

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 6th March 2018

Application	5
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Application Number:	17/01687/FUL	Application Expiry Date:	13th March 2018
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Application Type:	Full Application
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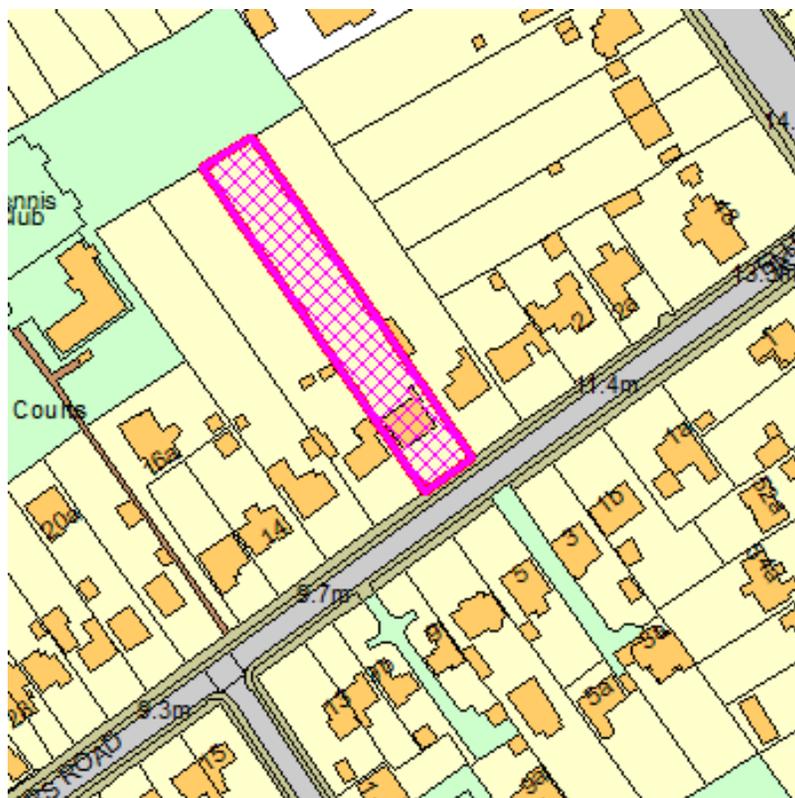
Proposal Description:	Erection of two detached dwellings and double garages following demolition of existing dwelling
At:	8 Ellers Road Bessacarr Doncaster DN4 7BA

For:	Mr Singh
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Third Party Reps:	8	Ward:	Bessacarr
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Author of Report	Hannah Wilson
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MAIN RECOMMENDATION:	GRANT subject to S106 agreement
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1.0 Reason for Report

1.1 This application is being presented to the Planning Committee given the number of representations received in objection, and as requested by Councillor Neil Gethin.

2.0 Proposal and Background

2.1 The application seeks consent for the erection of a replacement dwelling to the front of the plot, from a bungalow to a two storey dwelling and the development of the rear garden for a new two storey dwelling.

2.2 The site occupies a prime site on Ellers Road, which is a well-established residential area, characterised by mainly detached bungalows with long linear rear gardens. The site is rectangular in shape and is currently occupied by a street frontage white rendered detached bungalow. The application site is surrounded on its western and eastern boundaries by frontage residential development, with the tennis club to the north-west. The existing 1920's bungalow is characteristic of what was the traditional form of development on Ellers Road, however many of the bungalows have in recent years been replaced with two storey dwellings with backland housing in the former rear garden areas. The rear garden to No.8 is grassed, with mixed hedging running along the boundaries, including a 3 metre conifer hedge to the roadside.

2.3 No.10 Ellers Road has approval for the replacement of the existing bungalow with a two storey dwelling and a new two storey dwelling in the rear. This was approved by the planning committee and the decision issued on the 14.09.16 (16/00225/FUL). The application appeared that the rear dwelling could not be developed until the frontage dwelling was demolished due to access reasoning. However this was not the case and the rear plot has been developed with a two storey dwelling behind the remaining bungalow looking out of character, imposing and not in keeping with the Residential Backland and Infill Development SPD. (Appendix 3).

2.4 No.12 Ellers Road has also completed a similar form of backland development, and there are further examples of this type of development along and on both sides of Ellers Road.

