
Appeal Decision

Site visit made on 3 September 2025

by Andreea Spataru BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 25th September 2025

Appeal Ref: APP/F4410/W/25/3367605

Ryan House, Emerson Avenue, Stainforth, Doncaster DN7 5QG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Charles Dignan against the decision of City of Doncaster Council.
 - The application Ref is 24/02080/FUL.
 - The development proposed is a dormer bungalow.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

3. The appeal site relates to the front/side garden of a detached dormer bungalow, Ryan House, located within a predominantly residential area. Ryan House sits within a spacious plot and stands out amongst the rows of two-storey terraced dwellings, which generally have narrower plots. The front/side garden of the appeal bungalow is readily visible within the street scene of Emerson Avenue, as the low boundary treatment next to Emerson Avenue allows for ample views. This large garden, through its openness and greenery, which reflects the characteristics of the open, green space on the opposite side of Emerson Avenue, makes a positive contribution to the character and appearance of the area.
4. The proposal seeks to subdivide the plot and erect a bungalow within the front/side garden of the host dwelling. The proposed bungalow would extend across most of the width of the plot and would project beyond the front elevation of the host dwelling.
5. The variety in terms of dwellings type, layout, and orientation within the surrounding area does not justify the proposed bungalow, which due to its siting, would erode the spaciousness of the existing plot and reduce greenery within the street scene. Whilst the resulting plot would not lead to overdevelopment in terms of limited amenity space for future occupiers, the reduction in the spatial and visual openness would lead to the loss of valuable qualities of the existing plot, to the detriment of the character and appearance of the area. The design of the proposed bungalow, which would reflect the materials, form and massing of the host dwelling, along with any landscaping, do not outweigh or justify the identified harm.

6. In conclusion, the proposal would be harmful to the character and appearance of the area. Therefore, it fails to comply with the aims of Policies 10, 41, 42 and 44 of the Doncaster Local Plan 2015 -2035 adopted 2021 and Policy S1 of the Stainforth Neighbourhood Development Plan 2024, which collectively require developments to protect and enhance the qualities of the existing area. The proposal also conflicts with paragraph 135 of the National Planning Policy Framework, which requires, amongst other things, for developments to add to the overall quality of the area.

Other Matters

7. The Council found the proposal acceptable in all the other regards, apart from character and appearance. There were no concerns regarding separation distances. However, these are neutral matters rather than ones that carry positive weight for the development.

Conclusion

8. For the reasons set out above, the appeal should be dismissed.

Andreea Spataru

INSPECTOR