

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 23rd July 2019

Application	1
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Application Number:	18/02033/OUT	Application Expiry Date:	23rd October 2018
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Application Type:	Outline Application
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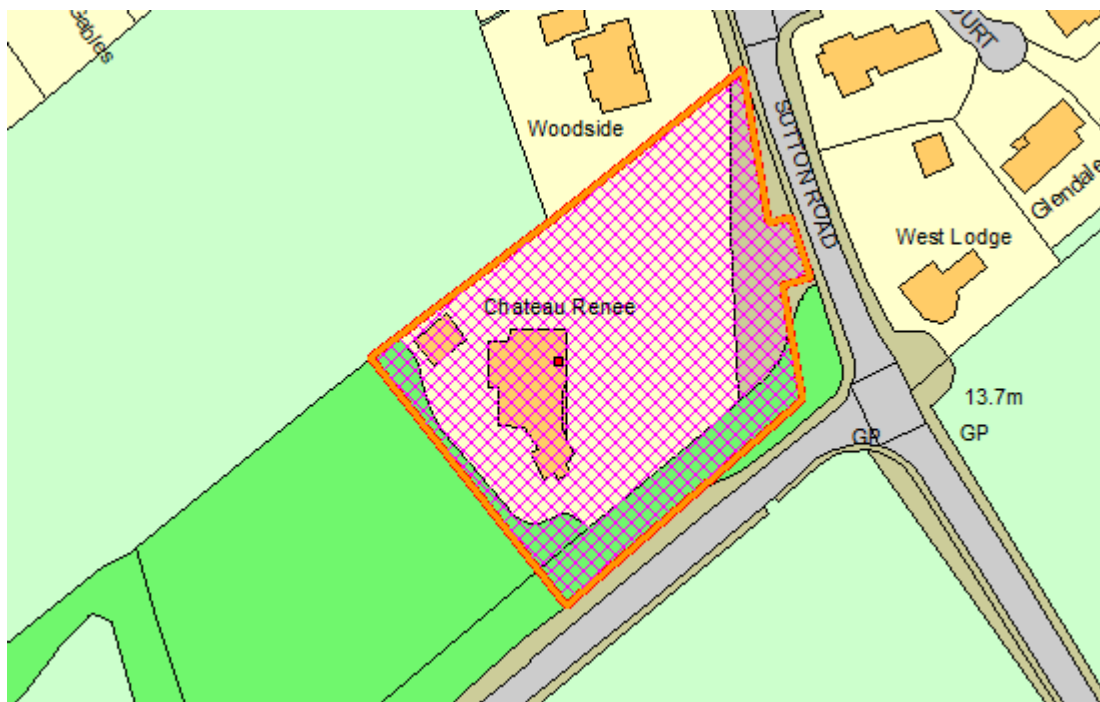
Proposal Description:	Outline application for the construction of 1 dwelling (re-submission of withdrawn application 17/02191/OUT)
At:	Chateau Renee Sutton Road Campsall Doncaster

For:	Mr Matthew Dale
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Third Party Reps:	24	Parish:	Norton Parish Council
		Ward:	Norton And Askern

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

1.1 This application is being presented back to Members following its deferral from the Planning Committee meeting on 25th June 2019.

1.2 The application was deferred to allow a site visit to take place in order to assess the effect upon trees, to check the accuracy of the tree survey, to look at build lines and to consider the highway impact.

2.0 Proposal and Background

2.1 The application site is a large detached house, known as Chateau Renee. It is the first house on the left as you enter Campsall Village. The site adjoins Campsall Conservation Area and adds to the rural character on entering the village from Burghwallis and Sutton. It is well treed to its edge and a number of the trees are protected by tree preservation order (TPO).

2.2 This is an outline application for a house in the front garden. As this is an outline application there are no plans to show the scale or appearance of the house. The submitted plan does show a relocation of the access and siting. However, these are indicative details only as all matters are reserved.

2.3 Twenty four objections have been received. Thirteen of these objections are residents of Campsall.

2.4 The site is within the village envelope and designated as being within a Residential Policy Area. A new house in the front garden is therefore acceptable 'in principle'. The main matters to consider are effect upon trees, potential impact upon the street scene and adjacent conservation area, effect to residential amenity, ecology and highway safety.

