

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE - 7th March 2017

Application 2

Application Number:	16/03109/FULM	Application Expiry Date:	16th March 2017
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Application Type:	Planning FULL Major
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Proposal Description:	Erection of 50 affordable dwellings, including associated highway works and infrastructure (AMENDED DESCRIPTION AND SITE LAYOUT)
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At:	Ivor Grove Balby Doncaster
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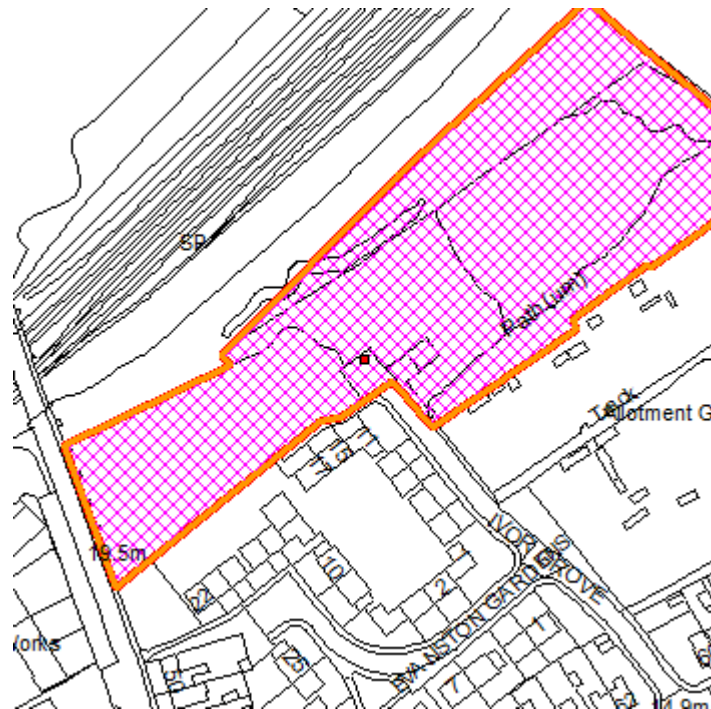
For:	Mr Justin Martin
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Third Party Reps:	22 letters and a petition within 196 signatories, in opposition	Parish:	
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Ward:	Hexthorpe And Balby North
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Author of Report	Mark Sewell
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MAIN RECOMMENDATION:	Grant
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1.0 Reason for Report

1.1 The application is being presented to Planning Committee because of the high level of public interest.

2.0 Proposal and Background

2.1 The application seeks planning permission for the erection of 50 affordable dwellings on land off Ivor Grove, Balby.

2.2 The scheme as originally submitted showed 60 affordable dwellings, however the site layout has been amended to take into account 2 claimed rights of way which cross the application site.

2.3 The application site is located between Balby and Hexthorpe, on the southern side of the Trans Pennine railway line, and at the end of a cul-de-sac known as Ivor Grove. The site itself is split into 2 distinct halves. To the west is a maintained area of amenity grassland, enclosed by 1m high timber fencing, whilst the eastern part of the site is unmaintained open land, characterised by self set scrub and planting, and crossed by desire lines leading between the top of Ivor Grove and a public right of way on the eastern boundary. Residential bungalows on Ivor Grove and Evanston Gardens are located on the southern side of the maintained grassland, whilst allotments are sited to the south of scrubland area. Greenfield Lane is located to the western side of the site at an elevated level as it crosses the railway line. A cleared area of industrial land is located to the eastern side of the application site.

2.4 The proposed development shows a mixture of single storey and two storey properties. Access to the site is to be provided by extending the roadway from the end of Ivor Grove, which will turn west within the site to serve 12 bungalows, which will be located to the rear of the existing neighbouring bungalows. The remainder of the properties are two storey and located on the eastern part of the site, and will be served by an internal estate road running along the southern and turning north along the eastern side of the site, and a smaller cul-de-sac serving 4 dwellings to the northern side of the site. 2 areas of landscaped informal open space are shown within the centre of the site, the larger of which will surround an existing pumping station on the site. The site layout has been designed to accommodate two claimed rights of way that cross the eastern part of the site, leading from a public right of way on the eastern side of the site to Ivor Grove. Both claimed routes are accommodated via a landscaped cut through between dwellings on the eastern side of the site. The southernmost route is then accommodated alongside part of an internal estate road and landscaped areas, whilst a footpath route is shown between the gardens of properties to accommodate the northern route.