3.0 Relevant Planning History

3.1 Outline planning permission was originally granted for the erection of a dormer bungalow to the rear of the site following partial demolition (to enable access to the rear plot) of the existing bungalow in 2005 (05/01549/OUT). This permission was granted following a number of refusals for similar types of development to the rear that created unacceptable densities, poor living conditions, harm to trees and out of character subdivisions (93/0577/P and 04/2180/P).

3.2 In 2007 and 2008 permission was sought for this site and its neighbours 6, 10 and 12 Ellers Road for a comprehensive scheme of 12 dwellings. Both of these were refused for character and density reasons (07/02950/FULM and 08/00610/FULM). Subsequently most of these plots have individually received planning permission for backland development.

3.3 Following the 2005 permission a renewal was sought in 2010 (10/03079/OUT): 'Outline application for the erection of one detached dormer bungalow on approx 0.2 ha of land (including details of siting, layout and means of access) following the partial demolition of existing detached bungalow (being resubmission of application 05/01549/OUT granted on 28 June 2005)'. This was approved subject to conditions on 23.12.2010.

4.0 Representations

4.1 The application has been advertised in accordance with the requirements of the Planning Practice Guidance via site notice, newspaper advert, the council website and neighbour letters.

4.2 At the time of writing the report 8 representations (from 5 households) have been received in objection to the application including one from Councillor N Gethin: the representations outline that the proposal would be:

- Out of character with the majority of properties and removes long gardens and open feel.
- Servicing concerns for the rear house
- Traffic and parking concerns and bus stop in the way
- Harm to conservation area and refusal of other tandem developments recently
- Harm and loss of trees and hedges
- Harm to local wildlife
- Drainage concerns that Yorkshire Water have a sewer under the site.
- Overshadowing of No.6
- Harm to residential amenity
- Over intensive development and harm from massing of the proposal
- Bin collection point
- Access width and turning space concerns not big enough
- No bat report has been requested

5.0 Relevant Consultations

5.1 Pollution Control: A Screening Assessment of Land Contamination has been submitted and thus pollution control have no objections subject to two conditions.

5.2 Ecology: A bat survey was carried out by EMEC Ecology and reported in "Daytime Bat Survey of no. 8 Ellers road in Bessacarr, Doncaster, South Yorkshire" (October 2017) was produced to current best practice by suitably qualified and experienced ecologist. The report concluded that there was no evidence of potential for bat use of any part of the building and this is accepted. The removal of trees in the garden may disturb nesting birds hence a breeding birds informative should be attached if you were minded to grant approval. No objections on ecological grounds and no conditions.

5.3 Coal Authority: Low risk area so standing advice informative imposed.

5.4 Trees: A new plan was requested to show trees to be removed and retained. The tree officer has no objections to this subject to condition.

5.5 South Yorkshire Fire and Rescue: No objections subject to informative

5.6 Drainage: No objections subject to condition.

5.7 Safer Roads Team: Requested that the bus stop area is 15m and that this is conditioned.

5.8 Highways: Amendments were required for the turning area for fire appliances and access widths which has now been achieved and there are no objections subject to standard conditions.

5.9 Design and Conservation: The window amendments have addressed the design of the buildings and improved a little on green character reducing the 'tunnel effect'. Though the officer has concerns over the cumulative impact of development and subsidiarity there are larger buildings with a similar relationship approved in comparable plots nearby so it might be difficult to withstand an appeal on this basis if refused. Conditions recommended.

5.10 Yorkshire Water: No objections received. As the site is for 2 dwelling development and that foul water only is being drained to public foul sewer and surface water is stated as to soakaway, no observation comments from Yorkshire Water.

6.0 Relevant Policy and Strategic Context

6.1 In the case of this application, the development plan consists of the Doncaster Core Strategy (CS) and Unitary Development Plan (UDP). The land is allocated as Residential Policy Area within the Bessacarr Conservation Area on the saved UDP plans. The most relevant policies are:

Doncaster Core Strategy

Policy CS14 Design and Sustainable Construction

Policy CS15 Valuing our Historic Environment

Policy CS16 Valuing our Natural Environment

Policy CS17 Providing Green Infrastructure

Doncaster Unitary Development Plan (UDP) saved policies 1998

Policy ENV25 Development adjacent to Conservation Area

Policy PH11 Residential Development

Policy ENV 59 Protection of Trees

6.2 Other material considerations include the National Planning Policy Framework (NPPF) and the subsequent planning guidance; as well as the Council's supplementary planning guidance including Development Guidance and Requirements SPD, Residential Backland and Infill Development SPD and Bessacarr Conservation Area Appraisal.

