

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE - 7th March 2017

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| Application | 5 |
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| Application Number: | 16/03194/FUL | Application Expiry Date: | 17th February 2017 |
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| Application Type: | Full Application |
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| Proposal Description: | Residential development to provide 6 dwellings (2 semi detached houses and 4 maisonettes) |
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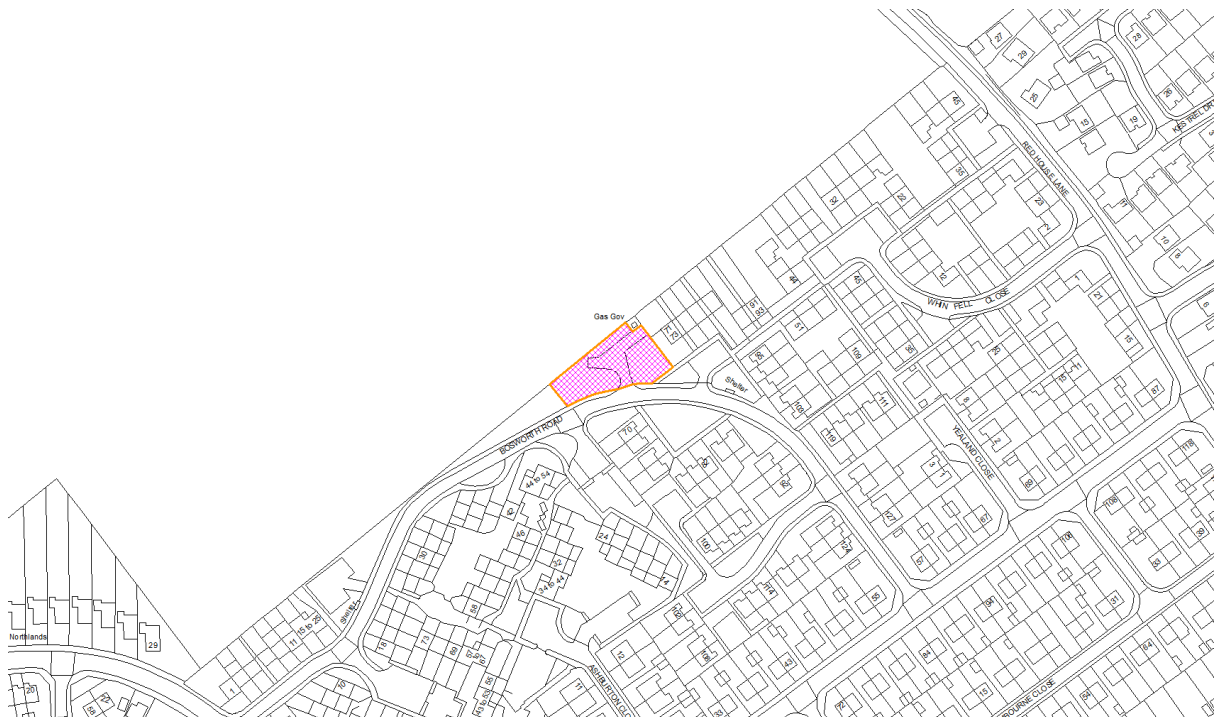
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| At: | Land Adjoining 71/73 Bosworth Road Adwick Le Street Doncaster DN6 7BJ |
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| For: | Mr Stuart Kirk |
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| Third Party Reps: | 13 | Parish: | |
| | | Ward: | Adwick Le Street And Carcroft |

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| Author of Report | Elizabeth Maw |
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| MAIN RECOMMENDATION: | GRANT |
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1.0 Reason for Report

1.1 The application is being presented to committee due to the significant public interest shown in the application.

2.0 Proposal and Background

2.1 The application site is land adjoining 71/73 Bosworth Road, Adwick Le Street. It is a piece of vacant brownfield land in a residential area. The land was formerly occupied by a single storey building which was a plant room for the district heating system.

2.2 The proposal is to construct 6 dwellings consisting of a pair of semi-detached houses and a detached building containing four maisonettes.

2.3 The land allocation is Residential Policy Area.

3.0 Relevant Planning History

3.1 None

4.0 Representations

4.1 The application has been publicised by sending letters of notification to adjoining neighbours. A petition in opposition has been received from 13 households.

4.2 There are two reasons for objecting. The first reason for objection is regarding parking and highway issues. Objectors advise that there is currently a parking problem in the locality. Cars park on both sides of Bosworth Road. A bus driver has mentioned they may have to re-route the buses and overall the road is becoming hazardous.

4.3 The second objection is regarding bin access. Residents of 71-85 have bins collected at the side of the building (on the application site). The land was formerly owned by DMBC but the land is now private. The LPA is unsure whether a covenant exists for access across the land. But contact was made with the applicant and he advises that he would allow residents to continue having access for bins. If this access was taken away at a later date, there is enough room at the side of 71-73 to create a new pedestrian access.