2.5 As mentioned previously the scheme proposes a mixture of single and two storey dwellings. The 12 single storey dwellings will be sited to the western side of the site, adjacent to existing bungalows, whilst the remaining two storey properties will be on the eastern side of the site. There are two types of two storey properties proposed, both of a relatively simple appearance using traditional materials and standing to a height of approximately 8.5m. The housetypes are also mixed in terms of being utilised as semi-detached and smaller rows of terraces, as well as showing breaks in ridge lines, in order to provide interest and variety and to break up the street scenes. The proposed bungalows are of a simple design, and shown as being two bedroom and all are paired as semi-detached units. The applicants state that the range and mix of housetypes has been

selected to suit a variety of residents both socially and economically in order to offer a variety of choice.

2.6 In terms of access, as already discussed the scheme is proposed to be served by extending the existing Ivor Grove carriageway, from which the new housing will be served by internal estate roads. The site is in a sustainable residential location, close to local bus routes and amenities. In terms of car parking, this is proposed at a ratio of 1 dedicated private space per 2 bed unit, and 2 dedicated private spaces per 3 bed unit, totalling 59 private spaces across the development. The vast majority of private spaces are shown within the frontage of the proposed dwellings, and offstreet visitor parking bays are also proposed across the site.

3.0 Relevant Planning History

3.1 None relevant.

4.0 Representations

4.1 The application has been publicised by letters to adjoining neighbours, site notice and a notice in the local press. Following the receipt of amended plans further letters and site notices were posted.

4.2 As a result of the publicity, 22 letters of objection have been received, together with a petition with 196 signatories.

4.3 The main points raised include;

- the loss of a well used area of open space within a residential area
- the impact upon ecology
- noise and disturbance
- the site should be formally recognised as open space, rather than a housing site
- no provision for play
- impact upon local schools and amenities
- additional traffic generated
- development not in keeping with the local character

Parish Council

5.1 None

6.0 Relevant Consultations

DMBC Transportation - no objections

DMBC Highways - amendments requested in respect of layout

DMBC Built Environment - raise concerns over proposed layout in respect of security

DMBC Internal Drainage - no objections, suggested conditions

DMBC Trees & Hedgerows - no objections, suggested condition

DMBC Ecology - no objections to scheme, suggest ecological enhancement scheme to be agreed

DMBC Environmental Health - no objections, suggested conditions

DMBC PROW - no objections following amended layout

DMBC Open Space - recommends commuted sum in lieu of onsite provision

Environment Agency - raises no objections, defers to Council Environmental Health advice

Yorkshire Wildlife Trust - echoes DMBC Ecology advice
S.Y. Police Architectural Liaison - raises concerns over layout and security.

7.0 Relevant Policy and Strategic Context

National Planning Policy Framework (NPPF):

Principle 6 Delivering a wide choice of high quality homes

Principle 7 Requiring Good Design

Principle 10 Meeting the challenge of climate change, flooding and coastal change

Doncaster Core Strategy (CS):

Policy CS1 - Quality of Life

Policy CS2 - Growth and Regeneration Strategy

Policy CS12 - Housing Mix and Affordable Housing

Policy CS14 - Design and sustainable construction

Policy CS16 - Valuing our Natural Environment

Doncaster Unitary Development Plan (Adopted July 1998):

PH11 - Development in Residential Policy Areas

PH1 - Allocated Housing Sites

8.0 Planning Issues and Discussion

The Principle of Development

8.1 The application site is located within an allocated Residential Policy Area, and furthermore is allocated specifically for housing under saved Policy PH1 of the Doncaster Unitary Development Plan 1998. PH1 lists sites that are capable of accommodating 10 dwellings and over and identified on the Proposals Map will be delivered for housing purposes.

8.2 The settlement of Balby is identified as being within the Doncaster Main Urban Area. Within Policy CS2 (Growth and Regeneration Strategy) of the Core Strategy, the Main Urban Area is stated to be the main focus for growth and regeneration and will deliver between 9225 and 11808 new dwellings over the plan period 2011-2028. The majority of housing growth (80-85%) will be directed to the Main Urban Area and Principal Towns.

8.3 The National Planning Policy Framework states a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. Housing applications should be considered in the context of the presumption in favour of sustainable development, and local authorities should plan for a mix of housing based on current and future demographic needs, reflect local demand, and to ensure the identified need for affordable housing is met on site.

8.4 On the basis that the application site is located within an allocated Residential Policy Area, and is specifically allocated to deliver housing under Saved Policy PH1, it is considered that the principle of development is acceptable in this location. Balby is within the Main Urban Area, which is expected to deliver the majority of the Borough's housing growth as set out under Policy CS2 of the Core Strategy. Furthermore, the scheme involves the delivery of entirely affordable housing, rather than the 26% normally required, to meet an identified need and is in what is considered to be a sustainable location. As such, there are no objections to the principle of the development.

Residential Amenity

8.5 Saved Policy PH11 of the UDP states that new housing within Residential Policy Areas will normally be permitted, except where it would be at a density or form which would be detrimental to the character of the surrounding area, or where the effect on the amenities of neighbouring occupiers would be unacceptable, or where the development would result in the loss of social, community and recreational or other local facilities for which there is a demonstrated need.

