

Application	1
--------------------	---

Application Number	23/02223/FUL
---------------------------	--------------

Application Type	Full Planning
-------------------------	---------------

Proposed Description	Amended – Proposed raising of the roof height of the existing detached garage to form a new first floor office space, with one pitched roof dormer window proposed to the front elevation of the half hipped styled roof.
At	24, St Chads Way, Sprotbrough, Doncaster DN5 7LF.

For:	Mr Glenn Bluff
-------------	----------------

Third Party Reps	Three letters of objection	Parish	Sprotbrough and Cusworth Parish Council
		Ward	Sprotbrough

Author of Report	Sara Dodds
-------------------------	------------

SUMMARY

The amended proposal seeks permission for the proposed raising of the roof height of the existing detached garage to form a new first floor level office space, with one pitched roof dormer window proposed to the front elevation of the half hipped styled roof.

The proposal is being presented to Planning Committee because the applicant is Mr Glenn Bluff who is a Councillor for Sprotbrough Ward and Vice Chair of the Audit Committee for Doncaster City Council and a Parish Councillor for Sprotbrough Parish Council.

The proposal is considered to be an acceptable form of development. The proposal does not harm the character of the area, the neighbouring residential amenity or does it raise any highway safety concerns, subject to the control of the relevant conditions attached to this report. The proposed scheme is further considered to be an acceptable and a sustainable form of development in line with paragraph 7 and 8 of the National Planning Policy Framework (NPPF, 2023).

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.

RECOMMENDATION: GRANT planning permission subject to conditions.

Proposed Site Plan



1.0 REASON FOR REPORT

- 1.1 This application is being presented to Planning Committee due to the applicant being an elected Ward Member.

2.0 PROPOSAL

- 2.1 The proposal in its amended form is for the raising of the roof height of the existing detached garage to form a new first floor level office space, with one pitched roof dormer window proposed to the front elevation of the half-hipped styled roof. The resultant space will be used in connection with the main dwelling house.

3.0 SITE DESCRIPTION & LOCAL CHARACTERISTICS

- 3.1 The property comprises of a detached dwelling house, which has been constructed in red coloured brickwork with dark in colour concrete roof tiles on a mixed design roof style (which comprises of a gable end and a half hipped styled roof to the dwelling house itself). Located within the side garden area of the site in question is the detached hip styled double garage, the subject of this application. The floor area of the detached garage is currently split between garage and office use facilities. The site in question is located north west of the head of the cul-de-sac setting of St Chad's Way, Sprotbrough, Doncaster. The wider residential area comprises of mainly detached residential properties and their associated detached garages.

4.0 RELEVANT PLANNING HISTORY

- 4.1 06/01210/RET - Retention of 1.8m high wooden lath style fencing and gates to side of detached dwelling. Granted on 17.07.2006.

5.0 RELEVANT PLANNING POLICY/SITE ALLOCATION

- 5.1 The application site lies within the Residential Policy Area, as allocated in the adopted Doncaster Local Plan (Sept 2021). The site also lies within the Sprotbrough Neighbourhood Plan area. Policy S1 is relevant. Policy S1 states that Guidance for New Development in Sprotbrough seeks to ensure that new development is sympathetic to the distinctive local character of Sprotbrough.

5.2 National Planning Policy Framework ('NPPF') 202

- 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 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.
- 5.5 Paragraphs 7 – 11 establish that all decisions should be based on the principles of a presumption of sustainable development.
- 5.6 Paragraph 101 states planning policies and decisions should promote public safety by anticipating and addressing possible malicious threats and natural hazards. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security.
- 5.7 Paragraph 109 states the planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.
- 5.8 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.
- 5.9 Paragraph 123 requires planning policies and decisions to promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

- 5.10 Paragraph 124 c) states substantial weight should be given to using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.
- 5.11 Paragraph 125 states Local Planning Authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs.
- 5.12 Paragraph 135 states planning policies and 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 (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) 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.

