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| Application | 2. |
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| Application Number: | 19/00578/FUL |
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| Application Type: | Full Application. |
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|------------------------------|---|
| Proposal Description: | Change of use from single dwelling to five flats. |
| At: | 43 Auckland Road Wheatley Doncaster DN2 4AF |

| | |
|-------------|----------------------|
| For: | Mrs Alicia Beardsall |
|-------------|----------------------|

| | | | |
|--------------------------|---------------------------|----------------|------|
| Third Party Reps: | 21 letters in opposition. | Parish: | |
| | | Ward: | Town |

| | |
|--------------------------|---------------|
| Author of Report: | Andrea Suddes |
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SUMMARY

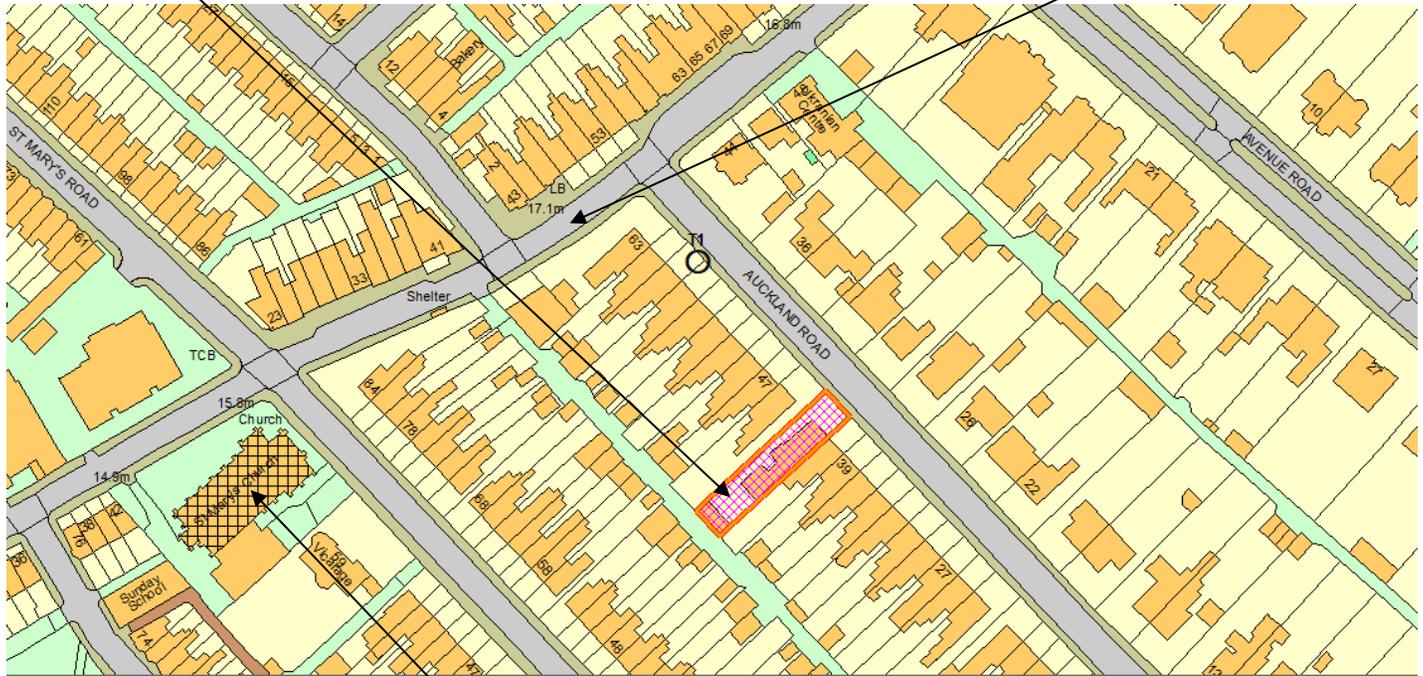
The proposal seeks permission for the change of use of a dwelling to form five self-contained flats. The proposal is considered to be acceptable lying within Doncaster's allocated residential policy area and is considered to be an acceptable and sustainable form of development in line with paragraph 7 and 8 of the National Planning Policy Framework (NPPF, 2019).

The report demonstrates that there are no material planning considerations that would significantly or demonstrably outweigh the social, economic or environmental benefits of the proposal in this location. The development would not cause undue harm to neighbouring properties, heritage assets, the highway network or the wider character of the area.

RECOMMENDATION: GRANT planning permission subject to conditions.

Application site.

Beckett Road



St. Mary's Church

1.0 Reason for Report

- 1.1 This application is being presented to planning committee due to the level of public interest generated in the proposal.

2.0 Proposal

- 2.1 Planning permission is sought for the change of use from single dwelling to five flats.

3.0 Site Description

- 3.1 The application site lies within a uniform street pattern of 3 storey, terraced properties predominantly constructed from red brick. The application property has been rendered white and includes a small bay window to the front. Opposite the site are a number of residential properties of differing styles and designs albeit constructed from the same red brick. To the rear of the property are a number of outbuildings which would be demolished in the event that permission is granted to allow for additional parking.
- 3.2 The site can presently be accessed from Auckland Road via an existing dropped kerb which enables vehicles to be parked on an area of hardsurface in front of the property. There are no road restrictions in terms of double yellow lines along Auckland Road.
- 3.3 The site is located approximately 700m from Doncaster's Town Centre (as the crow flies) and approximately 102m from the nearest bus stop on Beckett Road served by the number 76, 77, 480 and 76A buses operating on a hail and ride system.