8.6 Policy CS14 of the Core Strategy is concerned with Design and Sustainable Construction, and states that new development should have no unacceptable negative effects upon the amenity of neighbouring land uses or the environment.

8.7 As stated in an earlier part of the report, the closest residential properties to the development site are the bungalows located on at the end of Evanston Gardens and Ivor Grove. 11, 15 and 17 Ivor Grove are the closest to the development site, with their front elevations some 7m from the application site boundary. The closest properties to these will be the proposed Plots 3 and 4, also bungalows, whose rear elevations face towards them, maintaining a separation distance of between 20 and 21m. Further to the west within the site, the proposed bungalows on Plots 6 and 7 have their side elevations some 18m from the rear elevations of bungalows on Ivor Groove, which is in excess of the normal requirements. The levels within the development site are proposed to be raised for drainage reasons, however the applicants have provided site sections showing the relative levels between the new and existing bungalows, and this is not considered to cause any harm by way of overlooking or overshadowing.

8.8 Objections have been received from neighbours in terms of the disturbance from additional vehicles accessing the development site from Ivor Grove. A later section will deal with the highways implications of the proposal, however the applicants have provided a Transport Statement with the application which sets out the anticipated vehicle movements associated with the proposal. The assessment shows that in the peak hours of the day, the scheme would generate 25 2-way trips per hour. It is appreciated that Ivor Grove currently is a cul-de-sac, however it is not considered that the additional traffic generated by the proposal would cause such harm to the living conditions of neighbouring occupiers as to recommend refusal of the proposal.

8.9 As described within an earlier section of the report, the development site lies on the southern side of a main railway line. On this basis, the applicants have provided a noise assessment to demonstrate the impact of the existing noise sources on future residents of the proposal. The noise impact assessment demonstrated that standard double glazed windows were adequate for the proposed development, except for the potential exception of those with bedrooms adjacent the railway line whereby acoustic vents would be utilised.

8.10 In terms of the residential amenity of the occupiers of the development, the proposed layout meets the normally required separation distances between properties, as well as providing adequate garden spaces.

8.11 On the basis of the above, the scheme is considered to be acceptable in terms of its impact upon residential amenity, and in accordance with the relevant parts of Policies PH11 and CS14.

Design and Layout

8.12 Policy CS14 of the Core Strategy is concerned with Design and Sustainable Construction, and seeks to ensure that proposals are of a high quality design that contribute to local distinctiveness, reinforces the character of local landscapes and building traditions, responds positively to existing site features and integrates well with its immediate and surrounding local area.

8.13 As stated previously, the application site is within residential area of Balby, located at the end of cul-de-sac comprising mainly of semi-detached bungalows. Further to the south is Florence Avenue, a busier road characterised by mainly two storey semi-detached dwellings. Lower order streets comprising of two storey terraced properties lead from this.

8.14. The scheme has been amended from 60 dwellings to 50, and the layout altered, the reason being to accommodate two claimed rights of way that cross the eastern part of the site. The proposed layout has already been described within Section 2 of the report above.

8.15 In terms of the design of the proposed dwellings, as already mentioned, the approach is simple but modern two storey semi-detached and terraced properties and bungalows. It has been raised in representations that the properties are not in keeping with the existing housing stock in the area. Whilst this is not disputed, the development site is to be located at the end of a cul-de-sac where the main property type is a more modern bungalow as opposed to the older semi-detached and terraced properties further to the south. As such the scheme will not sit within the more traditional development in Balby, and therefore whilst being more modern, will not cause harm to the character of the area in terms of the prevailing architecture.

8.16 The revised layout allows for adequate private amenity space for the proposed dwellings, as well as maintaining adequate separation distances between. The loss of 10 dwellings has also provided more space within the site for landscaping and a larger area of informal open space in the centre of the site.

8.17 The main concern with the layout as currently proposed is around the proposed northernmost footpath which has been accommodated within the development. The route of this path is shown to run behind the proposed plots 19-28 and at the side of plots 16 and 29. The footpath will essentially be between gardens, and although boundary treatment has not been confirmed, it is reasonable to assume that this would be 1.8m fencing, limiting surveillance. It is felt that this part of the site would have the potential for anti-social behaviour, such as loitering or littering. This point has been raised by the South Yorkshire Police Architectural Liaison Officer.

8.18 It is recognised that this design element represents a weakness of the scheme, however has been accommodated due to the existing claimed right of way which crosses the site. Should planning permission be granted, it would be prudent to have conditions requiring full details of the boundary treatment in this area, any lighting and future maintenance requirements.

