling, respecting and reflecting the established character and design. The zinc roof, whilst a contrasting material, is appropriate in the context of the modern elements of the building and is used throughout Tickhill thus is appropriate within the wider area.
- 8.41 The scale and design of the proposed materials are acceptable in principle. The smaller windows to the rear and northern elevations are of similar scale and design to the smaller scale windows of the existing dwelling. The roof lights do not dominate the existing roof form. The large 'box' style window to the rear, whilst inherently modern, is positioned within the proposed extension and modern section of the property, therefore is appropriate within its siting on the dwelling, and does not harm the historic elements of the building. The large extent of glasswork proposed to the existing ground floor south elevation of the modern side of the dwelling is considered appropriate given it will not result in changes to the valued historic form. Furthermore, the overall form will appear more sympathetic to the overall design of the dwelling than the existing extension and lean-to style conservatory.
- 8.42 The appearance, scale and design of the proposed dwelling would respond positively to its context and would not be harmful to the overall character and appearance of the host dwelling and wider area. The proposal is in accordance with policies 41, 42 and 44 of the Local Plan.

#### Highways Details

Policy 13 of the Local Plan states that new development should ensure that appropriate levels of parking provision are made in accordance with the standards set out in Appendix 6.

- 8.43 This application will create an additional bedroom to the property to create a 3 bedroom unit. As per Appendix 6 of the Doncaster Local Plan, two allocated off-street parking spaces must be provided to meet the parking standards for 2+ bed units.



8.44 There are no proposed amendments to the existing off-street parking provision, and there exists ample space within the curtilage of the dwelling for the parking of two vehicles. As such the proposal is in accordance with Policy 13 of the Local Plan.

#### Impact upon Trees

8.45 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.

8.46 There are no significant or protected trees within the application site or vicinity. The proposal therefore raises no concerns with regards to potential harm to trees.

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

8.49 Para. 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.

8.50 The proposals provide a very well thought out solution and high-quality design features to provide more balanced accommodation suitable for modern day living requirements and demands, taking into account a response to climate change, whilst being respectful and sympathetic of the surrounding historic environment.

#### **8.51 ECONOMIC SUSTAINABILITY**

8.52 It is anticipated that there would be some short-term economic benefit to the development of the site through employment of construction workers and tradesmen connected with the build of the project however, this is restricted to a short period of time and therefore carries limited weight in favour of the application.

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

8.54 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.

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

## **9.0 PLANNING BALANCE & CONCLUSION**

9.1 In accordance with Paragraph 11 of the NPPF (2023) the proposal is considered in the context of the presumption in favour of sustainable development. The proposal will not result in adverse harm to the character and appearance of the Tickhill Conservation area or nearby listed buildings which weighs substantially in favour of the application. 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 BELOW:**

### **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 must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans and specifications.

Location Plan. Project number: 230426. Drawing number: 01. Date received: 11/01/2024.

Proposed Site Plan. Project number: 230426. Drawing number: 02. Date received: 11/01/2024.

Proposed Elevations. Project number: 230426. Drawing number: 06. Date received: 11/01/2024.

Proposed Floor Plans. Project number: 230426. Drawing number: 05. Date received: 11/01/2024.

Design and Access Statement. Date received: 11/01/2024.

REASON

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

- 03 Prior to the commencement of the relevant site works, full details of the design, construction and finish of all external doors and windows shall be submitted to and approved in writing by the local planning authority. Unless otherwise agreed in writing, the details shall include an elevation at 1:20 scale of each door or window type and 1:5 scaled cross sections, development to be carried out in accordance with the approved details.

REASON

To preserve or enhance the character and appearance of the conservation area in accordance with Policy 37 Doncaster Local Plan.

- 04 Prior to commencement of the development details of the external materials (roof covering and integrated solar panels on the south roof elevation and limestone wall) 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 preserve or enhance the character and appearance of the conservation area in accordance with Policy 37 Doncaster Local Plan.

- 05 The rooflights hereby permitted shall be low profile conservation rooflights with a central vertical bar. details of the sizes or, alternatively, the make and model of the rooflights to be used in the development shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development. Development shall be carried out in accordance with the approved detail.

REASON

To preserve or enhance the character and appearance of the conservation area in accordance with Policy 37 Doncaster Local Plan.

# APPENDIX 1 – SITE PLAN



# APPENDIX 2 – PROPOSED ELEVATIONS



# APPENDIX 3 – PROPOSED FLOORPLANS



## APPENDIX 4 – VISUALS