4.0 Relevant Planning History

| Application Reference | Proposal | Decision |
|-----------------------|---|----------------------|
| 79/1943/P | Change of use of single dwelling to two flats | Application granted. |
| 81/0925/P | Erection of single storey kitchen/lounge extension (6.9m x 9.75m overall) at rear | Application granted. |

- 4.1 Whilst not directly related to the site, an appeal decision relating to number 1 Auckland Road has been received (Appeal reference APP/F4410/C/13/2191249 - 13/0002/ENF). The site appeal is located 134m to the south of the current application site.
- 4.2 The appeal sought retrospective permission for the change of use from dwelling (Class C3) to house in multiple occupation (HIMO) for 10 occupants (Sui Generis). The appeal was allowed, the enforcement notice quashed and cost awarded on the basis that the proposal would not adversely affect neighbouring properties through unacceptable noise or disturbance to the living conditions of neighbours or other people living in the street. Also, the provision of four parking spaces within the site

is reasonable and adequate provision for the nature of the use given its generally sustainable location. Further, the use is unlikely to add to the pattern of parking problems as identified in the locality. The provision of four spaces can be undertaken without harming the appearance of the area, and overall, the development still preserves the character and appearance of this part of the conservation area.

5.0 Site Allocation

5.1 The site is allocated as Priority Residential Policy Area as defined by Doncaster's Unitary Development Plan. As a consequence the following policies are applicable.

5.2 National Planning Policy Framework (NPPF 2019)

5.3 The National Planning Policy Framework 2019 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions and the relevant sections are outlined below:

5.4 Paragraph 48 of the NPPF states that local planning authorities may give weight to relevant policies in emerging plans according to:

a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

5.5 Paragraph 59 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

5.6 Paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

5.7 Core Strategy 2011 - 2028

5.8 To the extent that development plan policies are material to an application for planning permission the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (see section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

5.9 In May of 2012 the LDF Core Strategy was adopted and this replaced many of the policies of the Unitary Development Plan; some UDP policies remain in force (for example those relating to the Countryside Policy Area) and will continue to sit alongside Core Strategy Policies until such time as the Local Plan is adopted. Core Strategy policies relevant to this proposal are:

5.10 Policy CS14 relates to design and sustainable construction and states that all proposals in Doncaster must be of high quality design that contributes to local distinctiveness, reinforces the character of local landscapes and building traditions, responds positively to existing site features and integrates well with its immediate and surrounding local area.

5.11 Policy CS15 states that proposals and initiatives will be supported which preserve and, where appropriate, enhance the heritage significance and setting of the borough's heritage assets, especially those elements which contribute to the distinct identity of the borough.

5.12 Saved Unitary Development Plan (UDP) Policies (Adopted 1998)

5.13 Saved Policy PH16 specifically lists areas designated as priority residential policy areas. The sub-text of the policy sets out that the identification of priority residential policy areas relates specifically to areas of Council housing stock which is in a degraded or poor condition. It sets out that the Borough Council is committed to establishing higher environmental and housing standards on a priority basis.

5.14 Local Plan

5.15 The emerging Doncaster Local Plan will replace the UDP and Core Strategy once adopted. The Local Plan was approved at Full Council on the 25th July 2019 and Regulation 19 Publication has recently been completed. The Council is aiming to adopt the Local Plan by the end of 2020. Given the relatively early stage of preparation of the emerging Local Plan, the document carries limited weight at this stage, although the following policies would be appropriate:

5.16 Policy 1 reinforces the guidance within the NPPF in that there should be a presumption in favour of sustainable development.

5.17 Policy 11 deals specifically with developments in residential policy areas.

5.18 Policy 38 deals specifically with proposals directly affecting the setting of or within conservation areas and seeks to safeguard the heritage significance of the conservation area.

5.20 Policy 46 deals specifically with residential design standards ensuring that new housing meets the Nationally Described Space Standard minimum.

5.21 Policy 43 deals with the need for good urban design.

5.22 Other material planning considerations

- Development Requirements and Guidance Supplementary Planning Document (SPD) (2015)
- National Planning Policy Guidance

- South Yorkshire Residential Design Guide (SYRDG)
- Section 64 and 72 Planning (Listed Buildings and Conservation Areas) Act 1990

6.0 Representations

6.1 This application has been advertised in accordance with The Town and Country Planning (Development Management Procedure (England)) Order 2015 by way of site notice, advertisement in the Doncaster Star and direct neighbour notification letters.

