

# DONCASTER METROPOLITAN BOROUGH COUNCIL

## PLANNING COMMITTEE – 4<sup>th</sup> April 2017

<b>Application</b>	<b>2</b>
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<b>Application Number:</b>	16/02517/FUL	<b>Application Expiry Date:</b>	Extended until 14 <sup>th</sup> May 2017
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<b>Application Type:</b>	Full application
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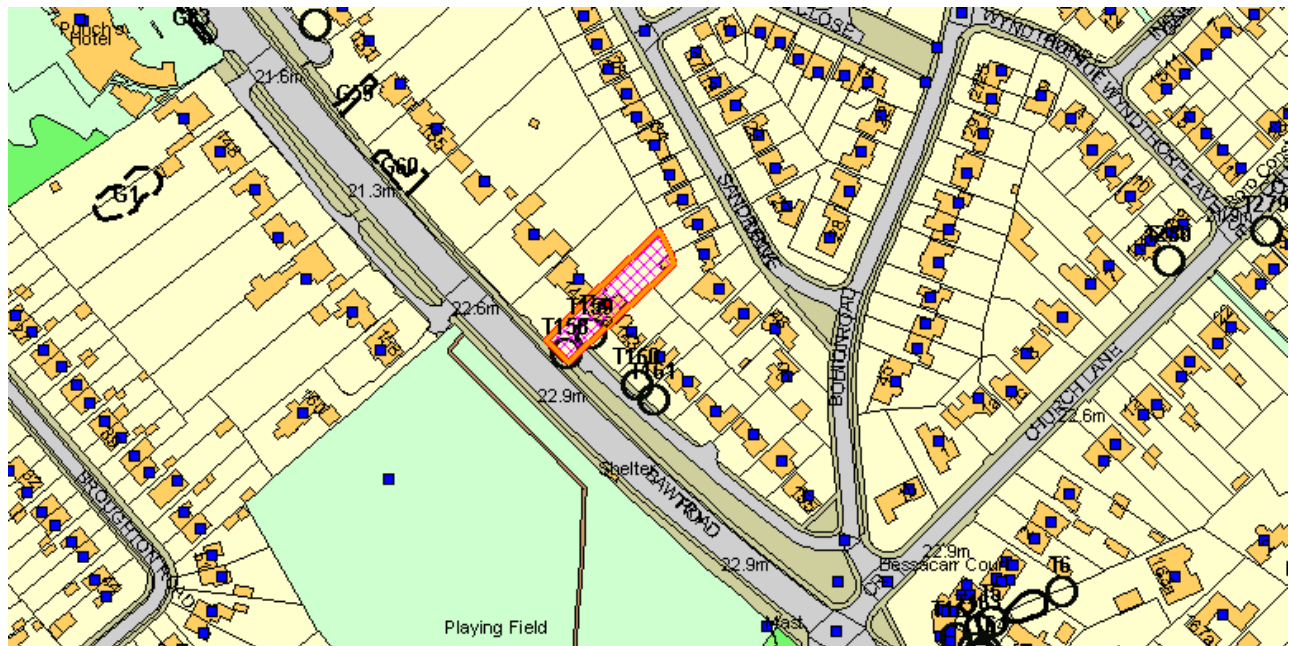
<b>Proposal Description:</b>	Proposed erection of 5 apartments including dedicated parking following demolition of existing detached dwelling
<b>At:</b>	141A Bawtry Road, Bessacarr, DN4 7AH

<b>For:</b>	Mr Vishwas Kayarkar
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<b>Third Party Reps:</b>	5 objections	<b>Parish:</b>	
		<b>Ward:</b>	Bessacarr

<b>Author of Report</b>	Dave Richards
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<b>MAIN RECOMMENDATION:</b>	<b>GRANT</b> Planning Permission subject to conditions
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## **1.0 Reason for Report**

1.1 This application is being presented to Members due to the public interest shown in the application.

## **2.0 Proposal and Background**

2.1 The application proposes the demolition of an existing dwelling and a replacement apartment building consisting of 5 units.