- 5.13 Paragraph 139 states development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.
- 5.14 Paragraph 172 states where planning applications come forward on sites allocated in the development plan through the sequential test, applicants need not apply the sequential test again. Paragraph 173 states when determining any planning applications, local planning authorities should however ensure that flood risk is not increased elsewhere.
- 5.15 Paragraph 159 requires new development to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed.
- 5.16 Paragraph 180 e) states planning policies and decisions should contribute to and enhance the natural and local environment, including preventing new and existing development from being put at unacceptable risk from land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality.
- 5.17 Paragraph 189 states planning policies and decisions should ensure that:
- a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);

b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and

c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.

5.18 Paragraph 190 confirms where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

5.19 Paragraph 194 states the focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively.

5.20 Doncaster Local Plan (2021)

5.21 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).

5.22 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. Policy 41: Character and Local Distinctiveness and Policy: 44 Residential Design are also applicable.

5.23 Other material planning considerations

5.24 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.

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

5.26 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.

5.27 Other material considerations include:

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

5.28 Other Council initiatives include:

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

5.29 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.

5.30 The body of the report below reflects the planning considerations for the site. However, it is considered that the application would directly contribute towards the aims of DDT.

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:

- Any neighbour sharing a boundary with the site has received written notification.
- The application has been advertised on the Council's website.

6.2 As a result of the above advertisement process three letters of objection have been received from the following two different neighbouring properties on the following summarised grounds:

- 1) 3, Willowdale Close, Sprotbrough, Doncaster.
- 2) 26, St Chad's Way, Sprotbrough, Doncaster.

- The side elevation has a window on the first floor which will overlook the objector's back garden. If the window is to remain it should be made of frosted glass.
- Access to property
- Building size/scale of development/overbearing nature and materials
- Lack of privacy
- Impacts from further cars which would impact access arrangements to neighbouring property
- Concerns over conflict of interest given the applicant is an elected councillor [NB – land ownership is not a material planning consideration and cannot be taken into account in the determination of this application. The fact that the applicant is an elected councillor is the reason for reporting the matter to planning committee]

7.0 CONSULTATIONS

Internal CDC Consultees

7.1 Pollution Control Section - One informative has been provided and is to be attached to the decision notice.

External Consultees

7.2 Parish Council - No response received.

7.3 National Grid Cadent - No response received.

7.4 National Gas - No objections received.

7.5 Yorkshire Water - No response received.

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
- Any potential impact the proposal may have upon neighbouring residential amenity.
- Any potential impact upon the character and appearance of the surrounding residential area and its wider cul-de-sac setting.
- Economic Impact
- 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 the Residential Policy Area, as defined in the adopted Doncaster Local Plan (2021). This designation relates to the relevant policies of Policy 41: Character and Local Distinctiveness and Policy 44: Residential Design of the Doncaster Local Plan.

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.

