

PLANNING WORKSHEET 11 – DELEGATED / PCG REPORT - GENERAL

Valid Date: 8 June 2022

Expiry Date: 3 August 2022

Application Ref.	22/00763/HSE	
Site Address	Greenacres Linecroft Lane Walkeringham Doncaster South Yorkshire	
Proposal	Single Storey Rear Extension	
Case Officer	Daniel Galpin	
Decision Level	Delegated	
Recommendation	Grant	
Reason(s) for PCG referral		
PCG Sign off and date		
	Signature	Date
Case Officer	<i>D. Galpin</i>	12 th July 2022
Authorised signing Manager	<i>J. Through</i>	18 th July 2022

Policy Considerations	<p>Having regard to Section 54A of the Town and Country Planning Act 1990, the main policy considerations are as follows:</p> <p><u>National Planning Policy Framework 2021</u></p> <p>The National Planning Policy Framework (NPPF) sets out the Government's approach for the planning system and how these are expected to be applied.</p> <p>Paragraph 8 explains that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform an economic, social and environmental role.</p> <p>Paragraph 11 explains that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in this Framework</p>
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indicate development should be restricted. The relevant policies are as follows:

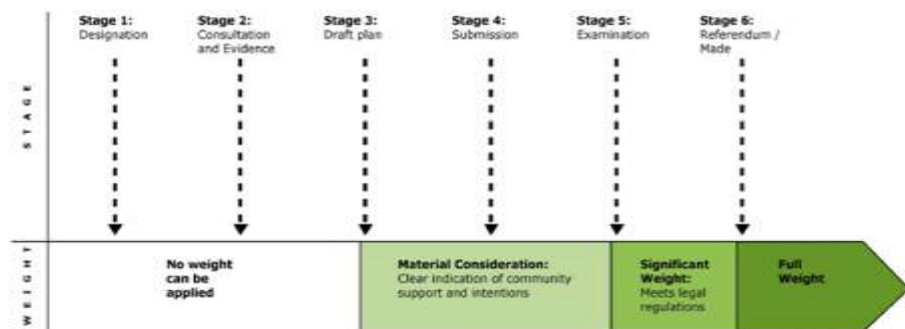
- Paragraph 8
- Paragraph 9
- Paragraph 11
- Paragraph 110
- Paragraph 111
- Part 12 (achieving well-designed places)

Bassetlaw District Council – Local Development Framework Core Strategy & Development Management Policies Development Plan Document (Adopted December 2011):

- CS1 - Settlement hierarchy
- CS9 – All Other Settlements
- DM4 - Design & character

Neighbourhood Plan (including status and relevant policies)

The chart below shows the weight to be given to the Neighbourhood Plan set against the stage of the plan-making process. The Walkeringham Neighbourhood Plan is 'Made'. It can therefore be accorded 'Full' weight.



The relevant policies are as follows:

Neighbourhood Plan Policy 2: Protecting the Natural Environment and Landscape Character

Other relevant guidance/SPDs	<u>Bassetlaw District Council – Successful Places:</u> A Guide to Sustainable Housing Layout and Design (Adopted December 2013)
Relevant Planning History	The property has several previous applications. However, none of these are directly relevant to this proposal.
Consultation date(s)	Consultation and Publicity Expiry Date: 14 July 2022
Summary of Consultation Responses	Walkeringham Parish Council – No reply received.

Summary of Publicity	This application was advertised by one site notice. No representations have been received as part of this application.
Site Context	Greenacres is an isolated bungalow located in the east of Bassetlaw close to the boundary with Lincolnshire which is demarcated by the River Trent. The dwelling is located to the south-east of Misterton and the north-east of Walkeringham but is situated within the Walkeringham Parish. Although isolated, the dwelling forms part of a larger farm complex.
The Proposal	Planning permission is being sought for a single storey rear extension which will project approximately 8 metres from the rear of the rear elevation of the dwelling and will measure approximately 5 metres in height which is very slightly lower than the ridge height of the main dwelling. It is proposed that the dwelling will be constructed with buff bricks and a pantile roof to match the existing dwelling.
Assessment of Proposal	<p><u>PRINCIPLE</u></p> <p>Extensions and alterations to existing dwellings are considered acceptable in principle subject to compliance with the relevant policies in the development plan and other material considerations. Policy DM4 of the Bassetlaw Core Strategy requires that development proposals are well-designed, in keeping with the character of the area and of an appropriate scale.</p> <p>By virtue of the proposed development's design, scale and siting, it is considered to be acceptable in principle.</p> <p><u>SUSTAINABILITY OF THE DEVELOPMENT</u></p> <p>Paragraph 8 of the NPPF sets out three dimensions for sustainable development, economic, social and environmental:</p> <p style="padding-left: 40px;">“an economic objective – to 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;</p> <p style="padding-left: 40px;">a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and</p> <p style="padding-left: 40px;">an environmental objective – to contribute to protecting and enhancing our 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.</p> <p>In reaching a decision on this case, the NPPF at paragraph 9 makes it clear that the objectives referred to above should play an active role in guiding development towards sustainable solutions and are not criteria against which every planning</p>

application should be judged against.