2.2 5 objections were originally received to the submitted plans, together with concerns expressed by the Council's Conservation, Highway and Tree Officers respectively. Officers have worked with the applicant to overcome the concerns expressed and the application has been re-advertised. 4 of the original objectors have objected to the amended plans at the time of writing.

## **3.0 Relevant Planning History**

3.1 Planning Permission has been previously granted (09/02824/OUT) for the erection of 4 apartments following the demolition of the existing dwelling. The development was not deemed to be harmful to the character and appearance of the conservation area. This included the provision of a replacement building with hard standing to the front and rear of the property. Copies of the plans for the original approval are included within the appendices of this report.

## **4.0 Representations**

4.1 The application has been advertised in accordance with the requirements of the Planning Practice Guidance as follows:

Any neighbour sharing a boundary with the site has received written notification

Site notice

Advertised in the local press

Advertised on the Council website

4.2 A total of 5 representations were received from individuals commenting on the submitted plans raising the following issues:

- Harm to the conservation area
- Bad design
- Anti-social behaviour
- Noise, disturbance, fumes
- Loss of visual amenity
- Lack of parking
- Access on to Bawtry Road
- Drainage
- Access for fire service
- Overdevelopment
- Concern over boundary treatments

4 original objectors commented on the amendments when re-consulted. The comments can be summarised as:

- Some improvements noted by two objectors
- The proposal still increases the intensity of development and should be reduced
- The building line is breached
- Drainage
- Bin storage provision
- Tree planting
- The design and access statement has not been updated
- Still over-intensive
- Loss of residential amenity
- Potential for anti-social behaviour

## **5.0 Relevant Consultations**

### **5.1 Conservation Officer**

Submitted plans:

I would not support this proposal as the development as described would be harmful to the character and appearance of this green and open conservation area with regard to its relative massing, proximity to the boundaries, and general design. In particular, the proposed building, which will be prominent on Bawtry Road, fills the width of the plot which goes against the character of the conservation area.

Amended plans:

The amended building seems to be much closer to the approved plan. In particular it is similar in terms of distances to the side boundary which is important in this conservation area. I don't think there is a significant difference in impact from the approved plan as shown by the street scene. There is a flat roof which I have no objection to provided the lantern cannot be perceived from the ground which can be written into a condition. I don't have any objection to rear facing roof lights. In some respects the frontage elevation with the through bays suits the area better than the approved. The full length window behind a solid door is slightly discordant and would be better if the middle band of the window were solid (now removed). There is an additional parking bay to the rear although critically there is no material change to the front. The 2 elongated stacks are characteristic of the older buildings of the area so I am happy with this. Breaking up the full length glazing gives proportions similar to the right hand side and the front elevation now has an appearance characteristic of the conservation area.

In summary there's no conservation objection to the amended scheme

### **5.2 Tree Officer**

Submitted plans:

The development comes to within 2.3m of the BS5837 category B TPO'd Sycamore (T1). The tree survey crown spreads of this tree are 3.3m (N) and 4.2m (E). As such, the tree would require pruning just to clear the footprint. In fact, including construction room the whole of the NE canopy of this tree would require removal in order to facilitate this development. Additionally, the path around the proposed footprint comes a metre closer to the stem (at 1.3m) with car parking to the W of stem coming to within 2.3m. Even the tree's existing location, with significantly more room, has not saved it from (unauthorised)

'pruning' as recorded in the survey. As such, in reality the tree will not survive this development and I am unable to support the following assertion from the DAS.

Amended plans:

Having revisited this issue and undertaken a structured amenity assessment of the Sycamore tree, for the above reasons and in the light of the findings of the amenity assessment, I do not consider the tree to be of such value as to influence this development. This being the case, then in view of its protected status a replacement tree will be required, as discussed.

### 5.3 Highway Officer

Submitted plans:

Whilst there are no objections in principle from a highway aspect to this application the following amendments/conditions are applicable.

- Amendments are required to the layout to enable the increase in the dimensions of all the car parking spaces to ensure the minimum dimensions of 5 m x 2.5 m are achieved.
- The layout proposed does not strictly comply with Building Regulations 2000, in that it does not allow access for fire appliances. To satisfy the requirements of Building Regulations 2000 Approved Document B Part B5 Section 17.11 and Table 2.1, I would advise that the applicant contact the fire officer for views on this matter.
- The provision of a conveniently placed bin store to assist in the collection of refuse.
- Adequate measure shall be designed into the proposed access so as to avoid the discharge of surface water from the site onto the highway, in the interests of highway safety.
- Conditions HIGH 1 and HIGH 2.