8.19 On a more positive note, the proposed layout now allows for more informal open space than was previously shown. This is predominantly located in the central part of the site, around the pumping station and to the north of it. The application site is located in an area which is deficient in public open space, and the normal requirements for a site of this

scale would be to provide a commuted sum equivalent to 15% of the site value to be used for the provision of open space in the locality. In this case, given that the scheme is relying on grant funding for delivery, and will be purely for affordable housing, the argument is made that the development cannot bear the cost of a commuted sum in lieu. As such, the only open space delivered as a result of the development will be the informal areas mentioned, which although do not deliver formal play equipment, represent a relatively generous amount of site area and add to the layout of the proposal.

8.20 Overall, there are no objections to the proposed design and layout of the scheme. The loss of 10 dwellings has enabled the scheme to have a more interesting street pattern than previously proposed, and also resulted in larger areas of informal open space and landscaping. The dwellings meet the normally required standards in terms of separation distances and garden areas, and whilst the properties themselves do not replicate the prevailing housing characteristics of this part of Balby, their position at the end of a cul-de-sac and simple modern appearance means that they will not cause harm to the architectural character of the surroundings.

Drainage

8.21 Whilst the application site is within Flood Zone 1, a Flood Risk Assessment has been provided as the site area is greater than 1ha.

8.22 The assessment has reviewed the relevant information from the Environment Agency maps and the Council's Strategic Flood Risk Assessment, and concludes that the site is at a low risk from fluvial or groundwater flooding, and that there is no evidence it is at risk from coastal or canal flooding sources. The assessment does show that there is a risk to the site from surface water generated on site, and surface water flows generated off site.

8.23 In terms of onsite surface water, the assessment showed that the surface water accumulations on the site are due to ponding within depressions in the landscape, rather than flow path entering the site. As the site will be served by a positive drainage system, is not considered that the completed development would be at risk from on site surface water. In terms of surface water flows generated offsite, it is inevitable that given the proposal will result in an increase in impermeable area, surface water runoff rates will be higher than green field runoff rates without the inclusion of Sustainable Drainage Systems (SuDS). On this basis, the assessment calculates the required surface water storage volume requirements, and states that it will be necessary to develop SuDS design to limit runoff rates.

8.24 Both Yorkshire Water and the Council's Internal Drainage team have been consulted and raise no objections in principle to the development, having viewed the FRA and information regarding surface water flows. Conditions are recommended to ensure that full details of both surface and foul drainage disposal are approved by the relevant bodies.

Highways and Transportation

8.25 As discussed previously, it is proposed that the site is accessed by extending the carriageway from the existing Ivor Grove cul-de-sac, which currently terminates at the application site boundary. Policy CS14 of the Core Strategy includes within it the requirement to ensure that new developments will not have a detrimental impact upon the highway network. As part of the application, a Transport Statement has been provided, whilst the proposed site layout indicates the detailed internal road layout with parking and footways shown.

8.26 The submitted Transport Statement assess the existing traffic flows at the closest junctions to the application site to demonstrate how the existing highway network operates, as well as deriving trip generation rates for the proposed 50 dwellings. The assessment shows that there are no issues with the current highway network at the closest junctions, and that the proposal would add 25 2 way trips on to the network per hour at peak hours.

8.27 The assessment concludes that these movements represent a modest increase, and that the increase in traffic resulting from the proposed development is not expected to have a material impact on the operation of the local junctions. The Council's Transportation team have provided comments on the original Transport Statement which showed flows deriving from 60 dwellings, and did not consider that the scheme would have a significant impact on the local network. Updated comments have not been received in terms of the lower number of dwellings now proposed, however the predicted trip generation is accordingly lower than originally shown. As such, there are no objections in terms of the impact of the scheme on the local highway network.

8.28 The Council's Development Control Highways team have also been consulted on the application in terms of the proposed layout and parking arrangements shown. As previously mentioned, in terms of car parking, the development proposes a ratio of 1 dedicated private space per 2 bed unit, and 2 dedicated private spaces per 3 bed unit, totalling 59 private spaces across the development. The vast majority of private spaces are shown within the frontage of the proposed dwellings, and 23 offstreet visitor parking bays are also proposed across the site.

8.29 Initial comments received from the Highways Development Control team did not raise any objections in principle to the proposed layout, however amendments were requested in respect of a number of technical elements such as carriageway width, length of visitor parking bays, turning area for service / emergency vehicles and loss of existing on street parking at the top of Ivor Grove. An amended plan has been provided by the applicants in response to the points raised.

Trees and Landscaping and Ecology

8.30 Policy CS16 of the Core Strategy is concerned with the Natural Environment and sets out requirements in respect of the impact of developments upon ecology and trees and hedgerows. Proposals will be supported which enhance ecological networks, as well as retaining and protecting appropriate trees and hedgerows, incorporating new tree, woodland and hedgerow planting.