2.5 It should be noted that a second application is being considered by the Local Planning Authority for three dwellings within the rear garden. A decision on this application has not been reached yet. A plan of this second application can be seen in the Appendix. Officers do not consider this second application has any bearing or influence on the application being considered by members on this agenda as it is constrained entirely at the back of the site and the access point is from Burghwallis Road.

3.0 Relevant Planning History

3.1 18/02034/OUT: Outline application for the construction of 3 houses (all matters reserved) (resubmission of withdrawn application 17/02311/OUT). Pending consideration.

3.2 17/02311/OUT: Outline application for the construction of a detached house with garage and summerhouse (All Matters Reserved). Withdrawn 20.11.2017.

3.3 17/02191/OUT: Outline application for erection of 4 dwellings following demolition of existing dwelling (With all matters reserved). Withdrawn 06.11.2017

3.4 97/0520/P: Outline application for erection of one detached dormer bungalow on approx 0.07 ha of land. Refused 14.04.1997.

4.0 Representations

4.1 This application has been advertised in accordance with the The Town and Country Planning (Development Management Procedure (England)) Order 2015 by sending neighbour notification letters, site notice and press advert. 24 objections have been received. 13 are from residents of Campsall. The main concerns are:

4.2 Access: Sutton Road is a busy road, often used by drivers heading to and from the A1 and many drivers are speeding as they enter the village. The site access is being moved closer to a dangerous junction and the national speed limit zone. Highway safety could also be compromised during development as a result of construction trucks and skip wagons.

4.3 Character: A house in the front garden would look out of place. It is forward of the build line also. The dwelling would affect the open and green aspect when entering the village.

4.4 Ecology: The site has ecological importance and this has been damaged by previous work on site, including harm to protected species. A dwelling would further harm the ecological value of the site. The ecological reports do not fully address all the ecological issues.

4.5 Trees: The proposal would result in a loss of trees. These are in addition to the significant felling and clearance that occurred before the submission of the planning application.

4.6 Need: The village does not need any more housing and the village has very few services to support the new dwelling.

5.0 Parish Council

5.1 Concerns for the access because it is exiting onto a busy road and it is close to a junction. The village has limited infrastructure and therefore cannot support any additional properties.

6.0 Relevant Consultations

Highways Development Control: No objections subject to cutting back of the trees on the corner to improve visibility.

Design and Conservation: No objections, subject to conditions.

Tree Officer: No objections, subject to conditions.

Ecology: No objections subject to mitigation conditions and extra pre commencement surveys being carried out.

7.0 Relevant Policy and Strategic Context

National Planning Policy Framework (2019)

Doncaster Core Strategy (May 2012)

CS2: Growth and Regeneration Strategy

CS14: Design and Sustainable Construction
CS15: Valuing our Historic Environment
CS16: Valuing our Natural Environment

Doncaster Unitary Development Plan (1998) (saved policies)

PH11: Residential Policy Areas
ENV25: Conservation Areas

Supplementary Planning Documents

Residential Development Design Guidance and Requirements (July 2015).

The emerging Doncaster Local Plan

This will replace the UDP and Core Strategy once adopted. The Council is aiming to adopt the Local Plan by summer 2020. Consultation on the draft policies and proposed sites took place during September and October of last year and the Local Plan is due to be published in early summer 2019. Given the relatively early stage of preparation of the emerging Local Plan, the document carries very limited weight at this stage. The policies of this emerging plan that are relevant to this application are:

Policy 2: Spatial Strategy and Settlement Hierarchy
Policy 11: Residential Policy Areas
Policy 33: Woodlands, Trees and Hedgerows
Policy 38: Conservation Areas
Policy 45: Residential Design

8.0 Planning Issues and Discussion

8.1 The main matters to consider are:

Principle of the development
Effect to residential amenity
Character and Appearance
Highway Safety
Trees
Ecology

Principle

8.2 The proposal is acceptable in principle. The property is located within the rural village of Campsall and designated as being within a Residential Policy Area. Policy CS2 of the Doncaster Core Strategy states small and good quality housing schemes within the existing village boundary are permitted.

Effect to Residential Amenity

8.3 The proposed development is in outline form only, so the scale and design of the house is not known.

8.4 The indicative layout shows a detached house facing the road. The siting is indicative but unlikely to change significantly because it is so constrained by the trees around it. Assuming the main windows are on the front and rear elevations then the effect to residential amenity would be minimal and residential separation distances set out in the Supplementary Planning Document (Residential Development Design Guidance and Requirements) can be complied with. Further consideration on this matter will be part of any detailed application (reserved matters).

