



Sprotbrough and Cusworth Parish Council

Goldsmith Centre, 259 Sprotbrough Road,

Sprotbrough, Doncaster, DN5 8BP

T: (01302) 788093 E: sprotcuspc@btconnect.com

www.sprotbroughandcusworthparishcouncil.gov.uk

For the attention of Nicola Howarth
Doncaster Council

19th May 2023

Sent via email

Dear Nicola,

**Planning reference: 23/00727/FUL – Woodbine Cottage, 6 Park Drive,
Sprotbrough, Doncaster.**

The Parish Council discussed the above application at its meeting on 18th May 2023 and wish to make the following observations;

The Parish Council considered a previous application regarding this property (22/01310/FUL) on 16th May 2022 and made observations objecting to the proposal. The Parish Council considers that the current proposal has not substantially changed and its previous comments still stand which are sent out below.

Local Plan

1. Policy 41: Character and Local Distinctiveness (Strategic Policy) allows for extensions, alterations and changes of use where they respond positively to the context and character of existing areas, or the host property, and create high quality environments through good design. They should integrate visually and functionally with the immediate and surrounding area at a settlement, neighbourhood, street and plot scale.

The proposed development does not meet this policy in terms of its dominant scale and size in relation to the plot and the neighbouring properties. It does not integrate with the existing street scene being a highly contemporary design out of character with the more traditional properties within this location.

2. Policy 44: Residential Design (Strategic Policy) states that 'new housing, extensions, alterations and changes of use to housing will be supported where they respond positively to the context and character of existing areas (see Policy 41), or the host property, and create high quality residential environments through good design'. The policy sets out criteria to achieve this including;

- A) Developments must protect existing amenity and not significantly impact on the living conditions or privacy of neighbours or the host property (including their private gardens), be over-bearing, or result in an unacceptable loss of garden space.

The proposed development does not meet this criterion in that it is overbearing in scale in comparison to the overall plot size including the new dwelling abutting the boundary with neighbouring properties which is a significant change from the dwelling currently occupying the plot. The proposed dwelling will be overbearing and results in significant loss of garden space.

Sprotbrough Neighbourhood plan (adopted 2021)

3. Policy S1 Guidelines for New Development in Sprotbrough states

‘the distinctive character of the village of Sprotbrough should be protected and enhanced in new development proposals. Proposals for new development and alterations/extensions will be supported’ subject to certain criteria including:

1. Developments should enhance and reinforce the local distinctiveness of the Sprotbrough neighbourhood area. Proposals should clearly demonstrate an understanding of the site, and how the general character, scale, mass, layout and appearance of the surrounding area has been considered and used to influence designs.

2. Care should be taken to ensure that building(s) height, scale, and form, including the roofline, do not disrupt the visual amenity of the street scene.

3. Proposals should demonstrate how they have taken account of the locally distinctive character of the area as described in the character areas identified on Map 4 in the descriptions of the Sprotbrough and Newton Conservation Areas, in character appraisals on the Council’s website or in the South Yorkshire Historic Environment Characterisation Project.

4. Development should follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials should be chosen to complement the design of existing developments or the host property and add to the quality or character of the surrounding environment. New development proposals need not imitate earlier architectural periods or styles and could be the stimulus for the use of imaginative modern design using high quality materials in an innovative way. The use of good quality materials that complement the existing palette of materials used within the village of Sprotbrough is supported, including materials used in the existing building stock, for example limestone or brick for elevations, and slate or clay pantiles for roofs.

The proposed development does not meet the criteria set out above. The proposed dwelling is not of a scale and form which compliments the visual amenity of the existing street scene in this location. The documentation submitted with the proposal does not set out how the locally distinctive

character of the area has been taken into account. The proposed development does not compliment the design of existing properties in this area nor compliment the existing palette of materials used.

4. Taking into account the comments set out above the Parish Council object's to the proposed development.

Kind regards,

Emma Garner
Clerk to the Council