5.0 Relevant Consultations

5.1 Highways Development Management: No objections: The scheme provides 2 spaces each for the two houses and 1.5 spaces each for the maisonettes, which are in accordance with parking standards. Highways were made aware of resident's objections but they still concluded to raise no objections for the reasons discussed in the report below.

5.2 DMBC Trees: No objections, subject to conditions.

5.3 DMBC Internal Drainage Team: No objections, subject to conditions.

5.4 DMBC Pollution Control: No objections, subject to conditions.

5.5 Yorkshire Water: No response received.

6.0 Relevant Policy and Strategic Context

The site is allocated as Residential Policy Area.

National Planning Policy Framework

Section 6: Delivering a wide choice of high quality homes

Section 7: Requiring good design

Doncaster Council's Core Strategy:

CS1: Quality of Life

CS2: Growth and Regeneration Strategy

CS14: Design and Sustainable Construction

Saved Doncaster Unitary Development Plan:

PH11: Residential Uses and Residential Policy Areas

7.0 Planning Issues and Discussion

Principle of the Development

7.1 The National Planning Policy Framework (NPPF) (2012) advises that new housing should be considered in the context of the presumption in favour of sustainable development. New housing should enhance and maintain the quality of life in neighbourhoods by being well designed, sustainably located and meet the needs of the local population.

7.2 The local planning policy for new housing is set out in the Doncaster Core Strategy, in particular policy CS2. Policy CS2 advises Adwick is a principal town. Outside the main Doncaster Urban Area principal towns will be the focus for growth so new housing within the established residential area are permitted in principle.

7.3 The Doncaster Unitary Development Plan (1998) has designated the site as a Residential Policy Area so residential developments are also suitable in these areas 'in principle'.

Character and Appearance

7.4 Surrounding properties are two storeys with pitched roofs, brick built and simple fenestration. The proposal is to construct a pair of semi-detached houses and a detached building containing four maisonettes.

7.5 The pair of semi-detached houses would be two storeys, brick built and simple fenestration. The siting and density is acceptable. The pair of semi-detached houses is overall well designed.

7.6 The proposed detached maisonette building would be positioned further forward than the adjacent flats. It has a square footprint and a hipped roof. This design is different to nearby houses. The reason for this is because the architects have used the same footprint as the demolished building. Whilst the footprint and roof of the proposed maisonettes is

slightly different to nearby houses, it is still two storeys and a simple design and on balance it would not look out of character.

Impact to Residential Amenity

7.7 There is no adverse impact to surrounding property. The proposed dwellings overlook onto Bosworth Road, which does not cause an overlooking issue. At the rear is a field.

Highway and Parking Considerations

7.8 A petition has been received for parking and traffic reasons. Many of the houses along Bosworth Road do not have allocated parking so they park on the street. Residents advise the road is becoming hazardous and they heard the bus driver mention the buses may have to be re-routed. The bus service is a well-used facility for senior citizens living on the street.

7.9 A Planning Officer visited the site at 3:30pm in the week. Cars were parked on Bosworth Road. The application site was also being used as overspill parking. So the resident's description of the parking and road issues is not disputed.

7.10 Whilst the traffic and parking is a current issue, officers do not feel this should prejudice this planning application. The proposal has allocated two spaces each for the houses and 1.5 spaces each for the maisonettes. The parking is in accordance with parking standards and as such this is a good quality development which accords with planning policy.

7.11 Cars have been parking on the application site so the redevelopment of the site would slightly increase on street parking but this is private land which the owner could fence off.

7.12 In conclusion, there is a current parking problem that is caused by the lack of parking for existing housing. This new housing scheme has its own off street parking and it accords with parking standards for new developments. Therefore, officers consider the development should be approved and existing parking issues need to be addressed separately.

8.0 Summary and Conclusion

8.1 In summary, the proposed housing development is acceptable. It is a well-designed scheme with sufficient off street parking. The proposal accords with the above relevant policies of the Development Plan and National Policy.

9.0 Recommendation

GRANT Full planning permission subject to the conditions below;