8.5 In 1997 an application was refused in the front garden and one of the reasons was because Chateau Renee would overlook the new house because of its higher position. Based on the indicative siting of this proposed property, there would not be an overlooking issue from Chateau Renee because of the angle of the two properties.

Character and Appearance

8.6 The site is adjacent to the Campsall Conservation Village and adds to the rural feel of the village. The character at the entrance to the village is low density houses that are set back from the road, front gardens, and trees and landscaping. Chateau Renee is set back within its plot and at an elevated position.

8.7 Planning policy advises that any new developments should preserve or enhance the conservation area (including views towards a conservation area). Developments should also respond to important features and integrate well into their surrounding area.

8.8 A proposed house in the front garden would be set back from the roadside and the frontage trees (which are covered by Tree Preservation Orders) would be retained. As the proposed house would be set back it would not dominate the view when entering the village and the existing trees would break up views of the house. The house would also be built at a low density and form a continuation of the existing housing that front onto Sutton Road and is therefore following the development pattern in the area. Other houses along Sutton Road would be seen in background to this house as well. Only two trees are to be removed so the green character would be materially unaffected.

8.9 Residents are concerned that a house in the front garden would look out of place and it would spoil the green and open aspect when entering the village. However, for the reasons above officers do not share this opinion.

8.10 The Council's Conservation Officer raises no objections subject to landscaping, materials and boundary conditions.

8.11 A resident has expressed a concern that the proposed house would be forward of the build line. The indicative plan shows the dwelling to be at angle to next door but the build line on this side of the road is not particularly strong and is therefore not a critical feature. The trees and the low density design will also break up the views of the house. A reserved matters application would give this matter further consideration.

8.12 In the 1997 decision, the officer report advised that the plot and proposed house was small and therefore out of character. This proposal is different as the plot is larger and has a more spacious setting and therefore overcomes the previous reason for refusal.

Highway Considerations

8.13 The existing property is served from a drive off Sutton Road. The proposed drive would be repositioned further south. A number of residents have expressed their concern for the intensification of the site and the moving of the entrance because vehicles enter the village from Sutton are sometimes travelling at high speed despite it being a 30mph zone.

8.14 Highways have advised the new entrance is moving closer to the junction with Burghwallis Road so it is not ideal. However, it would still be 27m away which is judged to be a far enough distance away. Crown lifting of the trees on the corner would improve the visibility and offset the harm. Highways have also taken into account that this proposal is for only one house so the number of additional traffic movements is low.

Trees

8.15 The Chateau Renee site in total has 111 individual trees and 8 groups of trees, hedges or shrubs. Of the surveyed trees: 4 trees are retention category 'U', 21 trees are retention category 'B' and the remaining 94 trees are retention category 'C'. The trees are a diverse mix. Some but not all of the trees are covered by Tree Preservation Orders.

8.16 The indicative site plan shows that a dwelling can be positioned on this plot with only the removal of two trees. The two trees are, category C and they are a semi mature Hazel and an early mature Thuja. The two trees are not covered by Tree Preservation Orders and could be removed without consent of the Local Planning Authority. The applicant has agreed to re-planting and landscaping to offset the harm of removing the two trees.

8.17 The Tree Officer has taken into account this is a plot that would be overshadowed by a number of trees but considers the house and garden would have enough sunlight and daylight available. A number of the trees are protected by TPOs as well and the Tree Officer is considering making orders for additional trees to be protected.

8.18 The trees that are on the junction and require cutting back for visibility are protected by tree preservation order but the Tree Officer agrees that cutting back is acceptable to facilitate the better visibility.

8.19 Based on the assessment above, the proposal complies with the NPPF and local policy.

Ecology

8.20 The site has ecological value. Bats, badgers and great crested newts were given particular consideration by the ecologists involved with this application. Ecology reports were submitted with the application. The Council's Ecologist has checked the reports and visited the site. The conclusion is the development can proceed subject to a number of conditions to protect, mitigate and enhance the ecological value of the site. This approach would comply with both local and national planning policy.

8.21 Bats

The bat survey showed that there is a bat roost present in the building present on site. This building is to be retained within the proposals so bats will not be impacted. The two trees to be removed have a low ecological value.

8.22 Badgers

A badger sett was found on site but it is disused. Badgers are very mobile animals so the status of setts can change. A condition for a pre commencement survey of the site will ensure the sett is still inactive and no other setts have been established on the site. This will provide the opportunity to establish any necessary mitigation if required.