8.31 As part of the application, the applicants have provided a Tree Survey report, and the Council's Trees and Hedgerows officer has commented on the submitted information. Many of the objections received from neighbouring properties relate to the removal of the natural vegetation which has established on the eastern half of the site, in terms of both the impact upon ecology as well as the established character of this piece of land.

8.32 The report states that the proposed development would result in seven trees, thirteen tree groups and parts of two tree groups having to be removed to accommodate the new buildings, roads and hard landscaping. A further three trees are recommended to be removed due to their poor form. None of the trees on the site are statutorily protected, and the survey also shows that there are no Category A specimens, the vast majority being Category C.

8.33 It is recognised that the scheme will result in a complete change to the existing character of the application site by way of the removal of the trees. On the basis of their current condition, the Council's Tree officer states that whilst the proposed development will still result in a significant loss of existing tree canopy, it would be difficult to substantiate an arboricultural argument against it based on the quality and value of trees to be lost and the revised density and layout provides scope for appropriate replacement tree planting. Consequently, there is no objection to this proposal on arboricultural grounds. In terms of providing mitigation for the loss of trees, the amended layout incorporates more un-built areas, and should be able to accommodate tree planting close to the required level of 64 trees within open space areas and front and rear gardens. A condition is recommended that a detailed landscaping scheme is agreed prior to the commencement of development.

8.34 The application has been submitted with an Ecological Appraisal. Again, many of the objections received from neighbouring properties relate to the fact that the site has been naturally established, and has ecological interest which is valued in a mainly urban area.

8.35 The ecological appraisal assesses the potential for protected species to be using the site. The appraisal concludes that there is no need for further protected species issues to be considered given that the habitats present on the site were relatively common and of value at the site level only, rather than having a wider importance. These findings are not contested by the Ecologist, however whilst the habitats are common, they will still be lost as a result of the development and hence the development as proposed would result in a significant net loss in biodiversity. National and local planning policy looks for these losses to be compensated for.

8.36 It is appreciated that the application site is relatively small, and that providing an adequate portion to accommodate suitable compensation would be difficult. It is therefore suggested that biodiversity offsetting is used to agree an appropriate amount of off site compensation. The ecologist has confirmed that there is a nearby receptor site in the ownership of the Council where it would be possible to mitigate for the amount of biodiversity lost as a result of this proposal. A condition is also recommended in respect of avoiding impacts on bats and nesting birds.

8.37 As mentioned above, one of the main points of objection raised by neighbours has been the loss of the ecology as a result of this proposal, and how this area is valued by local residents for that reason. It is recognised that although compensation can be delivered, it will not be on this site. However, given that the ecological value is of a site value only and that the habitats on site are relatively common, it is difficult to sustain a reason to refuse the planning application where an adequate level of compensation can be provided via a recognised mechanism. The proposal would not involve licensable impacts upon protected species, the loss of ancient woodland, or have a direct or indirect impact on Sites of Special Scientific Interest, Special Areas of Conservation or Special Protection Areas. As such, on the basis that suitable offsite compensation is provided, there are no objections on ecological grounds.

Other Issues

8.38 No objections have been raised by other consultees to the proposal. Further information was requested by the Council's Pollution Control team in respect of the site investigation, which the applicants have provided. Final comments and any conditions will be reported to the Planning Committee.

8.39 The Council's Education team have requested a contribution towards additional places at local primary and secondary schools. In this case, given that the scheme is relying on grant funding for delivery, and will be purely for affordable housing, the argument is made that the development cannot bear the cost of a commuted sum requested.

Summary and Conclusion

9.1 Overall, although the proposed development is considered to be acceptable, the scheme is finely balanced. The application site itself is within the Residential Policy Area, in a sustainable location, and furthermore is specifically allocated for housing development within saved Policy PH1 of the UDP. As such, the principle of development is acceptable. On the other hand, the proposal has attracted opposition from local residents, and the revised site layout to accommodate claimed public rights of way have raised concerns from the Council's Built Environment team and the South Yorks Police Architectural Liaison Officer. Furthermore, given that the scheme is to be supported by grant funding, commuted sums in respect of public open space and education cannot be borne.

9.2 The scheme does however deliver 50 much needed affordable housing units, which is a significant benefit. The site is allocated for housing, and can be accommodated in terms of its impact upon the local highway network, and meets the normally required standards in terms of separation distances, car parking and private garden areas. No objections have been received subject to conditions in respect of drainage, ecological, noise and arboricultural issues. On this basis, the scheme is accordingly recommended for approval.

RECOMMENDATION

Planning Permission GRANTED subject to the following conditions.

01. STAT1 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. ACC1 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 plans and specifications.
REASON
To ensure that the development is carried out in accordance with the application as approved.