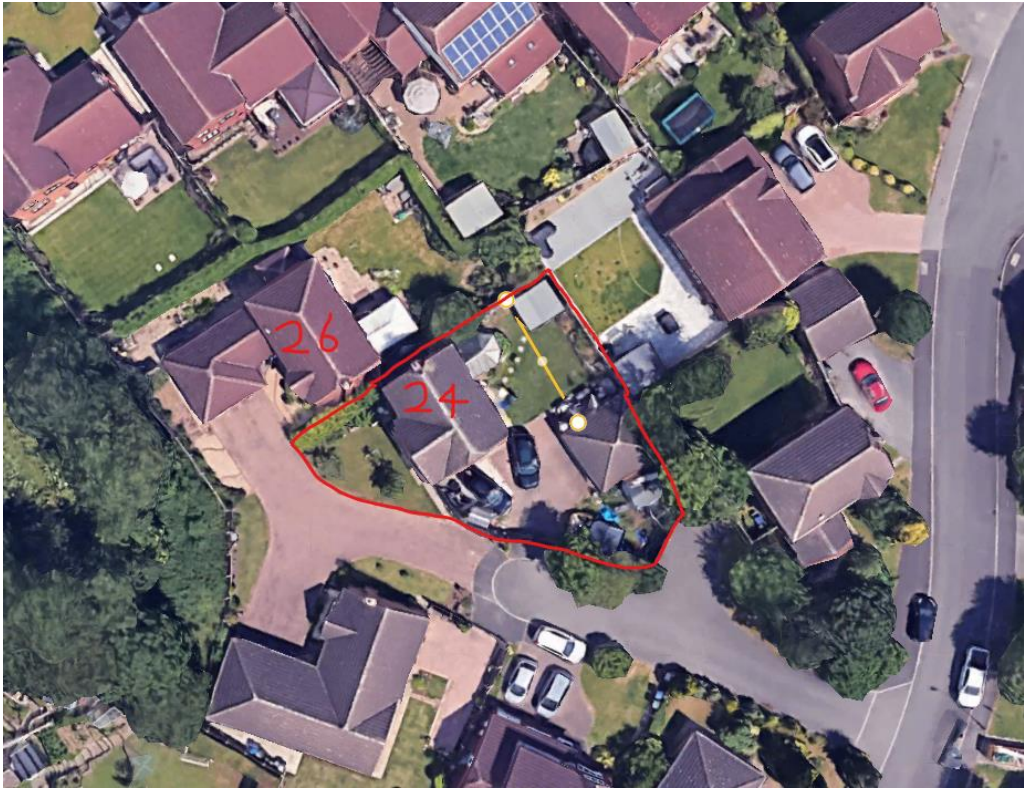
SOCIAL SUSTAINABILITY

Impact on neighbouring residential amenity

- 8.8 The proposed scheme as amended is considered to be in accordance with the above relevant policies of Policy 41: Character and Local Distinctiveness and Policy 44: Residential Design of the Doncaster Local Plan.
- 8.9 To summarise, the scheme has been amended since the original submission to remove the apex roof, reduce the overall height and to reduce the number of dormer windows proposed to the front elevation from two to one in number. The re-designed roof is now proposed to form a half hipped roof, with an overall height for the proposal of approximately 5.6m (as indicated on the Proposed Front Elevation Plan). The overall height of the current detached hip roof garage is 4.24m. Therefore, the proposal is for an increase in height of approximately 1.3m.
- 8.10 The half-hipped roof is considered to be more in keeping and in character with that of the main dwelling house and also that of the wider cul-de-sac setting of St Chads Way (which consists of a mixture of both hip and apex style roof types).

The proposed first floor level stairs/office window will be an obscure glazed window, and this can be secured by planning condition, thus removing any potential for overlooking to the neighbouring property to occur.

- 8.11 In considering the concerns raised in the objections, these are addressed below in turn:
- 8.12 There are no changes proposed to vehicular access or parking arrangements and therefore there are no impacts arising in this respect in terms of residential amenity.
- 8.13 As already stated above, the proposal entails an increase in height of 1.397m to the existing detached garage structure. This distance is deemed to be reasonable and acceptable, given that the structure is a detached one, the location of the existing garage in relationship to its immediate built surroundings and the specifics of the site in question. The site in question is also located to the north-west of the head of the cul-de-sac setting of St Chad's Way, with the dwelling house itself being located between the detached garage in question and the number 26 St Chad's Way.
- 8.14 The external size of the first-floor level office space is the same footprint size as the current detached garage (being 6.16m in length and 5.85m in width as taken from the Existing Ground Floor Layout Plan). The internal useable space/proposed floor area of the first-floor level Office Space will be smaller than the above measurements, as reflected in the Proposed First Floor Layout Plan. It is not considered that the proposal will result in any unreasonable nor significant overbearing issues for any of the surrounding neighbouring properties and their residents.
- 8.15 A concern has been raised over lack of privacy as the side elevation completely overlooks the neighbour's entire back garden and the back of the property with concerns over the loss of privacy when the window is open. The window in question is small in size and is to be conditioned to be obscure glazed. Furthermore, there is a separation distance of approximately 12.41m from the north-west side wall of the existing detached garage to the north west red boundary line of the site in question as demonstrated by the Proposed Site Plan and the following two aerial photos, which is demonstrated with the yellow lines.