8.23 Great Crested Newts

The first planning application on this site was submitted in 2017. When this application became public many objectors reported the front garden once had a pond, which was drained. Some residents expressed their concern that the pond could have contained great crested newts and it was drained to disguise the ecological value of the site and reduce any planning issues.

8.24 The advice given to the general public in 2017 was: Planning consent is not needed to drain a pond although it is a criminal offence to kill or injure a protected species. If the draining of the pond caused harm to a protected species (e.g. great crested newts) and there is evidence it should be reported to the police and it would have been beneficial to report the allegation at the time the pond was being drained. Harm to protected species is a criminal matter and not a planning consideration.

8.25 Moving forward, the Local Planning Authority want to ensure great crested newts were not affected by future development so they asked for a survey to be carried out. The survey found no evidence that great crested newts were using the site.

9.0 Summary and Conclusion

9.1 A house within the front garden is acceptable in principle and complies with Core Strategy Policy CS2 and saved UDP policy PH11. The submitted site plan demonstrates it is possible to build a house in the front garden without causing harm to residential amenity, the character of the area or highway safety. The proposal would not result in a detrimental tree loss or have an adverse effect to protected species. The recommendation is to approve the application.

10.0 Recommendation

10.1 Outline planning permission be granted subject to the following conditions:

01. STAT2 The development to which this permission relates must be begun not later than whichever is the later of the following dates:- i) The expiration of three years from the date of this permission or ii) The expiration of two years from the final approval of the reserved matters or in the case of different dates the final approval of the last such matter to be approved.
REASON
Condition required to be imposed by Section 92 (as amended) of the Town and Country Planning Act 1990.

02. STAT3 In the case of the reserved matters, application for approval must be made not later than the expiration of three years beginning with the date of this permission.
REASON
Condition required to be imposed by Section 92(as amended) of the Town and Country Planning Act 1990.
03. STAT4 Approval of the details of the access, layout, scale, appearance and landscaping of the site (hereinafter referred to as reserved matters) shall be obtained from the local planning authority before the commencement of any works.
REASON
To enable the local planning authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990.
04. Details of the proposed external building materials shall be submitted to and approved in writing by the Local Planning Authority prior to those external materials being utilised on site. 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.
05. 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.
06. 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.
07. 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.

08. U0070710 Prior to occupation of the dwelling hereby approved, improvements shall be made to highway visibility by the crown lifting of trees on the junction of Burghwallis Road and Sutton Road up to a height of 2m and these visibility improvements shall be maintained for the lifetime of the dwelling hereby approved. The applicant should make contact with Highways Network Management. Darren Sides (01302) 735130. Darren.sides@doncaster.gov.uk for advice on the extent of adopted highway in relation to the cutting back of the vegetation required. Should the vegetation requiring attention be outside the extent of adopted highway the applicant should be advised to obtain the permission of the relevant land owner/s.
- REASON
In the interest of highway safety.
09. U0070698 The development shall not be commenced nor materials or machinery brought onto the site until full details of the access through the site using the alignment shown on drawing SK. 101 Rev C have been submitted to and approved in writing by the Local Planning Authority. The details shall include a site layout plan with the stem position, root protection areas and crown spread of any tree with a canopy spread or RPA affected by the track accurately plotted and clearly differentiate between trees to be retained and trees to be removed; a detailed drawing and written specification for the construction of the access track utilising a professionally recognised 3-dimensional load-bearing construction technique; and a method statement for its installation using a no-dig methodology. Thereafter, installation of the access track shall be undertaken in full accordance with the approved details and the local planning authority notified to approve implementation of the track before any equipment, machinery or materials have been brought on to site for the purposes of the development.
- REASON:
To prevent the loss of and damage to roots from retained trees as a result of the installation of the new access track.
10. U0070699 The alignment of all service trenches and overhead services shall be outside the root protection areas and canopy spreads of retained trees and the position all service trenches and overhead services approved by the Local Planning authority prior to the commencement of development. The design, implementation and maintenance of the services should follow the NATIONAL JOINT UTILITIES GROUP (NJUG) guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees.
- REASON
To prevent damage being caused to trees which it has been agreed shall be retained