VISUAL AMENITY

Section 12 of the NPPF refers to achieving well designed places. Specifically, paragraph 126 states that good design is a key aspect of sustainable development; it creates better places in which to live and work in and helps make development acceptable to local communities. Paragraph 130 states that decisions should aim to ensure that development will function well and add to the overall quality of the area, establish a strong sense of place, create attractive and comfortable places to live, work and visit, optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks. Furthermore it provides that development should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. The NPPF goes on to state it is “proper to seek to promote or reinforce local distinctiveness” (para 130) and permission should be “refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions” (para 134).

Policy DM4 of the Bassetlaw Core Strategy provides general design principles which should be applied to all schemes. The policy states that all development proposals will need to be in keeping with the character and appearance of the wider area and when they are in historic locations, they should respect existing development patterns. All schemes must respect their context and not create a pastiche development which would be incorrect in their context.

The proposed development is located in open countryside with the flat land having a flat profile so additional consideration should be given to visual amenity because of this.

It is proposed to have a rear extension that projects approximately 8 metres from the rear elevation. Although this is at the upper end of what would be considered acceptable for a residential bungalow extension, the resulting L-shape design is considered to be acceptable and would mean the bungalow form of the dwelling is retained. The use of matching materials will also help to ensure that the character of the dwelling is retained and the proposal is sympathetic to its surroundings.

There are some issues with the design of the dwelling such the new gable slightly overlapping the existing projecting gable when viewed directly from the rear elevation. However, this effect is unlikely to be easily viewed from public vantage points as the rear elevation is not readily visible from the road, especially in the context of the new rear extension which will screen the rear elevation. The drop in ridge height for part of the rear extension will serve to give the extension a slightly fractured appearance but the overall impact on visual amenity is not expected to be significant. The dwelling is also partially screened by a hedgerow; although this is only about one third of the height of the dwelling this does serve to slightly mitigate the prominence of the dwelling in the context of open countryside.

These issues do serve to slightly detract from the appearance of the dwelling, but the overall proposal does retain the existing character of the dwelling sufficiently that it is unlikely that such an objection could be maintained as a reason for refusal. As such, the proposed development would not be an unacceptable visual intrusion into the surrounding landscape character.

In respect of the above, it is considered that the proposal is not in conflict with the

requirements of Policy DM4 of the Bassetlaw Core Strategy, Part 12 of the NPPF and Policy 2 of the Walkeringham Neighbourhood Plan.

RESIDENTIAL AMENITY

Policy DM4 of the Core Strategy requires that development does not materially or detrimentally affect the amenities of the occupiers of neighbouring properties. This requirement also forms part of paragraph 130 of the NPPF. The proposed development is situated in a remote location and therefore the proposal will not have any impact on residential amenity.

HIGHWAYS MATTERS

Paragraph 110 of the NPPF states that schemes can be supported where they provide safe and suitable access for all. This requirement is also contained in policy DM4 of the Council's Core Strategy. Paragraph 111 of the NPPF makes it clear 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.

The proposed development has sufficient space for the parking of at least two cars which is in accordance with the requirements of the Bassetlaw Residential Parking Standards SPD. It is therefore considered that the proposed development would not have any unacceptable impact on highway safety and is in accordance with the requirements of paragraphs 110 and 111 of the NPPF.

CONCLUSION/PLANNING BALANCE

Planning permission is being sought for a single storey rear extension which will project approximately 8 metres from the rear of the rear elevation of the dwelling and will measure approximately 5 metres in height which is very slightly lower than the ridge height of the main dwelling. It is proposed that the dwelling will be constructed with buff bricks and a pantile roof to match the existing dwelling.

Although there are some issues with the design of the proposal, these are not considered to be sufficient to warrant refusal as the overall 'bungalow appearance' of the dwelling is retained. The proposal therefore would not represent an unacceptable visual intrusion into the surrounding landscape.

It is therefore recommended that planning permission is granted subject to conditions.