6.2 Twenty-one letters representation have been received objecting to the application.

6.3 The letters of objection outline the following concerns:

- Change in the character of the area (community impact)
- Impact on the conservation area
- Proposed density too high – reduced living standards
- Lack of parking
- Wheelie bin clutter
- Litter
- Anti-social behaviour & security concerns
- Noise
- Lack of garden maintenance
- Construction disturbance
- Overshadowing/overlooking

7.0 Parish Council

7.1 No parish council exists for Wheatley.

8.0 Relevant Consultations

8.1 **Highways Development Control** – The proposal has provided sufficient parking to meet the required minimum of 1.5 spaces per unit and as such it is not wished to raise any objections to the proposal. The users of the three spaces served from the rear will need access to keys for the alley gate that secures this rear access and the applicant should ensure that they have a right of access and that each apartment has a key upon occupation of the flats. A suitably worded informative has been suggested to advise the applicant accordingly. In addition a condition has been proposed requiring the site to be suitably surfaced and drained.

8.2 **DMBC Conservation Officer** – There are no objections to the proposed change of use or the creation of the parking to the rear. Conditions have been suggested which require discharge including details of the blocking of windows and a landscaping scheme.

8.3 **South Yorkshire Architectural Liaison Officer** – No objections have been received in respect to the proposal. The open source sites, Police.uk and ONS websites together with South Yorkshire Police information systems have been used to obtain details of local crimes and incidents. These details have been used to ascertain the possible type and number of crimes, which may impact on the development and its residents or users. Information from both the open sources are fully audited Government controlled sites and provide the most reliable sources of information in

respect of this area. In light of this, security measures have been suggested by SYALO which include door specifications. A suitably worded informative has been suggested should planning permission be approved. The SYALO has accessed the Police crime reporting system and Incident recording systems and has confirmed that there have been no recorded reports of vehicle crime or anti-social behaviour at the address; the records go back to 2015. In fact there has been only one reported theft from a motor vehicle on Auckland Road where a vehicle parked on the road at the front of a property in 2018.

9.0 Assessment

9.1 The principal issues for consideration under this application are as follows:

- Principle of development;
- The impact on the character of the conservation area;
- The impact on neighbouring properties;
- Whether the proposal would adversely affect highway safety.

9.2 For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

9.3 The application site is washed over by residential policy area and as such residential developments are acceptable in principle providing they would not adversely affect the character of the area or detrimentally affect neighbouring properties through for example excessive overshadowing, over dominance or loss of privacy.

9.4 As set out above, the proposal is also designated as a Priority Residential Policy Area within Doncaster's Unitary Development Plan. The thrust of this policy is to improve areas of pre-war unimproved dwellings which have been associated with major repair work. The policy sought to commit to higher environmental and housing standards within these through the improvement of the housing stock.

9.5 In light of the policy designation set out above, the principal of the change of use to form five flats is considered to be acceptable. Whilst concerns have been raised by residents that the proposal would change the character of the area, it is considered that the use of the building for residential purposes would maintain the residential character of the area.

9.6 It is noted that the site lies within the HMO designation area, however permission is not being sought for a HMO but instead for five self-contained flats.

9.7 Sustainability

- 9.8 The National Planning Policy Framework (NPPF, 2019) sets out at paragraph 7 that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 9.9 There are three strands to sustainability, social, environmental and economic. Paragraph 10 of the NPPF states that in order that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

SOCIAL SUSTAINABILITY

9.10 Space standards

- 9.11 A number of concerns have been raised by residents in respect of density and space standards and this has been carefully considered by the Local Planning Authority.
- 9.12 South Yorkshire Residential Design Guide (SYRDG) sets out shared private space for flats must be a minimum of 50 square metres. The proposal has provided a garden area to the rear of the property which equates to 60sqm and therefore exceeds the minimum standards.
- 9.13 At paragraph A.2.1 of the SYRDG, the internal space standards for flats is set out and a copy of the table is outlined below:

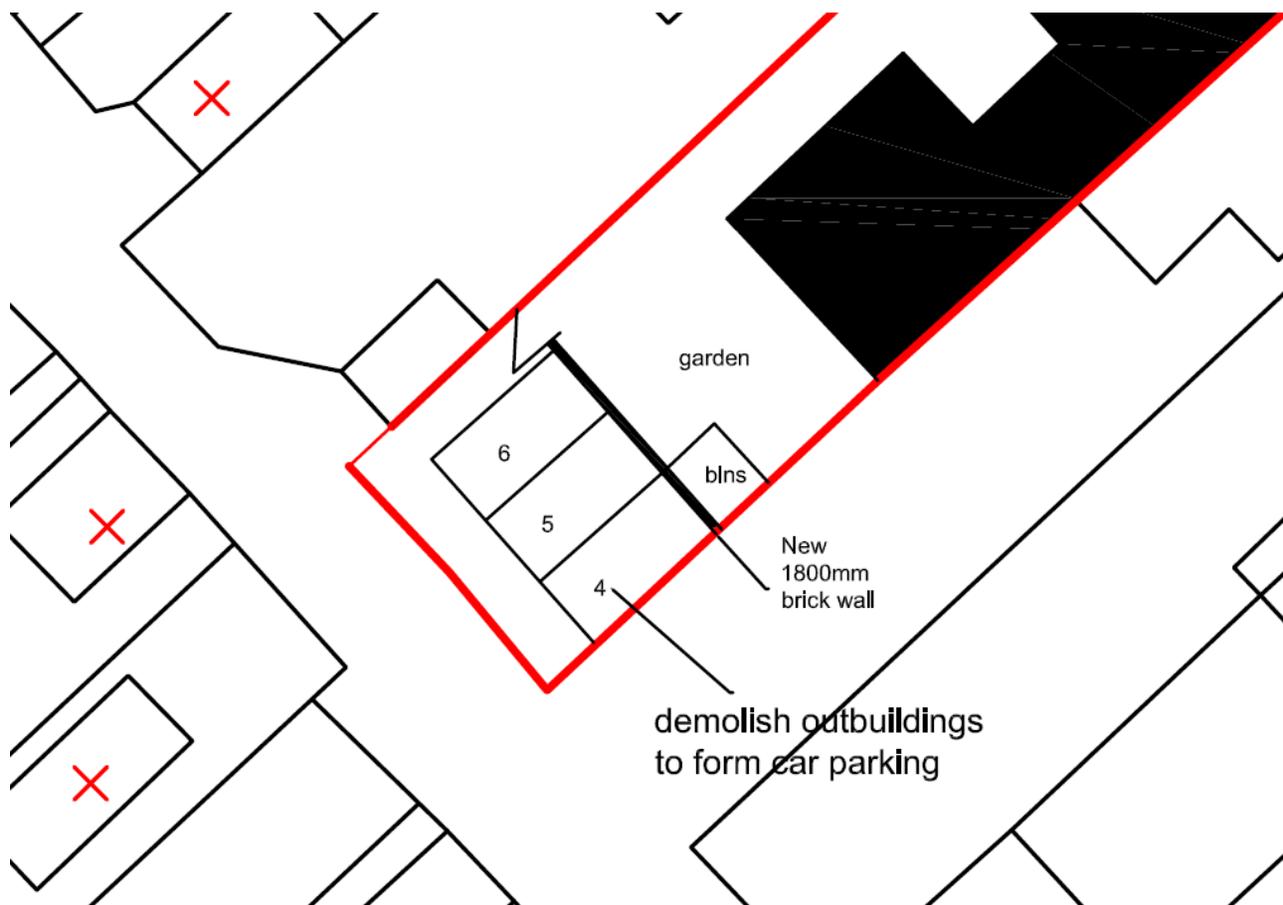
| Dwelling Size | Studio 1 Person | 1 Bed 1 Person | 1 Bed 2 Person | 2 Bed 3 Person | 3 Bed 4 Person | 4 Bed 5 Person or more |
|------------------------------|--------------------|-------------------|-------------------|-------------------|-------------------|------------------------------|
| Double Bedroom | | 12 | 12 | 12 | 12 | 12 |
| Single Bedroom | | | 7 | 7 | 7 | 7 |
| Living Room (L) | | 13 | 13 | 13 | 15 | 15 |
| Living/ Dining (DL) | | 16 | 16 | 17 | 18 | 19 |
| Dining room (D) | | | | | | |
| Kitchen (K) | | 13 | 9 | 11 | 13 | 13 |
| Kitchen/ Dining (KD) | | 9 | 13 | 13 | 11 | 12 |
| Open Plan/ combined (KDL) | | 24 | 24 | 27 | 30 | |
| Bathroom/ WC combined | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 |
| Storage | 1.5 | 2.5 | 3.5 | 3.75 | 4.5 | 5.5 |
| Overall floor area | 33 | 46 | 47 | 62 | 77 | 93 |

K=cooking, D=eating, L=living

- 9.14 The proposal seeks permission for five flats, containing four, one bedroom flats varying in size from 39.5sqm - 58sqm but each exceeding the minimum requirements set out in the SYRDG for a studio apartment. The proposal also includes a two bedroom flat at first floor level and this equates to 79sqm which far exceeds the minimum standards.
- 9.15 In addition consideration has been given to the governments published Technical housing standards – nationally described space standard document 2015 which sets out in Table 1 that one bedroom, single storey dwellings should provide between 39sqm and 50sqm depending on whether the scheme is for 1 or 2 people. The proposal also meets these minimum space standards.
- 9.16 In conclusion, the proposal would exceed the minimum space standards set out regionally and nationally and this weighs positively in favour of the application carrying significant weight.
- 9.17 As set out in the site and surrounding section above, the proposal lies approximately 700m from Doncaster Town Centre. The site itself lies approximately 102m from the nearest bus stop on Beckett Road served by the number 76, 77, 480 and 76A buses operating on a hail and ride system. Taking these two factors into account, it is considered that the site lies within a sustainable location close to the town centre and sustainable methods of transport. This weighs in favour of the application carrying significant weight.

9.18 Impact on Residential Amenity

- 9.19 A number of concerns have been raised by surrounding residents in respect of overshadowing, overlooking, wheelie bin clutter, litter, anti-social behaviour, security concerns and noise. Taking each of these consecutively, the below will seek to address the concerns raised by residents.
- 9.20 The proposal includes minor alterations to the external appearance of the property including the swapping of windows for doors at ground floor level as well as blocking up of windows on the side elevation of the building. It is considered that the existing wall between 45 Auckland Road and the development site provides adequate screening to avoid increased overlooking or loss of privacy. At first floor level two windows on the side elevation would be blocked up and the new window created would not lead to issues of loss of privacy. The dressing room at first floor would be changed to a bathroom and a condition is suggested that the window serving it be obscurely glazed. Taking all matters into consideration, the proposal would not give rise to excessive levels of overlooking or loss of privacy.
- 9.21 The proposal includes within it a bin store located at the rear of the property and this would prevent numerous bins from being located at the front of the property to the detriment of the character of the area.