11. U0070700 No development or other operations shall commence on site in connection with the development (including tree pruning, demolition works, soil moving, access formation or alteration, or any operations involving the use of construction machinery) until a detailed Method Statement following the guidance in BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved Method Statement. The Method Statement shall be based on the tree survey data (appendix 4: tree data) within ARBORICULTURAL REPORT & Impact Assessment (Reference: AWA2306) and include full detail of the following:
- Installation and phasing (if needed) of a tree protection and temporary ground protection scheme for the protection of the retained trees
 - Removal of existing structures and hard surfacing from within the root protection area of retained trees
 - Installation of new hard surfacing and access - materials, design constraints and implications for levels with the root protection areas of retained trees
 - Treatment of the access points in to the site
 - Siting of materials storage areas and site cabins
 - Specification for tree work
 - Auditable system of arboricultural site monitoring, including a schedule of specific site events requiring arboriculture input or supervision.
 - A list of contact details for the relevant parties.
- REASON
To prevent damage to trees shown for retention on the Approved Plan
12. U0070701 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. Unless otherwise approved in writing by the Local Planning Authority the landscape scheme shall include: a planting plan and schedule (BS 3936-1:1992) including a mixed native hedge along the Sutton Road boundary; enhancement of the Burghwallis Road hedgerow and tree belt; hard landscape; a landscape establishment specification; a maintenance specification for a minimum of five years following practical completion of the landscape works following the guidance in BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations .
- REASON
In the interests of environmental quality
13. U0070702 The planting scheme once approved in writing by the Local Planning Authority, shall be implemented in the first available planting season after commencement of development. The local Planning Authority shall be notified in writing within 7 working days of completion of the landscape works to the required standard and the completion shall be subsequently approved in writing by the Local Planning Authority.

The approved scheme shall be maintained for a minimum of five years in accordance with the Local Planning Authority's publication 'Landscape Specification in Relation to Development Sites'. Any landscape which is defective, damaged or removed within five years of establishment shall be replaced.

REASON

In the interests of environmental quality

14. U0070704

No more than 1 month prior to the commencement of development a survey of the whole site will be undertaken by a suitably qualified ecologist to establish the status of the site with respect to badgers and inform any necessary mitigation measures. The findings of the report shall be submitted to the local planning authority for approval in writing.

REASON

In line with Core Strategy Policy 16 to ensure the ongoing ecological interests of the site.

15. U0070707

Prior to the commencement of development a Construction Environmental Management Plan shall be submitted to the Local Planning Authority for approval in writing. The Plan will contain details of the following:

The working practices on site that will be employed to ensure no construction impacts on badgers.

A reasonable avoidance method statement to be employed during site clearance so that species such as reptiles and amphibians are not impacted.

A toolbox talk to ensure contractors are aware of possible ecological issues and the actions that need to be taken if they encounter particular species.

The Construction Environmental Management Plan shall be followed in full unless agreed otherwise in writing by the Local Planning Authority.

REASON

In line with Core Strategy Policy 16 to ensure the ongoing ecological interests of the site.

16. U0070709

Prior to the commencement of development an ecological enhancement plan shall be submitted to the local planning authority for approval in writing. This shall include details of the following:

The installation of 1 habitat bat roosting box as indicated in the ecology report on the new house on the site.

The creation of features of value to amphibians on the site.

The above measures shall then be implemented as described.

REASON

In line with Core Strategy Policy 16 to ensure the ongoing ecological value of the site.

17. CON1B

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 pursuant to the National Planning Policy Framework. This has to be prior to commencement so that any risks are assessed before works begin to the ground whether this be demolition works or construction works and remediation in place before works begin.

18. 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.

19. CON3 Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filing 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.

20. 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.

01. U0013456 INFORMATIVE
The plan relevant to this decision is the amended site plan revision D, received by the Local Planning Authority on 07.06.2019.
02. U0013439 INFORMATIVE
The trees along the south and west boundary of the application site is subject to A11 of Doncaster Rural District Council Tree Preservation Order (No.18) 1972 Campsall with Sutton. It is a criminal offence to wilfully damage a tree subject to a Tree Preservation Order. Failure to implement the above Planning Conditions which seek to protect the trees will be deemed to constitute wilful damage and may result in criminal proceedings being instigated by the council. Preventing damage to the trees is in the interests of tree health and also in the interests of safety of persons and property
03. U0013440 INFORMATIVE
Following the granting of planning permission the Council will serve a tree preservation order under section 198 of the Town and Country Planning Act 1990 (as amended) to enforce the above conditions.
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.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. it is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.

Appendix 1: Indicative Site Plan