Amended plans:

No comments have been received on the amended plans, however amendments have been made in line with the Highway Officer's recommendations and suggestion of conditions.

### 5.4 Fire Officer

No objections subject to Building Regulation requirements.

### 5.5 Drainage Officer

No objections subject to conditions and informatives

### 5.6 Pollution Control Officer

Historic maps show the above application is located near a sand pit. It is therefore strongly recommended that an assessment is undertaken to ensure there is no risk to human health.

## **6.0 Relevant Policy and Strategic Context**

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

6.2 In the case of this application, the Development Plan consists of the Doncaster Core Strategy and Unitary Development Plan. The most relevant policies are Policies CS1, CS14, CS15 and CS16 of the Core Strategy and Policies PH11, ENV25 and ENV59 of the UDP. These policies concern new residential development in a built up location and within an area of historic/natural quality.

6.3 A material consideration in the determination of this application is the granting of Planning Permission 09/02824/OUT which granted outline planning permission for the erection of 4 apartments following demolition of the existing dwelling.

6.4 Other material considerations include the National Planning Policy Framework (NPPF) and the subsequent planning guidance; as well as the Council's supplementary planning guidance.

## **7.0 Planning Issues and Discussion**

7.1 The main planning issues relevant to this proposal are whether the development would have a negative impact upon the character of the area of the Bessacarr Conservation Area, local amenity, highway safety, local drainage capacity or any risks identified as a result of land contamination.

### Principle of Development

7.2 Policy PH11 (a) of the UDP accepts the principle of residential development in a residential policy area providing the character of the area or local facilities are maintained and neighbour amenity is protected. Subject to site specific issues identified below, the application is acceptable in principle.

### Character and Appearance of the Area

7.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 puts a statutory duty on local planning authorities to pay special attention to preserving or enhancing the character or appearance of Conservation Areas. That duty is reflected in Policy CS15 of the Core Strategy and Policies PH11 and ENV25 of the UDP. There have been concerns with the impact of the proposal on the conservation area raised within the representations received on the application.

7.4 The special interest of the Bessacarr Conservation Area is that of a residential suburb of early twentieth century origin and its open character arises from the individual and paired buildings on large, typically long thin plots. Lawns, verges, trees and hedges, give the area its verdant character.

7.5 Members should note there is an approval (09/02824/OUT) for the erection of 4 apartments which was deemed not to be harmful to the character and appearance of the

conservation area. This included the provision of a replacement building with hard standing to the front and rear of the property. Whilst this permission has lapsed, it remains a material planning consideration. There have been no material changes to the characteristics of the site and although there have been changes to policy including the publication of the NPPF and the Core Strategy, these changes do not result in the proposal becoming unacceptable in policy terms.

7.6 As submitted, the current proposal was deemed harmful to the character and appearance of the Conservation Area with regard to the relative massing of the building, the proximity to the boundaries and general design. Furthermore, the Tree Officer expressed concern with the pressure of development in proximity to the TPO'd Sycamore (T1). Amendments were also required from a highway safety perspective which impacted the green character of the plot.

7.7 The amendments made to the application sought to replicate the original arrangement layout of Planning Permission 09/02824/OUT. The design, massing and form of the proposed building are markedly improved compared to the submitted design and the existing dwelling. The building would be inset from the side boundaries and the green character to the front garden is largely retained and would be reinforced by additional planting.

7.8 It is noted that objections have been received relating to a section of the rear garden been taken over to off street parking. However, this largely replicates the previous permission apart from an additional parking space. In terms of the impact on the conservation area this area would not be widely visible other than the access down the side of the property which is not an uncommon feature in the street scene. Furthermore, permitted development rights would be in place for similar works to take place for the existing dwelling. The amenity impact of the rear parking area is discussed below, however there is limited harm in terms of its impact upon the conservation area.