- 9.22 Concerns have been raised that the proposal would increase the possibility of litter being generated, however there is no evidence that this would occur. As set out above, bin stores would ensure that waste is dealt with in an appropriate manner.
- 9.23 During the course of the application the South Yorkshire Architectural Liaison Officer has been consulted. His role is, on behalf of SY Police, to provide guidance on safeguarding future occupants and has during the course of this application made recommendations in relation to the security of the doors. He has also accessed the Police crime reporting system and Incident recording systems and has confirmed that there have been no recorded reports of vehicle crime or anti-social behaviour at the address; the records go back to 2015. In fact there has been only one reported theft from a motor vehicle on Auckland Road where a vehicle parked on the road at the front of a property in 2018. Whilst the proposal would change the type of accommodation on site there is no evidence to suggest that this would result in an increase in anti-social behaviour.
- 9.24 Concerns have been raised that the future use of the site would mean that maintenance of the garden area would be neglected. The government's website offers advice in respect of renting properties to both landlords and tenants and advises that the *How to rent: the checklist for renting in England* be completed by both parties. It includes within it a section detailing that the landlord must maintain the structure and exterior of the property.
- 9.25 Neighbouring properties have raised concerns that the proposed change of use would result in unacceptable noise being generated by the proposal, however regard should be given to the inspector's decision at 1 Auckland Avenue (referred to in the history section) where the Inspector did not consider that the use would result in an unusual pattern or scale of noise, including from activity in the garden, which would cause disturbance to the neighbours. In this case the scale of the proposal is less than that of the appeal case and consequently is not considered to result in significant harm to neighbours and would therefore not conflict with Policy CS14(a) or saved Policy PH11 of Doncaster's UDP.
- 9.26 Taking these matters into account, it is considered that the proposal would not detrimentally affect neighbouring properties through excessive overlooking, loss of privacy, noise or disturbance and this weighs positively in favour of the application carrying moderate weight.
- 9.27 Concerns were also raised in relation to construction disturbance. Whilst there may be some noise and disturbance whilst works take place to implement the permission, they are considered to be limited to a short period of implementation and therefore carries limited weight against the proposal.

9.28 Conclusion on Social Impacts.

- 9.29 Paragraph 8 of the NPPF (2019) indicates, amongst other things, that the planning system needs to support strong, vibrant and healthy communities, by ensuring well-designed and safe built environments, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
- 9.30 In conclusion the site lies within a sustainable location with access to sustainable methods of transport carrying significant weight. It is considered that the proposal would not adversely affect neighbouring residential properties through excessive

overlooking or loss of privacy and this weighs in favour of the application carrying moderate weight.

- 9.31 The short term noise and disturbance associated with implementing the planning permission is considered to carry limited weight against the proposal.

ENVIRONMENTAL SUSTAINABILITY

9.32 Impact upon the character of the conservation area

- 9.33 A number of objections have been raised in respect to the impact of the proposal on the character of the area. During the course of the application Doncaster's Conservation Officer has been consulted and commented that the proposed development is located in the heart of the Doncaster – Thorne Road Conservation Area. The special interest of this part of the conservation area derives from the close character of the late Victorian terraces and their small front gardens as well as occasional detached properties. Views across rear gardens are also important and due to the street layout views of rears are also afforded. No. 43 is at one end of a symmetrical terrace of 11 which is in red brick and of two storeys with a further attic storey. No. 43 has been painted white at some time, however the middle and end properties are gabled fronted with intermediate properties having dormers. At No. 43 the original windows have been replaced in uPVC and the property is roofed in thick concrete roman tiles rather than the original Welsh slates. It is also set behind tarmac with the front boundary treatment has been removed. The painting of brickwork, the uPVC windows, the concrete roof tiles and the car parking to front with removed front boundary are all considered detrimental features and whose rectification would be welcomed. As there is a space between Nos 43 and 45, views to the rear are afforded.

- 9.34 It was further commented that whilst there is no objection in principle to the change of use; the blocking of windows should be done with a slight recess so that the original openings are still visible. A suitably worded condition has been suggested requiring details of the recessed windows to be submitted and approved in writing.

- 9.35 With respect to the proposed car parking at the rear it has been commented that the outbuildings are not that apparent and their demolition is not considered controversial. The rear lane is opened up but this would be considered acceptable if this was accompanied by the re-instatement of some of the front boundary wall with soft landscaping. Again a suitably worded condition has been suggested requiring a landscaping scheme to be submitted as well as the re-instatement of the boundary wall to the front. This condition will need to be discharged in combination with Doncaster's Highways Development Control Team and Conservation Officer.

- 9.36 In conclusion, subject to suitably worded conditions the proposal would not detrimentally affect the character of the conservation area and this weighs positively in favour of the application carrying significant weight.