03. U50726 The site shall be developed with separate systems of drainage for foul and surface water on and off site.
REASON
In the interest of satisfactory and sustainable drainage

04. U50727 No development shall take place until details of the proposed means of disposal of surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the local planning authority. Furthermore, unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works.
REASON
To ensure that no surface water discharges take place until proper provision has been made for its disposal
05. MAT1A Prior to the commencement of the relevant works, details of the proposed external materials shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved materials.
REASON
To ensure that the materials are appropriate to the area in accordance with policy CS14 of the Doncaster Core Strategy.
06. U50729 No development shall take place on the site until a detailed landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a soft landscape plan; a schedule providing tree numbers and details of the species, which shall comply with section 8 Landscape, Trees and Hedgerows of the Council's Development Guidance and Requirements Supplementary Planning Document, nursery stock specification in accordance with British Standard 3936: 1992 Nursery Stock Part One and planting distances of trees and shrubs; a specification of planting and staking/guying; a timescale of implementation; and details of aftercare for a minimum of 5 years following practical completion of the landscape works. Thereafter the landscape scheme shall be implemented in full accordance with the approved details and the Local Planning Authority notified in writing within 7 working days to approve practical completion. Any part of the scheme which fails to achieve independence in the landscape or is damaged or removed within five years of planting shall be replaced during the next available planting season in full accordance with the approved scheme, unless the local planning authority gives its written approval to any variation.
Reason:
In the interests of environmental quality and core strategy policy CS16: Valuing our natural environment
07. MAT4 No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials, height, and type of boundary treatment to be erected on site, including any gates. Unless otherwise approved in writing by the local planning authority, the details as approved shall be completed before the occupation of any buildings on site.

REASON

To ensure the satisfactory appearance of the development.

08. V30D

Prior to the commencement of the development hereby granted full details of the proposed landscaping and natural ground treatments shall be submitted to and approved by the Local Planning Authority. These details should include plans and specifications of layout, drainage, soils, grass seed mixes, turfing, tree and/or shrub planting together with proposals for maintenance and other horticultural operations necessary to implement the development and in particular of any area to be retained for indigenous ecological conservation purposes.

REASON

In order that the Council may be satisfied as to the details of the proposal.

09. U50731

Demolition or construction works shall not take place outside 0800 hours to 1800 hours Mondays to Fridays and 0900 hours to 1300 hours on Saturdays
nor at any time on Sundays or Bank Holidays.

REASON

To safeguard the amenities of the occupiers of the adjoining properties.

10. U50732

The internal design and building specification of the proposed development shall be such that the typical external noise level shall not result in the internal noise level within any dwelling, with windows closed and alternative ventilation provided, to exceed:

35 dB(A) Leq (8 hour, 23.00 - 07.00) in bedrooms and

40 dB(A) Leq (16 hour 07.00 - 23.00) in living areas.

45dB LAFMax (2300-0700) not be exceeded more than 10 times.

To be achieved by:

- Standard double glazing units to achieve 27dB(A) sound reduction from external to internal. Standard trickle vents to be provided for whole dwelling ventilation.

- Standard double glazing units (4mm glass -(6-20mm gap)-4mm glass) to achieve $_429Rw + C$ with acoustic vents to achieve $_439dB Dn,e,w +C$ per 2500mm² open.

REASON

To protect residential amenity

11. ENVH4

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i) - the parking of vehicles of site operatives and visitors
- ii) - loading and unloading of plant and materials
- iii) - storage of plant and materials used in constructing the development

- iv) - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v) - wheel washing facilities
- vi) - measures to control noise and the emission of dust and dirt during construction
- vii) - a scheme for recycling/disposing of waste resulting from demolition and construction works

REASON

To safeguard the living conditions of neighbouring residents and in the interests of highway safety.

12. U50734
- No development shall take place until an ecological enhancement plan has been submitted to the Local Planning Authority for approval in writing. This plan shall include details of proposed mitigation and enhancement measures to be delivered on or offsite, all of which shall be implemented prior to the first occupation of the site or an alternative timescale to be approved in writing with the local planning authority:
- REASON
- To ensure the ecological interests of the site are maintained in accordance with policy CS16 of the Doncaster Core Strategy.

01. U11051
- Informative

Condition 3 refers to independence in the landscape, which is defined in British Standard 8545:2014 Trees: from nursery to independence in the landscape - Recommendations as the point at which a newly planted tree is no longer reliant on excessive or abnormal management intervention in order to grow and flourish with realistic prospects of achieving its full potential to contribute to the landscape.