7.0 Planning Issues and Discussion

Principle of Development

7.1 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.

7.2 The site has had several outline approvals for this plot to be developed for tandem development. This is a full application rather than a renewal of the outline consents.

Character and Appearance of the Area

7.3 The site is within the Bessacarr Conservation Area. It is important to assess the impact of the proposed development on the character of the area, including that of the Conservation Area. Policy CS14 states that the proposal should respect the character of the area and be attractive and robustly designed. Policy PH11 continues on to state that the proposal should not be detrimental to the character of the area or be over intensive. As the proposal is in a conservation area policies ENV 25 and CS15 are relevant. These ensure that developments in such locations seek to preserve and enhance the character of the area. There have been concerns raised about the impact of the proposal on the conservation area 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 character arises from the individual and paired buildings, well-spaced, on large, typically long thin plots. Their large front and rear gardens with mature trees, shrubs, and hedges give the area its green character which is important to conserve. Ellers Road is described in the conservation area character appraisal as follows;

'...the dwellings in Eller's Road tend to 'fill' the plots leaving little gap between the properties. Dwellings tend to be bungalows on the north side with detached houses to the south ranging from early to mid-20th Century style'.

7.5 Tandem development to the rear of long thin plots can harm the character of this conservation area through the reduction in its green and open character as a result of the built forms, hard landscaping and the removal of trees that enable that development. This is being resisted elsewhere in the conservation area. However, there have been a number of previous approvals for schemes to redevelop the back gardens of this plot and the other bungalow plots along Ellers Road, so it would be inconsistent to object on principle to a tandem development. Indeed the adjacent site was approved in 2016 by planning committee (No.10) for backland development.

7.6 Demolition of the bungalow is felt to be acceptable. The bungalow is not of intrinsic architectural significance though the form of the building and its location within the long thin plot is characteristic of the conservation area. There would be no objection to their demolition and replacement with a suitable scheme from the conservation officer provided demolition is linked to an approved replacement scheme to avoid unsightly gaps in the building line which is a common requirement in a conservation area.

7.7 The main issue is the design and appearance of the new buildings and their location within the plot. The frontage building will need to sit easily in the street scene in relation to gaps between buildings and in relation to adjacent buildings. This is complicated by the fact that the approved frontage building to no.10 has not been implemented so at present there would be bungalows each side. This was thought to need to be demolished to allow for the development of the rear dwelling however this wasn't the case.

7.8 The failure of the adjacent plot at No.10 to create a subservient development that would accord with the Backland and Infill development SPD; by not having a larger dwelling built behind a small frontage dwelling, has led to the need to stringently control this site so that this error and harm is not re-created on this site. Elsewhere in the borough, including Sprotbrough, S106 legal agreements have been used to ensure that the frontage dwelling is developed before the rear dwelling. The applicant was made aware of this and that the application would not be supported if this legal agreement was not in place. Thus this committee report and officer recommendation is subject to the signing of a s106 if committee is minded to approve the application. The heads of term have been agreed as the following and a S106 prepared and ready to sign after this decision is taken:

Not to allow or permit Construction of the First Floor of the Second Dwelling until such time as the First Dwelling is Completed at First Floor Level unless otherwise agreed in writing by the Council.

7.9 The proposals have been designed so that the amount of development though, resulting in 2 good sized dwellings, is less than that approved on the adjacent plot and the rear building has slightly less massing than the frontage building.

7.10 The separation distances to the adjacent buildings are comparable to elsewhere, keeping a green edge to the plots and gap between properties. The plans as originally submitted showed a gable ended shallow roof design which appeared at odds with the adjacent bungalow. This was amended to a hipped roof which now means the proposal sits more comfortably in the street scene. This alteration has been made for both the rear and the frontage buildings.

7.11 The proposed dwellings are two storeys with hipped roof and two front projecting gables. There is a central glazing panel and the windows are side casements with headers and cills. There is a chimney incorporated into the design and small side projections to break up the massing. This is inkeeping with the scale and design of properties along the street.

7.12 There is no uniformity of design in this conservation area but the full length glazing at the front with its vertical emphasis would make the building appear taller than it is. Given that there is no uniform character, it is considered that this design feature would add interest and character to the proposal. .