9.37 Impact upon Highway Safety.

- 9.38 Concerns have been raised by residents that the proposal does not provide sufficient parking. During the course of the application Doncaster's Highways Development Control team were consulted and raised no objection to the application specifically noting that the proposal afforded sufficient parking spaces.

9.39 Importantly the NPPF makes clear at Paragraph 109 that:

“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”

9.40 The Council considered the proposal on a ‘worst case scenario’ with all of the tenants having cars, which would result in pressure for on-street parking in an area already congested. However there is no local or national policy to look at a ‘worst case scenario’. The site lies within a sustainable location close to the town centre, and it is reasonable to suggest a reasonable proportion of tenants would not need access and on this basis the provision of six parking spaces within the site is considered adequate for the use. Even if from time to time a greater proportion of tenants at the property have cars, there need not be a significant increase in highway problems. On this basis the use generally accords with the provisions of policy CS14A of the Core Strategy and based upon the highways assessment of the site, it is considered that the proposal would neither result in an unacceptable impact on the highway network nor cumulatively impact the road network and as such the bar referred to at paragraph 109 has not been met. This weighs positively in favour of the application carrying moderate weight.

9.41 Conclusion on Environmental Issues

9.42 Paragraph 8 of the NPPF (2019) indicates, amongst other things, that the planning system needs to contribute to protecting and enhancing the natural built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

9.43 Taken in the round, the proposal’s design would not adversely affect the character of the conservation area or detrimentally affect highway safety or the surrounding network. This weighs moderately in favour of the application.

ECONOMIC SUSTAINABILITY

9.44 It is anticipated that there would be some short term economic benefit to the development of the site through employment of construction workers and tradesmen connected with the build of the project however this is restricted to a short period of time and therefore carries limited weight in favour of the application.

9.45 Conclusion on Economy Issues

9.46 Paragraph 8 a) of the NPPF (2019) sets out that in order to be economically sustainable developments should help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.

9.47 The proposal would result in some short term economic benefit in the creation of jobs during the construction phase of the development and as such carries limited weight in favour of the application.

10.0 PLANNING BALANCE & CONCLUSION

- 10.1 In accordance with Paragraph 11 of the NPPF (2019) the proposal is considered in the context of the presumption in favour of sustainable development. Officers have identified no adverse economic, environmental or social harm that would significantly or demonstrably outweigh the benefits identified when considered against the policies in the Framework taken as a whole. The proposal is compliant with the development plan and there are no material considerations which indicate the application should be refused.

11.0 RECOMMENDATION

11.1 GRANT PLANNING PERMISSION subject to conditions:

01. 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. 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:

Proposed floor plan received 08.03.2019

Existing floor Plan received 08.03.2019

Location and site plan received 08.03.2019

REASON

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

03. Prior to the commencement of development details of the blocking up of windows as shown on the approved plans shall be submitted to and approved in writing by the Local Planning Authority. The windows shall then be recessed and completed in accordance with the approved details prior to the occupation of the flats that are affected.

REASON

In order to safeguard the character of the conservation area in line with Policy CS15.

04. Prior to the first occupation of the flats a landscaping scheme and reinstatement of front boundary wall shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme and the front garden wall shall be retained for lifetime of development. The approved details shall be implemented within the first planting season following substantial completion of the development.

REASON

In order to safeguard the character of the conservation area in line with Policy CS15 of Doncaster's Core Strategy.

05. 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. The parking shall thereafter be kept available for such use.

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.

06. Before the first occupation of the building/extension hereby permitted, the window serving the bathroom within flat 4 as shown 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.

INFORMATIVES

01. **INFORMATIVE**

The developer shall consider incorporating all possible sustainability features into the design of the proposed development.

02. **INFORMATIVE**

The users of the three spaces served from the rear will need access to keys for the alley gate that secures this rear access and the applicant should ensure that they have a right of access and that each apartment has a key upon occupation of the flats.

03. **INFORMATIVE**

All doorsets allowing direct access into each flat should comply with PAS 24 (2016) This is to maintain the security the of each dwelling within the building. If any lightweight framed walls are to be used to provide a partition between two flats or a flat and a communal space. It should comply with one of the following standards.

LPS 1175 issue 7.2;2014 SR1 or

LPS 1175 issue 8:2018 SR 1/A1

This is to reduce the chances of attack via an internal wall of this type.

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:

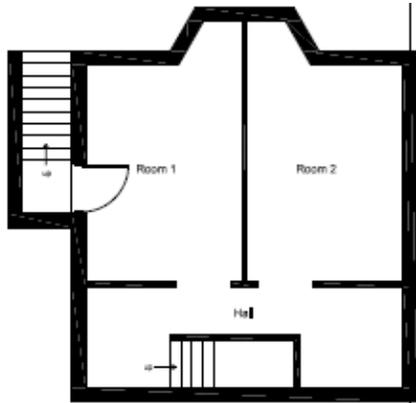
Amendments to the design and additional information in relation to highways, trees, noise and ecology.