02. U11052
- Informative

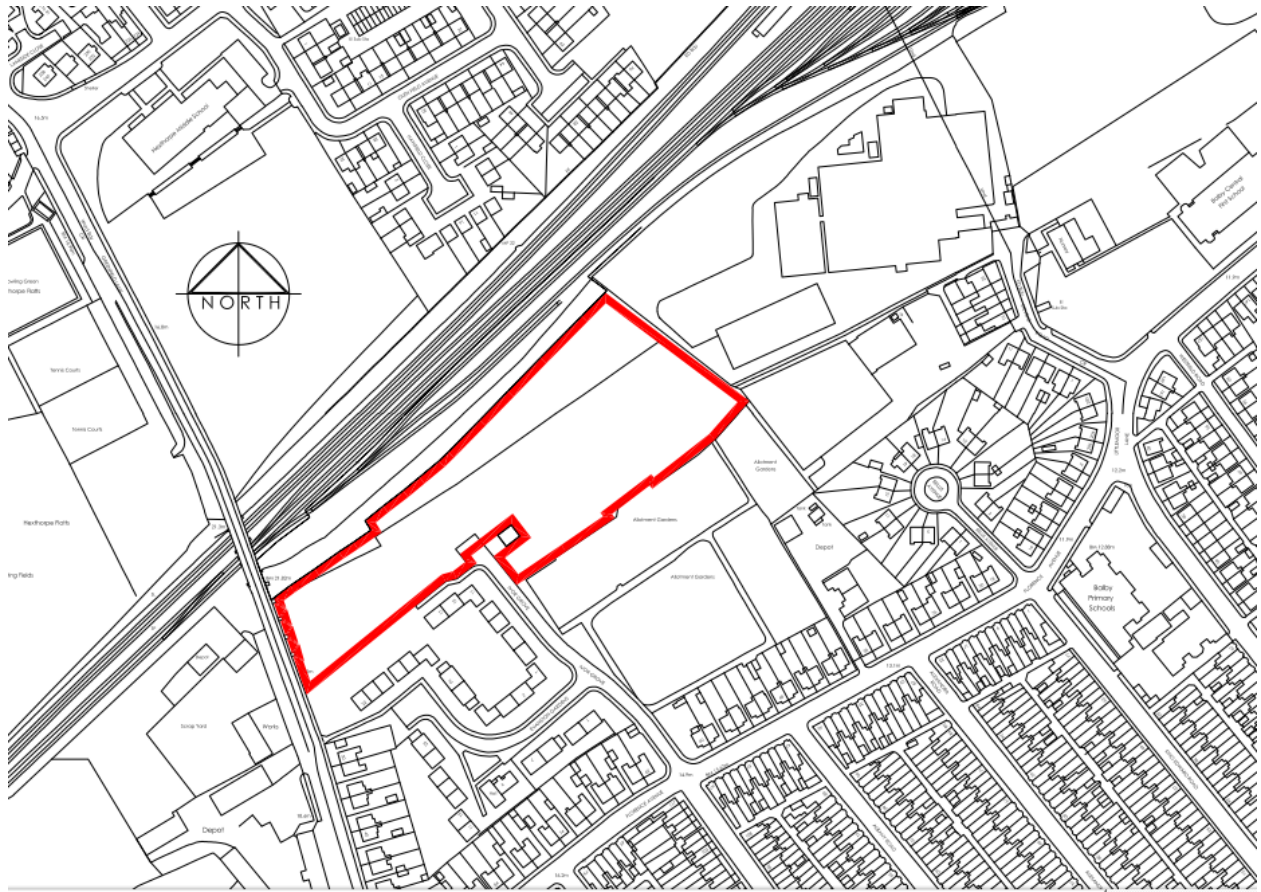
The applicants attention is drawn to the consultation response from Network Rail dated the 6 January 2017.