- 8.16 The presence of the above proposed first floor level office window more than meets the 10m distance, as stated in the Key Residential Planning Requirements and Design Standards of Doncaster Council's Revised (August 2023) Transitional Developer Guidance (TDG).
- 8.17 Concerns over further traffic (cars and delivery vehicles) adversely impacting the access and egress of the objector's property is not expected through the creation of an additional first floor level Office Space area.
- 8.18 Following receipt of the above representations, it has been brought to the attention of the Case Officer, that neither of the objectors relating to number 26, St Chad's Way, Sprotbrough, Doncaster actually reside there, but do in fact reside elsewhere. This is just for the Planning Committee's awareness and regardless does not affect the professional planning judgement undertaken which is in relation to the proposed land use concerning the development proposal and its surrounding context.

Conclusion on Social Impacts

- 8.19 In conclusion, it is considered that residential amenity is not adversely, unreasonably nor significantly affected by the proposed scheme and is in accordance with relevant policies of 41 and 44 of the Local Plan, subject to the control of the following conditions.

ENVIRONMENTAL SUSTAINABILITY

Impact upon the character and appearance of the surrounding area

- 8.20 Paragraph 130(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.

Conclusion on Environmental Issues

- 8.21 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.
- 8.22 In conclusion of the environmental issues, it is considered that the proposed development in its amended form does not harm the character or appearance of the residential area nor that of the wider built environment as a whole, subject to the imposition of planning conditions.

ECONOMIC SUSTAINABILITY

- 8.23 The proposed development will provide some short term and limited economic benefit to the proposed scheme through the employment of a construction company/builder to construct the proposed development. This would be restricted to a short period of time and limited in terms of economic benefit, because the development is only going to be constructed/developed once and therefore carries limited weight in favour of the application.

Conclusion on Economy Issues

- 8.24 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.
- 8.25 The proposal would result in some short term and limited economic benefit in the creation of a job/s for a builder/construction company during the construction phase of the proposed scheme.

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. There are no adverse economic, environmental or social impacts that would significantly or demonstrably outweigh the benefits identified when considered against the policies in the Framework taken as a whole. The proposal is now compliant with the development plan and there are no material considerations which indicate the application should be refused.

10.0 RECOMMENDATION

10.1 MEMBERS RESOLVE TO GRANT PLANNING PERMISSION FOR THE AMENDED PROPOSED DEVELOPMENT 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 external materials and finishes shall match the existing property.

REASON

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

03 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/amended plans listed below:

Approved plans:

Title: Drawing No: DRB1 (Location and Proposed Block/Site Plans).

Date: 31.10.23.

Amended plans:

Title: Drawing No: DRB 2 (Amended Proposed Elevations and Floor Layout Plans).

Date: 03.10.23.

Received by City of Doncaster Council on the 24.11.2023.

REASON

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

04 Before the first occupation of the extension hereby permitted, the first floor level side elevation the office window, as indicated on the approved plans shall be permanently obscure glazed to a level of obscurity to Pilkington level 3 or above or its technical equivalent by other manufactures and shall be permanently retained in that condition thereafter.

REASON

To ensure that the development does not impact on the privacy of the adjoining premises and to ensure that the privacy of the occupants of the household in question is also protected.