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

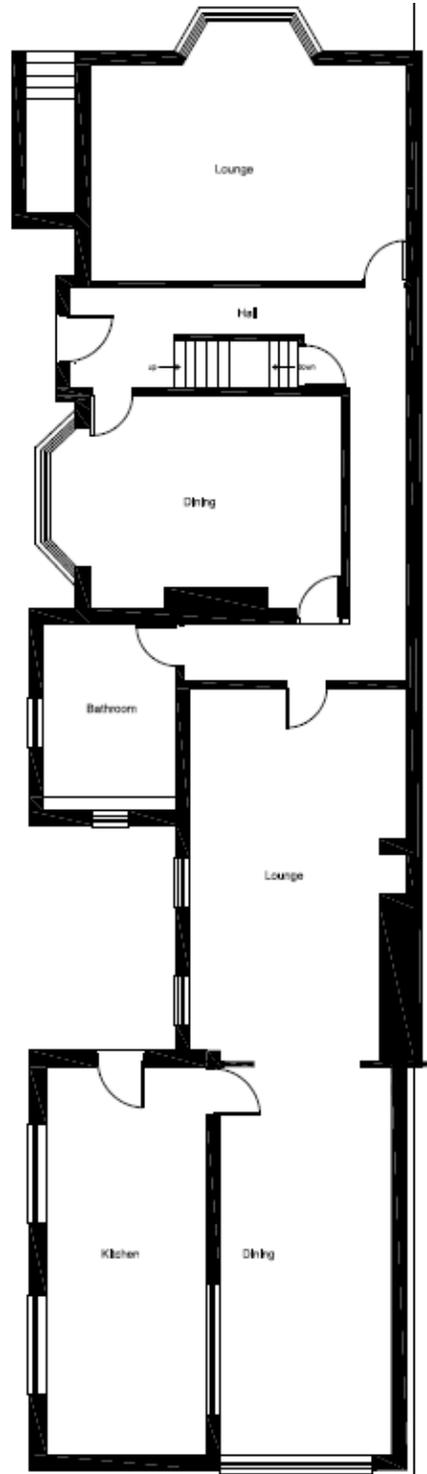
Appendix 1 – Site Plan



Appendix 2 – Existing Floor Plan

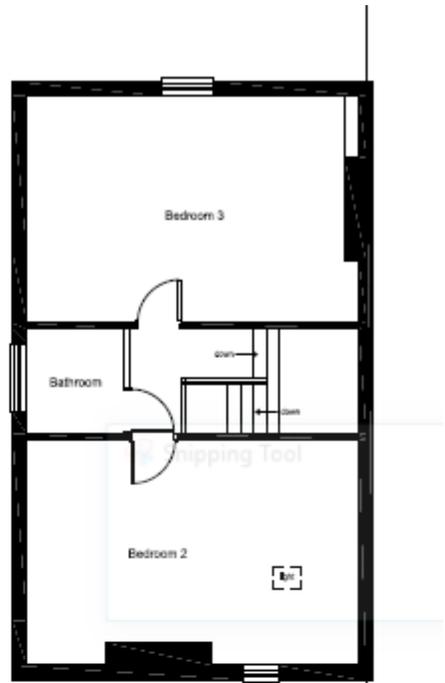
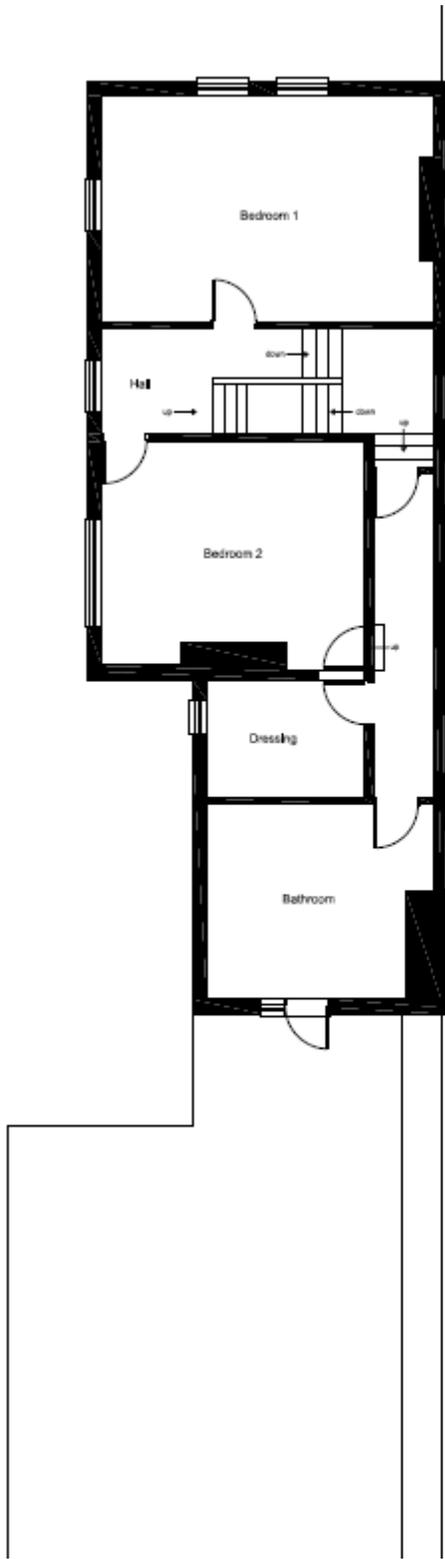