7.13 The footprint of the tandem building is marginally less than that of the frontage building, and whilst not entirely subsidiary is in keeping with other developments in the area adjacent to this development. The built form to plot ratio is between 1:5 and 1:6 which is relatively low for this part of the conservation area though does compare favourably to some of the adjacent development. This is not in itself a reason for refusal but does indicate the pressure on the open character of this part of the Conservation Area.

7.14 The heritage statement refers to red brick and stone heads and cills to doors and windows and a grey flat tile (slate or similar) to the roof which is considered to be acceptable provided the tile was not large and coarse and did not have a thick leading edge. Traditional roofs in the area are natural slate or the smaller units of plain tile. A condition has been recommended for samples to ensure that the materials are appropriate and in keeping.

7.15 The tree impact plan and the heritage statement have taken on board the significance of the green character with the retention of most trees on the site dictating the location of buildings. This has been further improved through amendments retaining tree T2 at the front along the streetscene, the introduction of new trees to the centre of the plot and the more rational hard/soft landscaping arrangement at the front which is welcomed.

7.16 There were concerns that a long open view into the site would be created by the straight access road to the rear plot. The applicant has addressed this issue by creating a slight curve at the front of the access to allow for the bus bay and has shown additional planting to obscure the view into the site.

7.17 A condition for further details of the windows and roof lights has been included.

Highways Safety:

7.18 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.

7.19 The access has been amended to move away from the Bus Bay to allow a 15m bus bay to be retained after consultation with the Safer Roads Team. A condition has been imposed to ensure this is marked out to be 15m before the site is brought into use.

7.20 Despite concerns raised in relation to traffic and the vehicular access on to Ellers 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. There is also felt to be an acceptable level of parking proposed within the site.

7.21 The applicants also ensured that there was adequate turning for fire service vehicles.

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

Drainage:

7.23 There has been significant representation from the adjoining landowners with regard to drainage matters. This stems from problems arising with a foul sewer. This sewer has become damaged and blocked in places in the past and is an ongoing concern. This is obviously a private matter between both parties and will not prevent the redevelopment of the site providing the new dwellings are drained effectively. The drainage officer has raised no objection to the scheme subject to a condition being imposed to satisfactorily deal with the detail of all drainage matters.

Ecology:

7.24 The representations also raised concern over the loss of trees within the site, loss of habitats and the resultant impact on the local wildlife. The ecologist was consulted and raised no objections to the scheme after a bat survey was undertaken and no protected species have been shown to be harmed as a result of the development proposals.

7.25 The garden for its size contains relatively poor ecological habitat, however an informative will be imposed to make the applicant aware of the need to protect nesting birds during the construction phase.

Local amenity:

7.26 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'.

7.27 A material consideration in this application is the granting of Planning Permission's 05/01549/OUT and 10/03079/OUT which allowed a similar layout to what is now proposed, although the design was not approved (Appendix 2). Another consideration is the appeal decision for planning reference 14/02590/FUL relating to residential development to the rear of 44-46 Bawtry Road, Bessacarr. This 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. This comparison has a similar backland layout, separation distances (40m between backland and front properties and this application is 44m) and access arrangement to the side of the dwellings, so would not have a detrimental impact on neighbouring amenity. A condition has been imposed for details of boundary treatment to protect neighbouring amenity in accordance with this decision. Furthermore there is neighbouring backland development along this street.

7.28 In terms of window placement, the ground floor windows will be obscured by boundary treatments. The first floor side elevation windows are not to primary rooms and have been conditioned to be obscure glazed to protect amenity.

7.29 There is well over 21m between the frontage property and rear property and neighbouring rear dwellings. The property is a significant distance from the properties across the road so as not cause harm to them by means of overlooking or loss of privacy.

7.30 The proposal has ensured that the 45 degree angle to the neighbouring rear dwelling is respected and that that proposals are not stepped from the neighbours to create a harmful degree of overshadowing. Although the neighbouring property to the north east is a bungalow, there is adequate separation and the sun path and orientation will mean that little overshadowing will occur that would be to a significantly harmful degree to warrant the applications refusal.

7.31 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.

Trees:

7.32 Policy ENV59 states that considerable importance should be attached to protecting trees and new developments are required to not cause unnecessary loss to trees, nor imperil trees by building works. Furthermore policy ENV25 states that the proposal should not detract from the character of the area by virtue of the removal of trees.