7.9 In summary, the appearance of the building would be seen in visual terms as an improvement and would be sympathetic to the Conservation Area in terms of design and its appearance. There retains a decent amount of space between the building and the road, despite the encroachment by the front projection to the property. Furthermore, the parking area shown would not result in a loss of openness and is generally hidden in the street scene. Although the intensity of the site would increase, a similar layout has been previously agreed and the density of the site is not unduly high.

7.10 Having undertaken a structured amenity assessment of the Sycamore tree, the Tree Officer believes that the remaining tree threatened by the development is not of such value as to influence this development but a good quality replacement should be secured in addition to extra planting which would reinforce remaining green character.

7.11 The proposal would therefore maintain the character of the Bessacarr Conservation Area in the context of the previous planning permission on the site and in accordance with Policies CS1, CS14 and CS15 of the Core Strategy and Policies PH11 and ENV25 of the UDP.

#### Local amenity

7.12 Policy CS14 of the Core Strategy recognises that a component of good design is to ensure that new development does not have a negative effect on residential amenity. Policy PH11 of the UDP also states that residential developments should not be accepted if 'the effect of the development on the amenities of occupiers of nearby properties would

be unacceptable'. There are local concerns relating to the impact on local amenity including highway safety, noise, general disturbance, anti-social behaviour, fumes, litter and concerns over boundary treatments.

7.13 A material consideration in this application is the granting of Planning Permission 09/02824/OUT which allowed a similar layout to what is now proposed. Although the intensity of the development has increase to 5 apartments with an additional parking space proposed, the resulting increase in noise and disturbance to the rear garden is difficult to quantify. Another consideration is the appeal decision for planning reference 14/02590/FUL relating to residential development to the rear of 44-46 Bawtry Road recently concluded that the noise and disturbance from two separate properties in a backland location with suitable boundary treatments would not unduly affect neighbours in terms of disturbance.

7.14 In summary therefore, the introduction of parking to the rear of the building would involve vehicle movements into a private, presently peaceful area and as such may introduce noise and disturbance to the private rear gardens of adjacent neighbours. This has been noted by objectors. However, the disturbance is likely to be infrequent and predominantly during daytime hours. A suitable boundary treatment would ensure that traffic noise and pedestrian movements would be screened from adjacent gardens. A certain amount of disturbance is already evident from noise traffic on Bawtry Road. The Environmental Health Officer (noise) agrees with this assessment and has no objection.

7.15 It is not considered that the intensity of traffic proposed would lead to issues of air quality, a point raised by objectors.

7.16 In terms of window placement, the provision of windows other than front and rear are directed towards the blank elevation of 141 Bawtry Road. Windows associated with Bedroom 2 would be faced at an acute angle to the neighbour to avoid a significant loss of privacy and would overlook the rear garden in line with other two storey properties in the area.

7.17 The building, as amended, would be sited broadly within the existing building line of the adjacent properties. Due to the siting and orientation of the proposed building, it would not unduly affect the levels of light or visual amenity compared to the existing arrangement. The residents of 141 Bawtry Road may experience an increase in shading to the rear of their property however due to the orientation of the properties there would not be an unreasonable loss of natural sunlight available to windows.

7.18 Local objectors raise the issue of the potential for anti-social behaviour from the proposed flats. However, there is no evidence that this use would generate unreasonable behaviour and this can be controlled by other legislation. The South Yorkshire Police Design Officer has been consulted on the application and no objections were raised.

7.19 In summary, it is not considered that the proposal would unduly affect the residential amenity of adjacent neighbours. The application therefore complies with Policy CS14 of the Core Strategy and Policy PH11 of the UDP.

#### Highway Safety

7.20 The NPPF states that development proposals should only be refused on highway safety grounds if it amounts to a severe impact. Policy CS14 of the Core Strategy requires development to consider highway safety.

7.21 Despite concerns raised in relation to traffic and the vehicular access on to Bawtry Road, the Highway Officer has been consulted and has no objections to the application. The access arrangement would be sufficient for vehicles to enter and leave the site safely and a turning provision within the site would allow vehicles to leave in forward gear.