Existing Basement Floor Plan 1:100



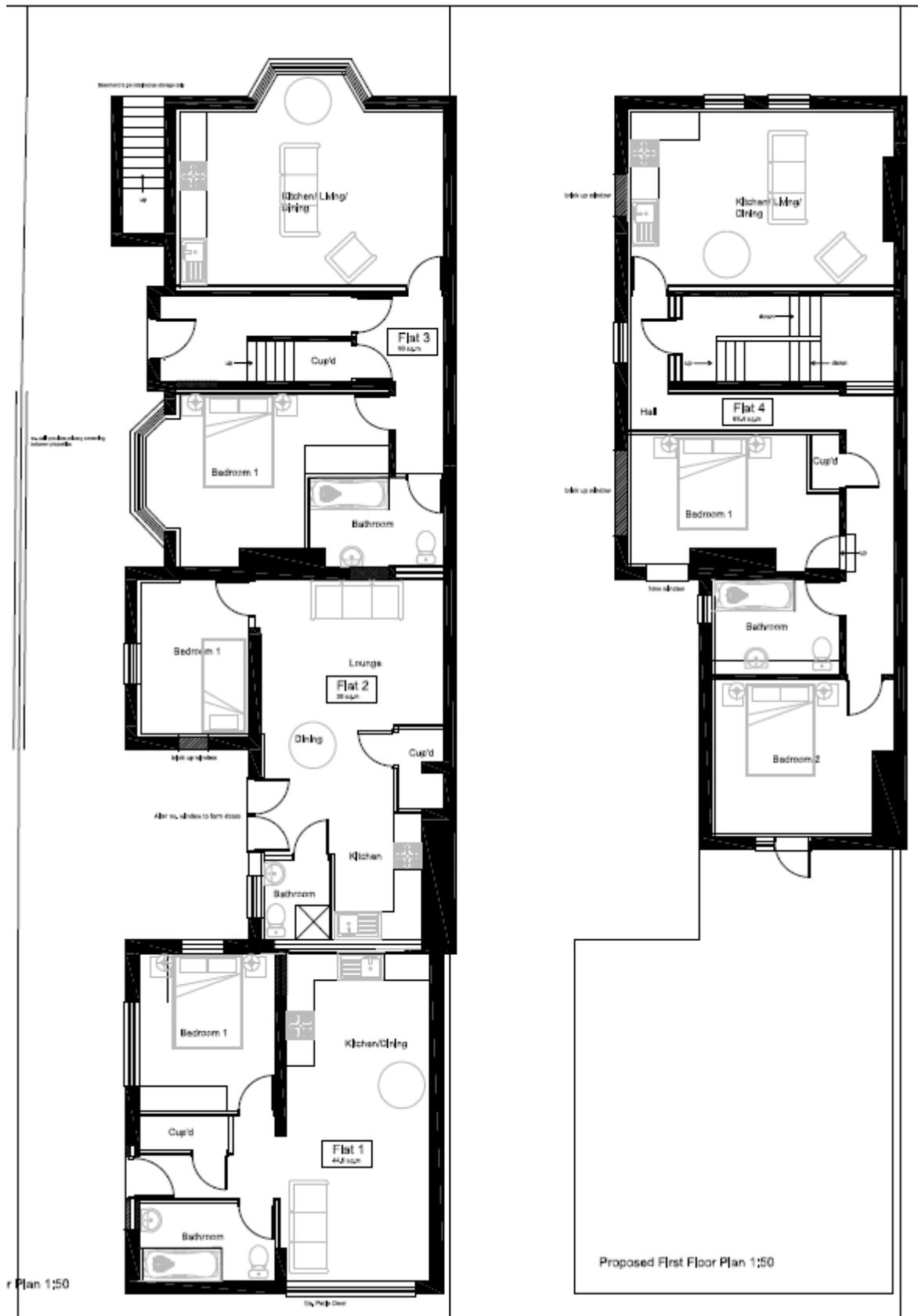
Existing Ground Floor Plan 1:100



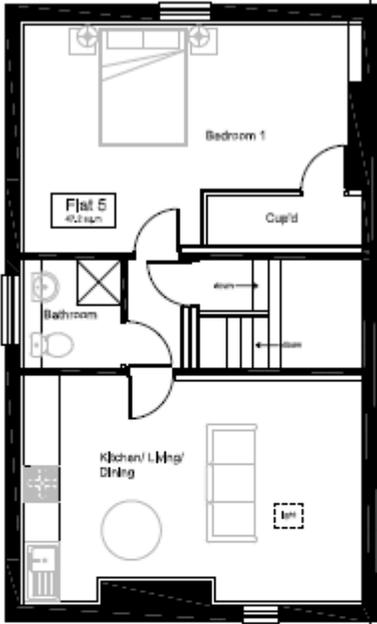


Existing Second Floor Plan 1:100

Appendix 3 – Proposed Floor Plans



Proposed First Floor Plan 1:50



Proposed Second Floor Plan 1:50