7.33 The tree officer has raised no objections to the proposal and trees are to be protected within the site and additional planting included. To ensure this a condition has been imposed for more details. The conservation officer also feels that the amendments would secure the green character of the area subject to a tree scheme for retention and additional planting. Indeed the rear building is brought forward to protect trees and put them as a key consideration of the design rather than a second thought.

8.0 Summary and Conclusion

8.1 Balancing all of the material planning considerations including, the objections received, consultation advice, policy considerations and a previous approvals on the site and adjacent sites for tandem development, 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.

9.0 Recommendation

MEMBERS RESOLVE TO GRANT PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT, SUBJECT TO THE CONDITIONS BELOW AND FOLLOWING THE COMPLETION OF AN AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 IN RELATION TO THE FOLLOWING MATTERS:

A) *Not to allow or permit Construction of the First Floor of the Second Dwelling until such time as the First Dwelling is Completed at First Floor Level unless otherwise agreed in writing by the Council.*

THE HEAD OF DEVELOPMENT BE AUTHORISED TO ISSUE THE PLANNING PERMISSION UPON COMPLETION OF THE AGREEMENT.

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. U59127 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:
Site Plan amended 21.02.18 (JBA.3616.103.E)
Proposed plans amended 23.01.18 (JBA.3616.101.B)
Proposed plans amended 23.01.18 (JBA.3616.102.B)
REASON
To ensure that the development is carried out in accordance with the application as approved.
03. 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.
04. 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.
05. U59100 Prior to commencement of the development hereby approved a detailed soft landscape scheme shall be submitted to and approved in writing by the local planning authority. This scheme shall indicate all existing trees and hedgerows on the site and shall distinguish between those which are to be retained, those proposed for removal and those requiring surgery. The soft landscape scheme should provide details of species, nursery stock specification for all plant material in compliance with British Standard 3936: 1992 Nursery Stock Part One, siting, planting distances/densities, details of staking/guying for all trees, and a programme of implementation.

Thereafter the scheme shall be implemented and maintained in accordance with the approved scheme. Any tree, shrub or hedgerow plant planted as part of the scheme or shown to be retained, which is removed or severely damaged or is found to be dying or seriously diseased within five years of planting shall be replaced within the next available planting season with a tree, shrub or hedgerow plant as specified in the approved scheme.

REASON

To ensure that a landscape/planting scheme is submitted and implemented in the interests of amenity and in compliance with core strategy policy CS16: valuing our landscape.

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. U59101

No development shall take place, until details of the marking up of the bus layby outside of the site on Ellers Road (as shown on the site plan) have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details, and prior to the approved development being brought into use.

REASON

In the interests of Road Safety in accordance with CS14.

08. 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.

09. 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.

10. U59117 Prior to the commencement of the relevant site works details or samples of the materials to be used for the construction of the external surfaces of the new development (walling, roof, and any dressings) shall be submitted to and approved in writing by the local planning authority.
REASON
To preserve and enhance the character and appearance of the Conservation Area in accordance with saved policy ENV25 of the Doncaster Unitary Development Plan.
11. U59118 Prior to the commencement of the relevant site works full details of the design, construction and finish of the doors and windows to be used in the development shall be submitted to and approved in writing by the local planning authority. Unless otherwise agreed in writing, the details shall include an elevation at 1:20 scale of each door or window type and 1:5 scale cross-sections. Details shall include dimensions, details of any heads or other dressings, position within the reveal, and glazing pattern. Development shall be carried out in accordance with the approved details.
REASON
To preserve and enhance the character and appearance of the Conservation Area in accordance with saved policy ENV25 of the Doncaster Unitary Development Plan.
12. U59119 Prior to the commencement of the relevant sit works, details of any new boundary treatment, including their proposed height, materials, and design; and details of the materials used for hard standings shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
REASON
To preserve and enhance the character and appearance of the Conservation Area in accordance with saved policy ENV25 of the Doncaster Unitary Development Plan.
13. U59120 Rainwater goods, pipework, and any fascias to be used in the construction of the buildings shall be black unless otherwise agreed in writing by the local planning authority.
REASON
To preserve and enhance the character and appearance of the Conservation Area in accordance with saved policy ENV25 of the Doncaster Unitary Development Plan.
14. U59124 Before the first occupation of the buildings hereby permitted, the first floor side elevation windows on the approved plans shall be permanently obscure to a level of obscurity to Pilkington level 3 or above or its technical equivalent by other manufactures and shall be permanently retained in that condition thereafter, unless otherwise approved in writing by the local planning authority.
REASON
To ensure that the development does not impact on the privacy of the adjoining premises.