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

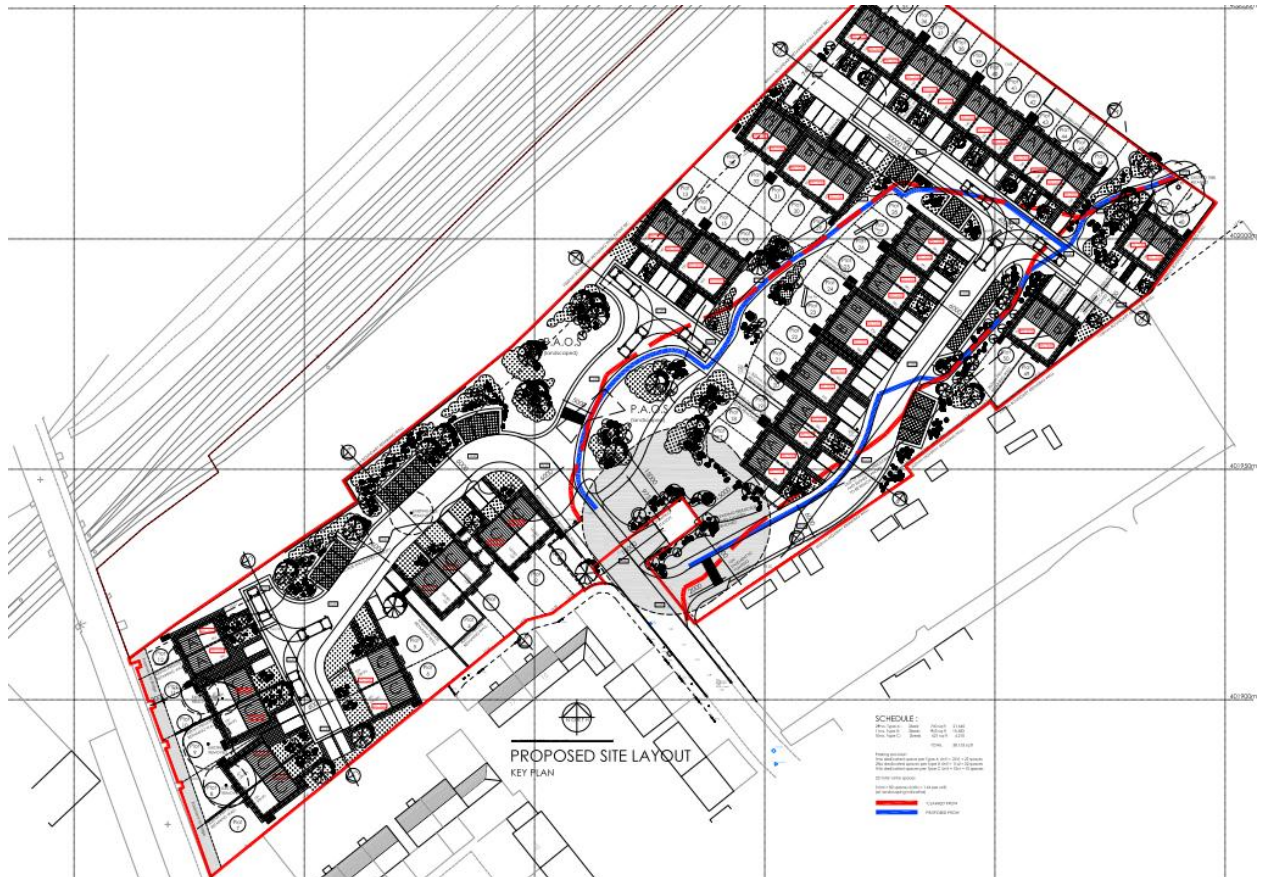
APPENDICES



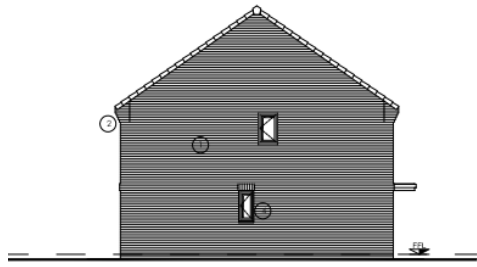
Site Aerial Plan



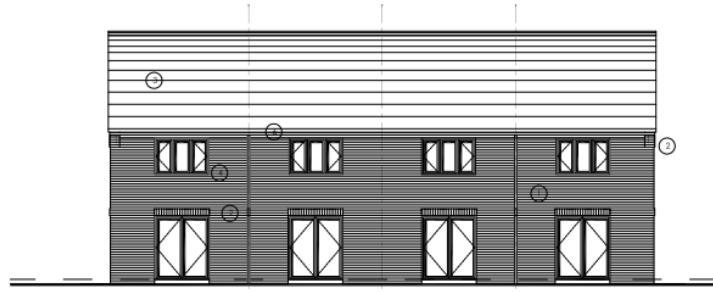
Site Location



Site Layout



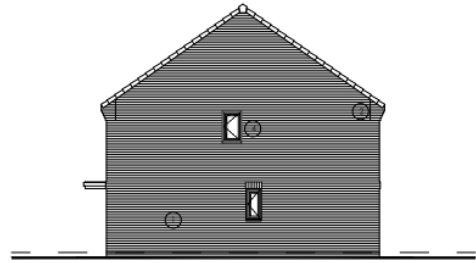
Side Elevation



Rear Elevation

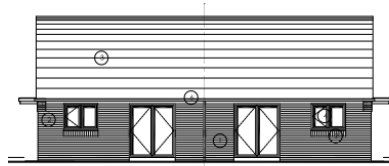


Front Elevation

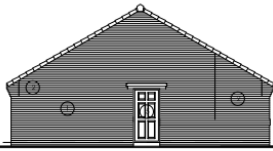


Side Elevation

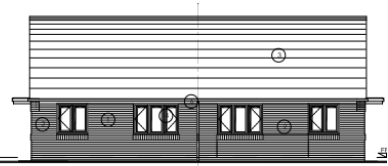
Housetypes



Rear Elevation



Side Elevation



Front Elevation
1:100