7.22 Amendments to the original submission include the provision of bin storage and the correct dimensions to car parking spaces. The Highway Officer has noted that a fire engine may find it difficult to access the site but the South Yorkshire Fire Officer has not objected to the application. Provision can be made for other methods under the Building Regulations.

7.23 The application therefore protects highway safety in accordance with Policy CS14 of the Core Strategy.

### Other matters

7.24 An objector raised a question about the type of boundary treatments being proposed. Full details of the proposed boundary treatments will be dealt with via a condition. Indicatively, the provision of 1.8m timber boarded fencing would be proposed to the rear garden boundaries in addition to further planting.

7.25 Concerns relating to drainage of the site would be covered by a condition detailing how surface water drainage is to be discharged in to the ground.

7.26 A land contamination assessment has been recommended and will be secured via planning condition.

## **8.0 Summary and Conclusions**

8.1 Balancing all of the material planning considerations including, the objections received, consultation advice, policy considerations and a previous approval on the site, the proposal overall complies with the relevant policies of the Development Plan. Under the provisions of the NPPF, the application is considered to be a sustainable form of development.

8.2 For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions set out below.

RECOMMENDATION: Planning Permission **GRANTED** subject to following conditions:

### **Conditions / Reasons**

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. U50635            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 listed below:



Application form received 07.10.2016  
Location plan received 07.10.2016  
Schematic Plans and Elevations and Site Plan Rev C received  
01.03.2017

REASON

To ensure that the development is carried out in accordance with the application as approved.

03. 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.

04. U50636

Prior to the commencement of the development hereby granted a scheme for the protection of all retained trees that complies with clause 6.2 of British Standard 5837: 2012 Trees in Relation to Design, Demolition and Construction - Recommendations shall be submitted to and approved in writing by the Local Planning Authority. Tree protection shall be implemented on site in accordance with the approved details and the local planning authority notified of implementation to approve the setting out of the tree protection scheme before any equipment, machinery or materials have been brought on to site for the purposes of the development. Thereafter, all tree protection shall be maintained in full accordance with the approved details until all equipment, machinery and surplus materials have been removed from the site, unless the local planning authority gives its written approval to any variation. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

REASON:

To ensure that all trees are protected from damage during construction in accordance with Policy CS16 of the Core Strategy.

05. U50637

Following the removal of the Sycamore tree authorised by this consent and upon completion of development, a replacement tree shall be planted on the site. The replacement tree shall be container grown Himalayan Birch (*Betula utilis* var. *jacquemontii* or *Betula ermanii*) unless as may be specifically approved otherwise by the Local Planning Authority, and of minimum selected standard (10-12cm) size in accordance with British Standard 3936: 1992 Nursery Stock Part One. The replacement trees shall be planted in the front garden during the first planting season following completion of

development. The Local Planning Authority shall be notified in writing within 7 days of the planting of the trees.

REASON

To ensure that a good quality tree is planted as a replacement in the interests of amenity and in accordance with the principles and actions set out in Theme 2: Trees & Woodlands of the adopted Doncaster Green Infrastructure Strategy 2014-2028.

06. U50638

No development shall take place on the site until details of a landscaping/planting scheme have been agreed in writing with the Local Planning Authority. This scheme shall indicate all existing trees and hedgerows on the site, showing their respective size, species and condition. It shall distinguish between those which are to be retained, those proposed for removal and those requiring surgery. The scheme should also indicate, where appropriate, full details of new or replacement planting. All planting material included in the scheme shall comply with Local Planning Authority's 'Landscape Specifications in Relation to Development Sites'. Planting shall take place in the first suitable planting season, following the commencement of the development. Any tree or shrub planted in accordance with the scheme and becoming damaged, diseased, dying or removed within five years of planting shall be replaced in accordance with the above document.

REASON

To ensure that replacement trees are of a suitable type and standard in the interests of amenity.

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. U50639

No part of the residential development shall be occupied until details of external lighting have been submitted to and approved in writing by the local planning authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the local planning authority.

REASON

To ensure that the proposed lighting scheme safeguards the character of the area and/or the living conditions of neighbouring residents, having regard to the effects of the proposed illumination.

09. 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.