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

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

02. INB

INFORMATIVE

Birds may be nesting in trees and shrubs on the site. It is an offence under the Wildlife and Countryside Act 1981 (as amended) to disturb nesting birds, and vegetation removal or disturbance should be timed therefore to avoid the nesting season (March to August inclusive).

03. U12201

INFORMATIVE

Access for Appliances - Residential Dwellings

Access is to conform to Approved Document B Volume 1 Part B5 Sect. 11.2-11.5 inclusive.

South Yorkshire Fire and Rescue is keen to promote the benefits of sprinkler systems to protect lives, property and the environment. As such it is recommended that this is allowed for when determining the water supply requirements for the site.

04. U12202

INFORMATIVE

In light of the above recommended conditions the following information MUST be provided to the applicant:

1. Surface water drainage plans should include the following:

*Rainwater pipes, gullies and drainage channels including cover levels.

*Inspection chambers, manholes and silt traps including cover and invert levels.

*Pipe sizes, pipe materials, gradients and flow directions.

*Soakaways, including size and material.

*Typical inspection chamber / soakaway / silt trap and SW attenuation details.

*Site ground levels and finished floor levels.

2.

Surface Water Discharge From Brownfield Site

There should be no increase in surface water discharge from the site to existing sewers / watercourses. On site surface water attenuation will therefore be required if drained areas to existing sewers / watercourses are to be increased. A 30% net reduction to existing peak discharge (up to a 1/100 yr storm + 30% CC) will be required if the site is being re-developed. A full justification will be required where the development cannot achieve the 30% betterment on the existing run-off rate.

The development is proposing to discharge surface water to soakaway therefore any greenfield / brownfield run-off discharge rates will not apply. I have included the 30% net reduction as often ground permeability test prove the ground to be unsuitable for infiltration. If this were the case the developer could use any existing connection to watercourse / sewer with a 30% reduction to existing peak flows. If a new connections was to be made then greenfield run off would apply. This is described as brownfield in drainage terms.

3. On Site Surface Water Management

The site is required to accommodate rainfall volumes up to 1 in 100 year return period (plus climate change) whilst ensuring no flooding to buildings or adjacent land.

The applicant will need to provide details and calculations including any below ground storage, overflow paths (flood routes), surface detention and infiltration areas etc to demonstrate how the 100 year + 30% CC rainfall volumes will be controlled and accommodated.

Where cellular storage is proposed and is within areas where it may be susceptible to damage by excavation by other utility contractors, warning signage should be provided to inform of its presence. Cellular storage and infiltration systems should not be positioned within highway.

Guidance on flood pathways can be found in BS EN 752.

4. If infiltration systems are to be used for surface water disposal, the following information must be provided:

*Ground percolation tests to BRE 365.

*Ground water levels records. Minimum 1m clearance from maximum seasonal groundwater level to base of infiltration compound. This should include assessment of relevant groundwater borehole records, maps and on-site monitoring in wells.

*Soil / rock descriptions in accordance with BS EN ISO 14688-1:2002 or BS EN ISO 14689-1:2003

*Volume design calculations to 1 in 30 year rainfall + 30% climate change standard. An appropriate factor of safety should be applied to the design in accordance with CIRIA C753 - Table 25.2.

*Location plans indicating position (Soakaways serving more than one property must be located in an accessible position for maintenance).

Soakaways should not be used within 5m of buildings or the highway or any other structure.

*Drawing details including sizes and material.

*Details of a sedimentation chamber (silt trap) upstream of the inlet should be included.

Soakaway detailed design guidance is given in CIRIA Report 753, CIRIA Report 156 and BRE Digest 365.

05. U12206

INFORMATIVE

Any works carried out on the public highway by a developer or any one else other than the Highway Authority shall be under the provisions of Section 278 of the Highways Act 1980. The agreement must be in place before any works are commenced. There is a fee involved for the preparation of the agreement, and for on site inspection. The applicant should make contact with Malcolm Lucas, Tel. 01302 745110. Email. Malcolm.lucas@doncaster.gov.uk as soon as possible to arrange the setting up of the agreement.