INFORMATIVES

01 INFORMATIVE

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

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

Standing Advice valid from 1st January 2023 until 31st December 2024

02 INFORMATIVE

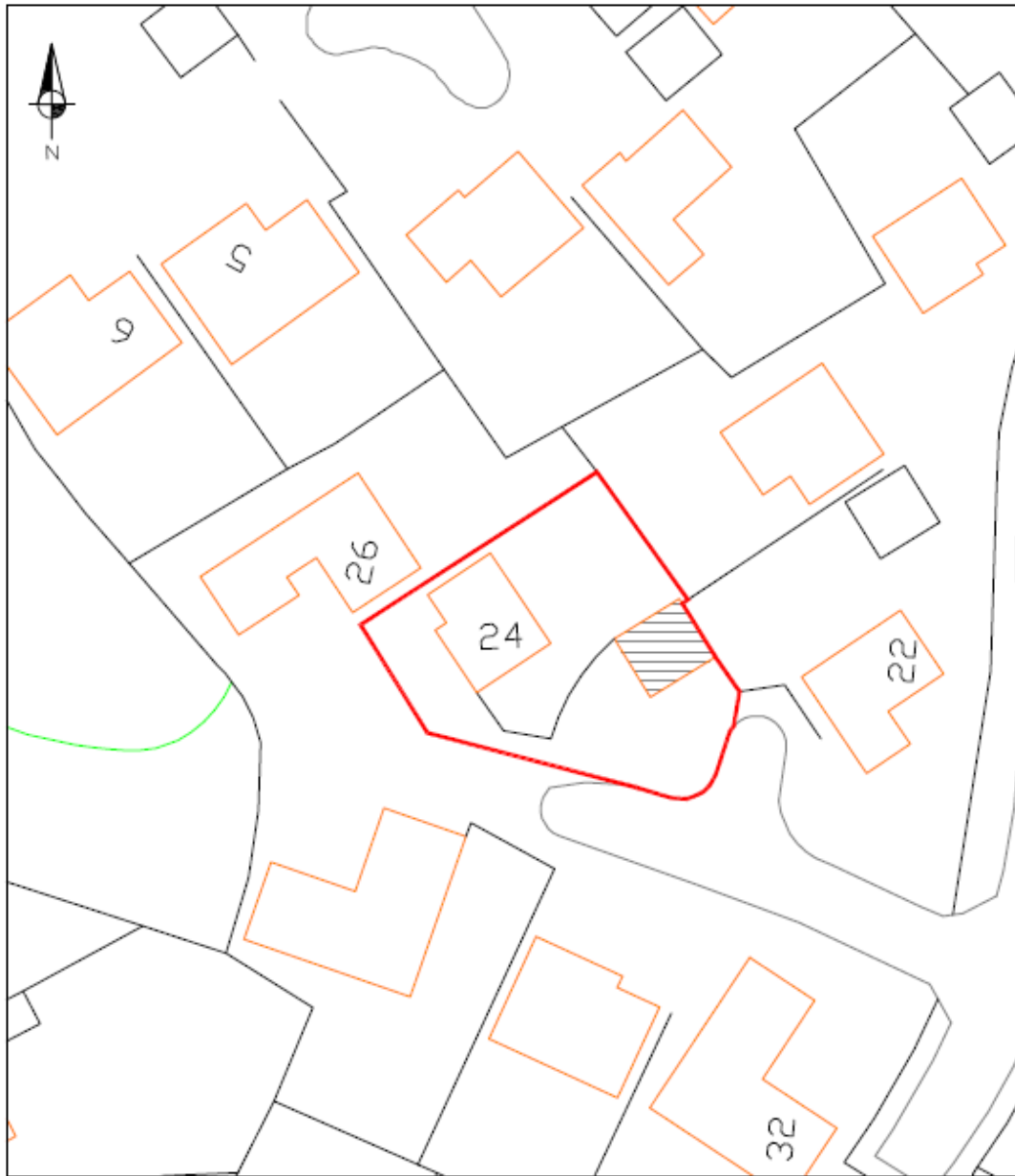
Historic maps indicate that the above application is located near a quarry.

INFORMATIVE: DEVELOPMENTS NEAR POTENTIALLY INFILLED LAND

The proposed development is within 250 meters of potentially infilled land about which insufficient information is known to permit an adequate response to be made on the extent to which landfill gas may be present on or off site.

Planning permission has been granted on the basis that there is no sound and clear-cut reason to refuse. The applicant is, however, reminded that the responsibility for safe development and secure occupancy of the site rests with the developer and accordingly is advised to consider the possibility of the presence or future presence of landfill gas and satisfy himself of any gas precaution which may be necessary.