10. U50640

The development hereby permitted shall not be commenced until details of bin storage facilities for the occupants of the development have been submitted to and approved in writing by the local planning authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

REASON

To ensure that satisfactory facilities for residents to comply with Policy CS14 of the Core Strategy.

11. 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.

12. 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.

13. 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.

14. HIGH2

The vehicle turning space as shown on the approved plans shall be constructed before the development is brought into use and shall thereafter be maintained as such.

REASON

To avoid the necessity of vehicles reversing on to or from the highway and creating a highway hazard.

15. U50642

Before the development hereby permitted is brought into use, the parking as shown on the approved plans shall be provided. Notwithstanding the designated parking bays, the access otherwise shall remain clear from obstruction at all times.

REASON

To ensure that adequate parking provision is retained and to allow free movement within the site as required by Policy CS14 of the Core Strategy.

## **Informatives**

01. INF1B

INFORMATIVE

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: [www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

This Standing Advice is valid from 1st January 2017 until 31st December 2018

02. IA011

INFORMATIVE

The permission hereby granted shall not relate to the display of any advertisement for which express consent is required. Separate consent under the Town & Country Planning (Control of Advertisements) Regulations 1992 (as amended) is required.

03. U11021

INFORMATIVE

The developer's attention is drawn to the information provided by the Council's Drainage Officer. The information may be found by viewing the consultation reply which is attached to the planning application on the Council's website. Please use the following link

04. 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.

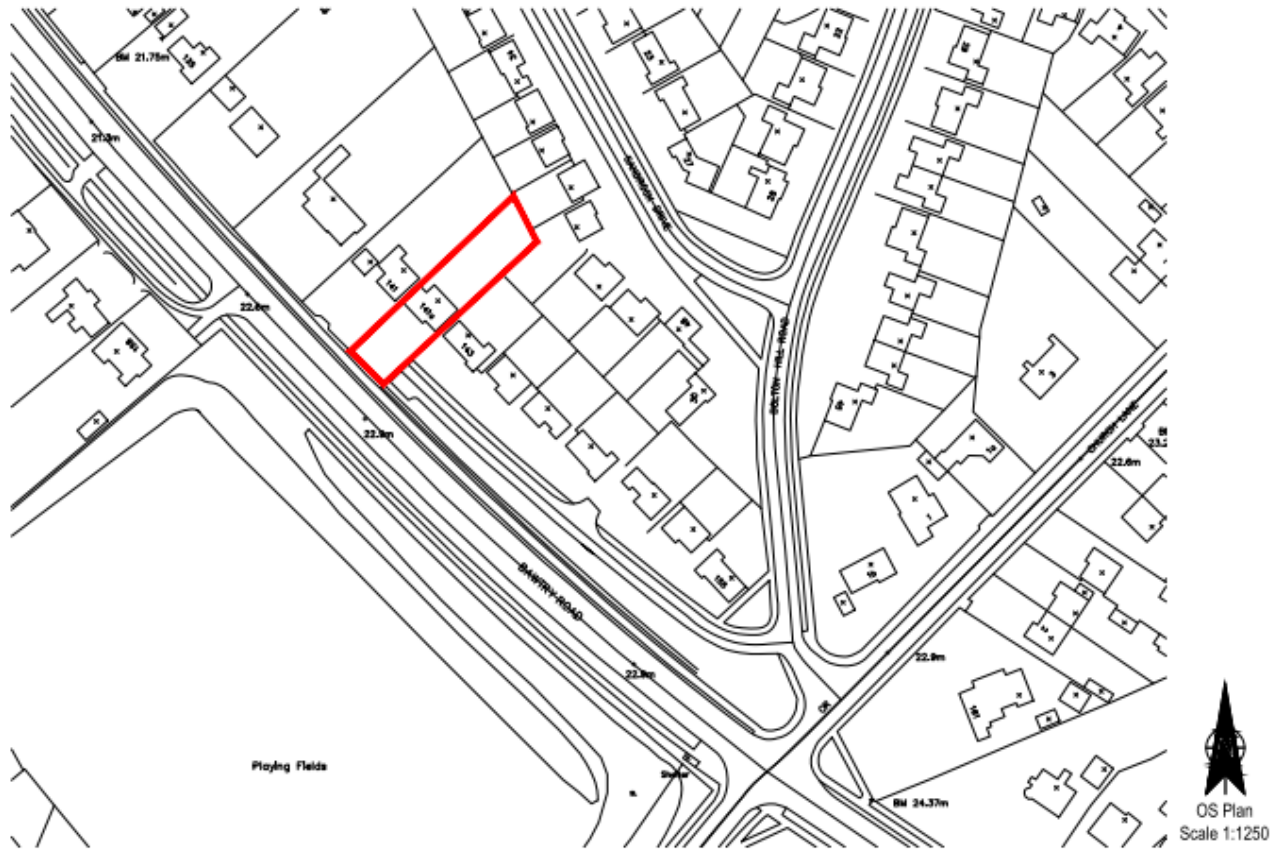
The document can be found at the following web address:

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

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

# Appendices

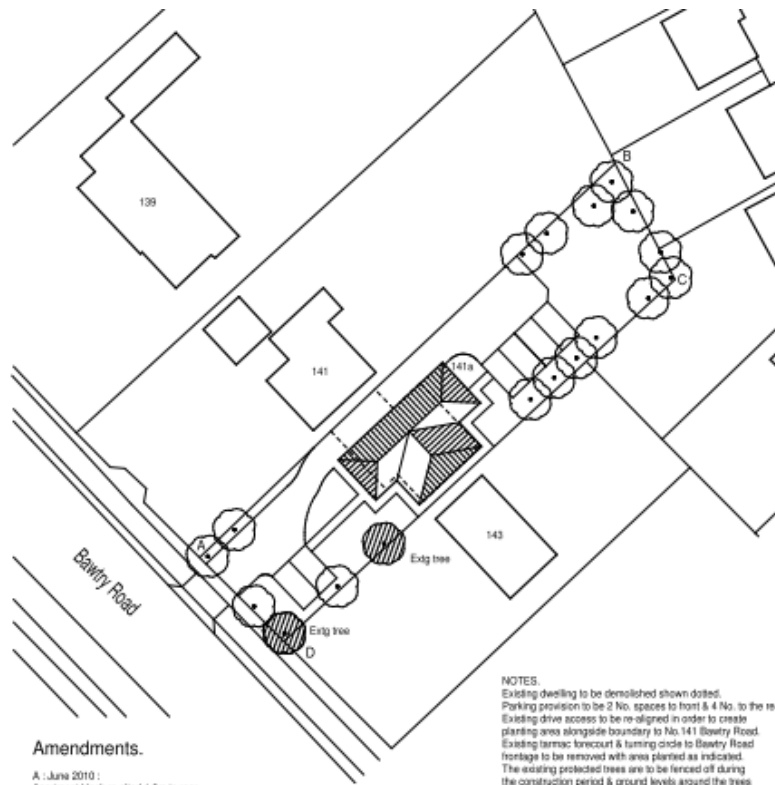
## Appendix 1 – Location Plan



## Appendix 2 – Proposed Site Plan



# Appendix 3 – Approved Site, Floor and Elevation plans (09/02824/OUT)

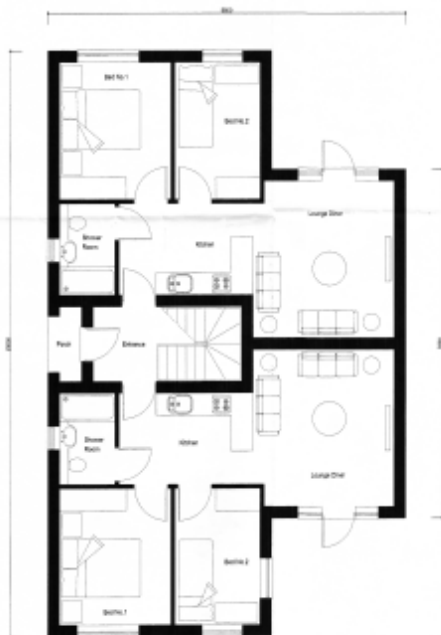


### Amendments.

A - June 2010:  
 Apartment block re-sized 1.0m to rear.  
 Private drive increased in width to 5.0m for the first 10.0m then reduced to 3.16m thereafter.  
 Boundary treatments added to plan.