Doncaster Borough Council Permit Scheme (12th June 2012) - (Under section 34(2) of the Traffic Management Act 2004, the Secretary of State has approved the creation of the Doncaster Borough Council Permit Scheme for all works that take place or impact on streets specified as Traffic Sensitive or have a reinstatement category of 0, 1 or 2. Agreement under the Doncaster Borough Council Permit Scheme's provisions must be granted before works can take place. There is a fee involved for the coordination, noticing and agreement of the works. The applicant should make contact with Paul Evans Tel. 01302 735162. Email. P.Evans@doncaster.gov.uk as soon as possible to arrange the setting up of the permit agreement.

The developer shall ensure that no vehicle leaving the development hereby permitted enter the public highway unless its wheels and chassis are clean. It should be noted that to deposit mud and debris on the highway is an offence under provisions of The Highways Act 1980.

Reasons(s) for Granting Planning Permission:

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

Additional information provided for a bat survey, conservation design amendments, and highways amendments.

Appendix 1: Site Plan and Proposed Plans

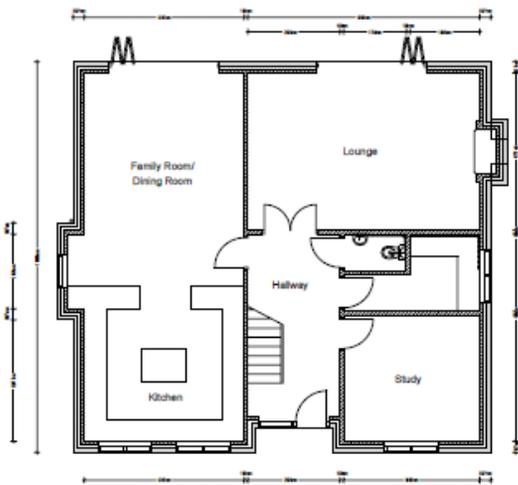




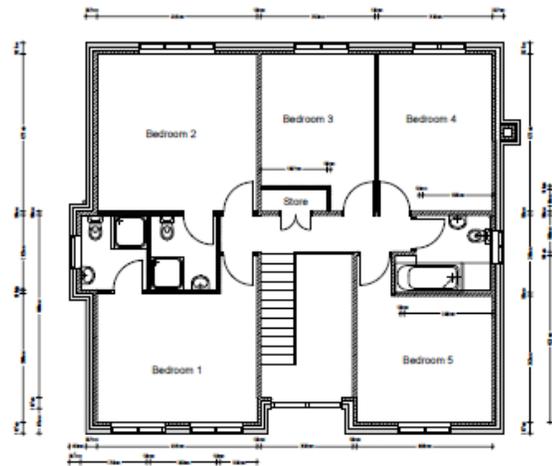
Proposed Front Elevation



Proposed Side Elevation



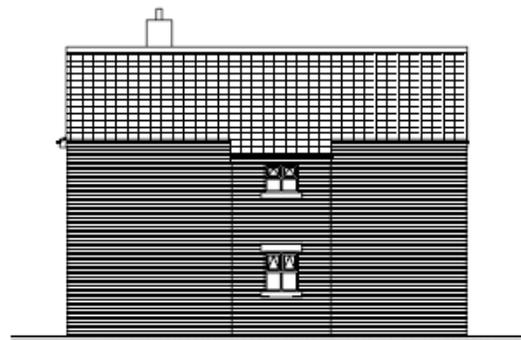
Proposed Ground Floor Layout



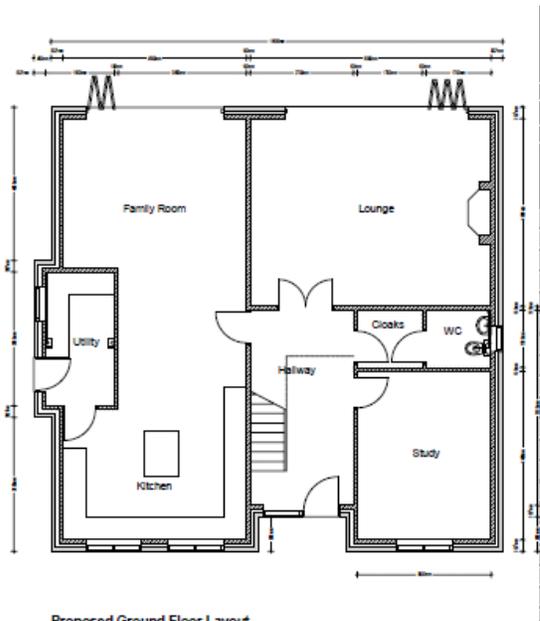
Proposed First Floor Layout



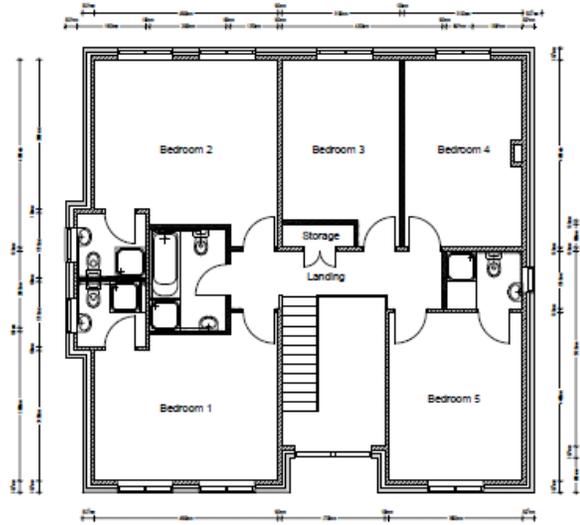
Proposed Rear Elevation



Proposed Side Elevation



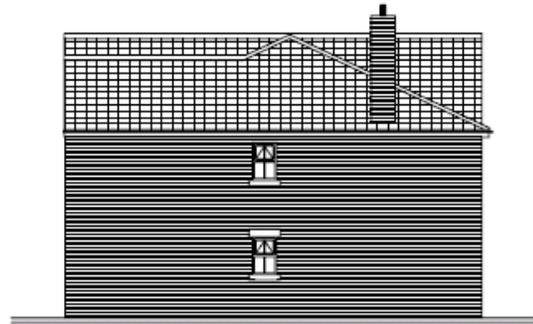
Proposed Ground Floor Layout



Proposed First Floor Layout



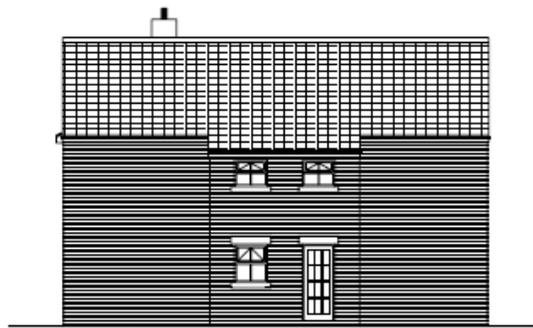
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

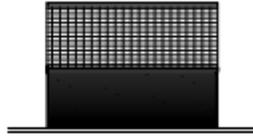
Proposed Garage Layout



Proposed Front Elevation



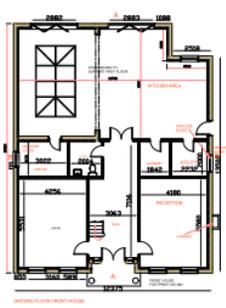
Proposed Rear Elevation



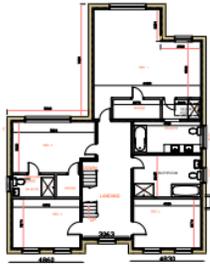
Proposed Side Elevation



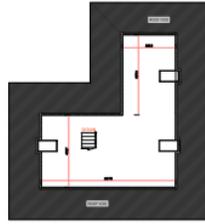
Proposed Side Elevation



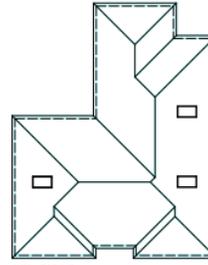
SECOND FLOOR FRONT HOUSE



FIRST FLOOR FRONT HOUSE



FIRST FLOOR LEFT BRANCH OF THE LARGEST HOUSE



FIRST FLOOR FRONT HOUSE



SOUTH ELEVATION FRONT HOUSE



WEST ELEVATION FRONT HOUSE



WEST ELEVATION FRONT HOUSE



EAST ELEVATION FRONT HOUSE