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. 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.
03. U50680 The development hereby permitted shall be carried out in complete accordance with the details shown on the plans referenced and dated as follows:
Site Plan P16-1373 001 Rev A stamped AMENDED PLANS
18.01.2017
Plot 1-2 P16-1373-004 Rev A
Plots 3-6 P16-1373-003 Rev A
REASON
To ensure that the development is carried out in accordance with the application as approved.
04. HIGH1 Before the development is brought into use, that part of the site to be used by vehicles shall be surfaced, drained and where necessary marked out in a manner to be approved in writing by the local planning authority.
REASON
To ensure adequate provision for the disposal of surface water and ensure that the use of the land will not give rise to mud hazards at entrance/exit points in the interests of public safety.
05. HIGH11 The development hereby approved shall not be brought into use until a crossing over the footpath/verge has been constructed in accordance with a scheme previously approved in writing by the local planning authority.
REASON
To avoid damage to the verge.
06. DA01 The development hereby granted shall not be begun until details of the foul, surface water and land drainage systems and all related works necessary to drain the site have been submitted to and approved by the Local Planning Authority. These works shall be carried out concurrently with the development and the drainage system shall be operating to the satisfaction of the Local Planning Authority prior to the occupation of the development.
REASON
To ensure that the site is connected to suitable drainage systems and to ensure that full details thereof are approved by the Local Planning Authority before any works begin.
07. CON1 No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being accepted and approved by the Local Planning Authority (LPA), unless otherwise approved in writing with the LPA.

a) The Phase I desktop study, site walkover and initial assessment must be submitted to the LPA for approval. Potential risks to human health, property (existing or proposed) including buildings, livestock, pets, crops, woodland, service lines and pipes, adjoining ground, groundwater, surface water, ecological systems, archaeological sites and ancient monuments must be considered. The Phase 1 shall include a full site history, details of a site walkover and initial risk assessment. The Phase 1 shall propose further Phase 2 site investigation and risk assessment works, if appropriate, based on the relevant information discovered during the initial Phase 1 assessment.

b) The Phase 2 site investigation and risk assessment, if appropriate, must be approved by the LPA prior to investigations commencing on site. The Phase 2 investigation shall include relevant soil, soil gas, surface and groundwater sampling and shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology and current best practice. All the investigative works and sampling on site, together with the results of analysis, and risk assessment to any receptors shall be submitted to the LPA for approval.

c) If as a consequence of the Phase 2 Site investigation a Phase 3 remediation report is required, then this shall be approved by the LPA prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters, the site must not qualify as contaminated land under Part 2A of the Environment Protection Act 1990 in relation to the intended use of the land after remediation.

d) The approved Phase 3 remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. The LPA must be given two weeks written notification of commencement of the remediation scheme works. If during the works, contamination is encountered which has not previously been identified, then all associated works shall cease until the additional contamination is fully assessed and an appropriate remediation scheme approved by the LPA.

e) Upon completion of the Phase 3 works, a Phase 4 verification report shall be submitted to and approved by the LPA. The verification report shall include details of the remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the verification report together with the necessary documentation detailing what waste materials have been removed from the site. The site shall not be brought into use until such time as all verification data has been approved by the LPA.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to guidance set out in the National Planning Policy Framework. This is required prior to commencement to ensure that the necessary mitigation measures can be put in place should any contamination be found.

08. CON2

Should any unexpected significant contamination be encountered during development, all associated works shall cease and the Local Planning Authority (LPA) be notified in writing immediately. A Phase 3 remediation and Phase 4 verification report shall be submitted to the LPA for approval. The associated works shall not re-commence until the reports have been approved by the LPA.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to guidance set out in the National Planning Policy Framework.

09. CON3

Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and be approved in writing by the LPA prior to any soil or soil forming materials being brought onto site. The approved contamination testing shall then be carried out and verification evidence submitted to and approved in writing by the LPA prior to any soil and soil forming material being brought on to site.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to guidance set out in the National Planning Policy Framework.

10. U50704

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. Any boundary adjoining an access should be of no greater height than 900mm. 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.

11. U50705

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 details of the species, 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

01. U11035

INFORMATIVE

Independence in the Landscape

Condition 11 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. ICON1

INFORMATIVE

Prior to preparing any reports in support of conditions relating to land contamination, the applicant is strongly advised to refer to the document entitled Development on land affected by contamination. Technical Guidance for Developers, Landowners and Consultants. Yorkshire and Humberside Pollution Advisory Council.

The document can be found at the following web address:

<http://www.doncaster.gov.uk/services/environmental/developing-on-contaminated-land>

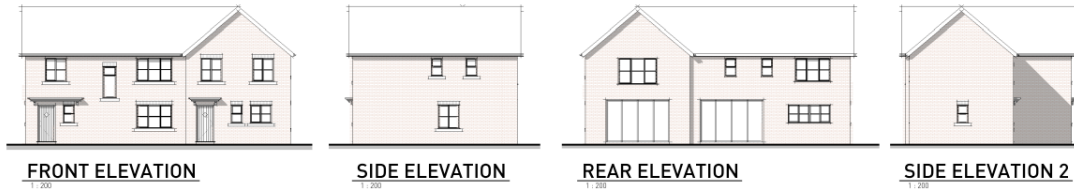
Or alternatively you can request a paper copy from the LPA.

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.

Appendix 1: Site Plan



Appendix 2: Proposed Houses



Appendix 3: Proposed Maisonettes

