



Sprotbrough and Cusworth Parish Council

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For the attention of Nicola Howarth
Doncaster Council

20th February 2024

Sent via email

Dear Nicola,

**24/00053/FUL – 9 Wordsworth Avenue, Sprotbrough Doncaster DN5 8EH -
Demolition of existing 4 bedroom detached house and detached garage and
erection of 4 new build semi-detached dwellings**

Thank you for your letter of 24th January 2024 giving notification of the above application. The Parish Council considered the application at its meeting on 15th February 2024 and would like to make the following observations;

1. The Parish Council continues to **OBJECT** to this application on the grounds set out below.

Local Plan

2. Policy 10 – Residential policy areas

Sprotbrough is identified within the Local Plan as a Service Town and the proposed development falls within an area identified on the proposals map as a residential policy area. In such areas development will be supported provided the three criteria set out in Policy 10 of the Local Plan are met;

- 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*

The proposed development fails to meet criteria 2 as it will not contribute to a safe neighbourhood as it will exacerbate parking problems already in existence in this location by adding further traffic on a narrow estate road.

3. Policy 44 Residential design (strategic policy)

Policy 44 of the Local Plan sets out the requirements for new housing including criteria (c) relating to back land development which states;

'.....the prevailing character of parts of Bessacarr, Sprotbrough and Thorne Road at Edenthorpe, as defined on the Policies Map, will be protected from further Backland and Tandem development.'

The location of this application is within the area described in criteria c on the policies map within Sprotbrough therefore constituting back land development in an area specifically protected from it. On this basis the application is contrary to this policy.

Sprotbrough Neighbourhood plan (adopted 2021)

4. Policy S1 – Guidelines for new development in Sprotbrough

'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 the following criteria:

- 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. '*

The proposal is contrary to this policy given it does not take into account the existing residential area and local street scene given the dwellings are three storeys not two like the surrounding area. The proposal is also considered overdevelopment of the site therefore not in line with the scale and mass of the existing residential area.

In addition several mature trees have already been removed from the site which is contrary to paragraph 7 of the plan which states that;

'7. Mature trees, hedgerows and shrubbery make an important contribution to the character of the village of Sprotbrough and should be retained and incorporated into landscaping schemes. Where removal is proposed this must be robustly justified and mitigated for through replacement planting.'

Policy S3 – Backland and infill residential development

'Backland and Infill Development Residential development in rear gardens and other infilling will be resisted where there would be an unacceptable impact on the character of the local area in terms of loss of openness, mature trees, hedges and shrubbery, and a significant increase in the density of built form.'

The supporting text to this policy sets out the position with regard to historic backland and infill development in Sprotbrough as this location has seen significant levels of backland or infill development over the past 20 years, amounting to the building of approximately 225 new homes. Some of these schemes comprise significant backland development, and others are infill. This together with large extensions to existing properties (as is proposed in this development) has served to change the general appearance and character of the village. The neighbourhood plan reaffirms the position noted above in relation to the negative impact on local amenity with new housing in rear gardens of existing properties having a significant adverse impact on local character and the amenity of neighbouring residents. Large gardens are a distinctive feature of Sprotbrough and the large garden plots provide a very "green" setting, enhancing the built form and providing habitats for local wildlife. The many large mature trees, hedgerows and other shrubbery of residential gardens are an intrinsic part of the area's local character and should be protected. The site currently is covered entirely by mature trees and shrubbery which would be lost should this site be developed as proposed.

The responses to the informal public consultation on the first draft Neighbourhood Plan showed that the impacts of backland development remain a significant concern for many residents. NPPF paragraph 71 sets out that plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

Policy 4 – Mix of housing types and sizes

The supporting text to policy 4 references the 2019 Housing Needs Survey undertaken by Doncaster Council. *'Sprotbrough Ward also has one of the highest proportions of 4 or more-bedroom properties (39.2%) and one of the lowest proportions of 1 bedroom properties (2.2%) and 2 bedroom properties (14.5%) (see paragraph 4.7 and Table 4.2 in Appendix G)'*. The proposal of 3 four bedroom dwellings and 1 three bedroom dwelling does not meet the needs of the area where smaller 1-2 bed dwellings should be prioritised.

Policy 11- Wildlife

Policy 11 states;
'Development should take into consideration the need to protect existing wildlife which may be using the site (land and buildings) as habitats'.

The proposed development has removed several mature trees from the site leading to loss of habitat which is contrary to policy 11 which requires existing wildlife to be protected.

Conclusion

5. Development in this location is contrary to the policies set out in the recently adopted Local Plan and Sprotbrough Neighbourhood plan particularly regarding backland development, the removal of mature trees/ shrubs from the site to allow for the development and the car parking. Taking into account the comments set out above the Parish Council **OBJECT** to the proposed development and the application should be **REFUSED**.

Kind regards,

Emma Garner
Clerk to the Council