**NOTES**  
 Existing dwelling to be demolished shown dotted.  
 Existing provision to be 2 No. spaces to front & 4 No. to the rear.  
 Existing drive access to be re-aligned in order to create parking area alongside boundary to No. 141 Bawtry Road.  
 Existing tarmac forecourt & tarmac circle to Bawtry Road frontage to be removed with areas planted as indicated.  
 The existing protected trees are to be fenced off during the construction period & ground levels around the trees are not to be altered.

**Boundary Treatments**  
 A - B - C & D - existing timber fences to remain  
 D - A : 1.20m high cast iron railings



Ground Floor Plan



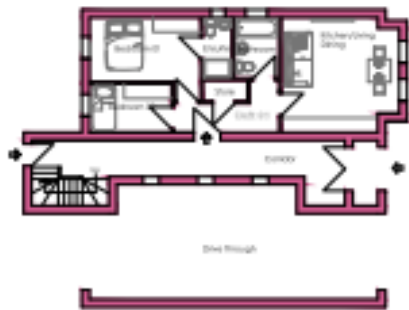
First Floor Plan



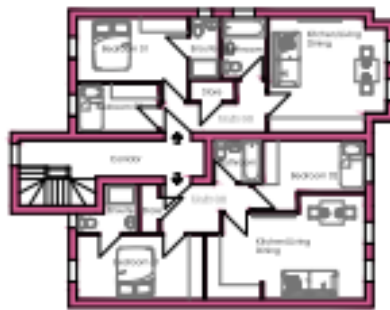
Appendix 4 – Submitted, Site, Floor and Elevation Plans (16/02517/FUL)



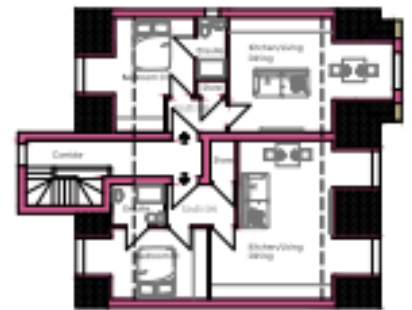
Proposed Site Plan 1:200



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Front Elevation 1:100



Proposed Side Elevation 1:100



Proposed Rear Elevation 1:100

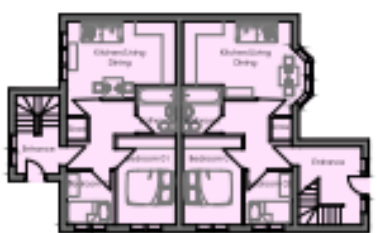


Proposed Side Elevation 1:100

**Appendix 5 – Proposed (as amended) Site, Floor and Elevation Plans  
(16/02517/FUL)**



Proposed Site Plan 1:200



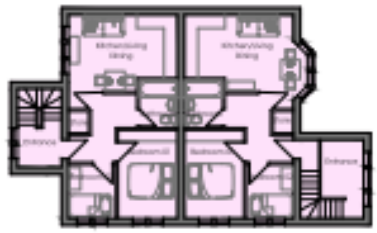
Proposed Ground Floor Plan 1:100



Proposed Front Elevation 1:100



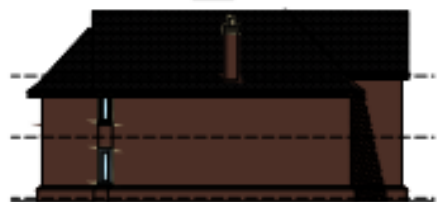
Proposed Side Elevation 1:100



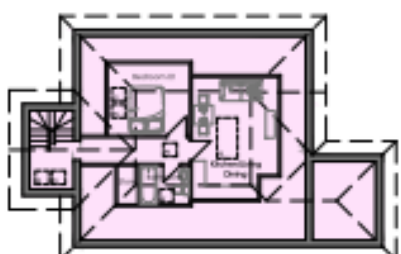
Proposed First Floor Plan 1:100



Proposed Rear Elevation 1:100



Proposed Side Elevation 1:100



Proposed Second Floor Plan 1:100



Proposed Street Scene to Bawtry Road 1:100

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