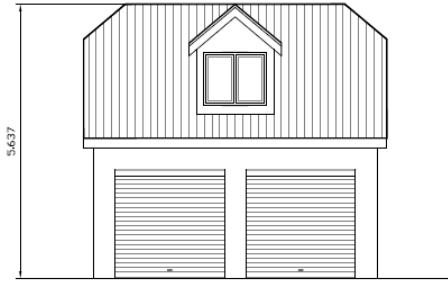
APPENDIX 1 - SITE PLAN



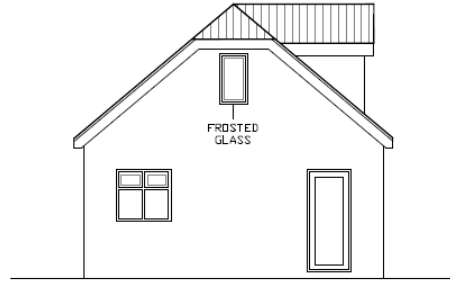
BLOCK PLAN SCALE 1=500

Scale: 1:500

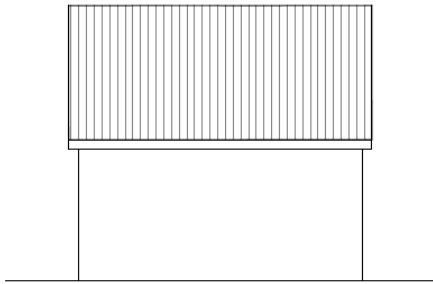
APPENDIX 2 - AMENDED PROPOSED ELEVATIONS



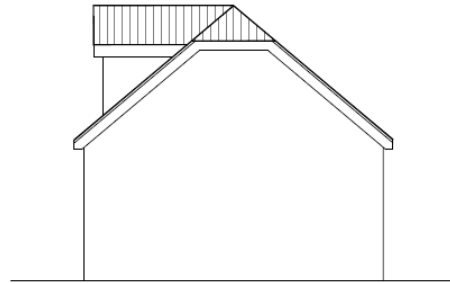
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



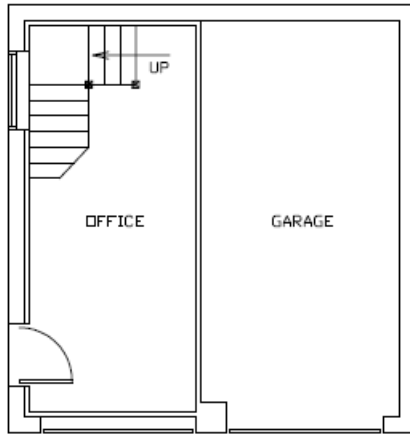
PROPOSED REAR ELEVATION



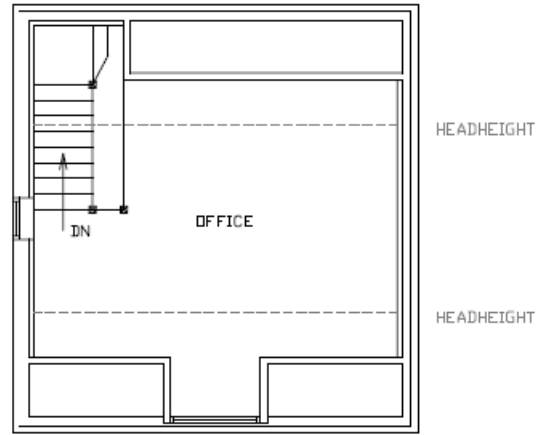
PROPOSED SIDE ELEVATION

Scale: 1:100

APPENDIX 3 - AMENDED PROPOSED FLOOR PLANS



PROPOSED GROUND FLOOR LAYOUT



PROPOSED FIRST FLOOR LAYOUT

Scale:1:100

Supporting Site Photos (taken on Friday 01.12.2023)







Supporting Aerial View Photos - to show the site in question and its surroundings





