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Application Number:	19/01160/FUL
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Application Type:	Full Planning Permission
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Proposal Description:	Conversion and extension of existing former church building to form residential dwelling with associated garage and new vehicular access and erection of 2 dwellings with dedicated parking together with alterations to existing access
At:	International City Church High Road Warmsworth Doncaster DN4 9LZ

For:	Mr Mick Taylor - Taylor Made Homes Yorkshire Ltd
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Third Party Reps:	9	Parish:	Warmsworth Parish Council
		Ward:	Edlington and Warmsworth

Author of Report:	Dave Richards
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SUMMARY

The proposal for the conversion of a church building to a dwelling and the erection of two dwellings within the curtilage. The application has been amended from the original submission, which attracted local objections.

The report demonstrates that there are no material planning considerations that would significantly or demonstrably outweigh the social, economic or environmental benefits of providing new dwellings in this highly sustainable location. The development is in accordance with the development plan and should be approved without further delay.

RECOMMENDATION: GRANT planning permission subject to conditions.



1.0 Reason for Report

- 1.1 This application is being presented to Members due to the public interest shown in the application.
- 1.2 Nine objections were received on the submitted proposals. The application was amended and re-advertised. No comments were received on the amended proposals.

2.0 Proposal

- 2.1 The application proposes the conversion and extension of a church to form a dwelling, together with a pair of semi-dwellings within the curtilage. Other alterations to create the access, hard and soft landscaping are also proposed.
- 2.2 The alterations to the church include a full height two storey extension and a large porch. A detached double garage is proposed within the new garden. An access would be formed on to Oxton Drive.
- 2.3 The pair of semi-detached dwellings would measure approximately 13.8m x 12.1m with a hipped roof measuring a maximum of 8.7m to ridge. Each property would have its own access on to High Road and turning area. Boundary landscaping and 2 street scene trees are proposed to be planted in the front gardens.

3.0 Site Description

- 3.1 The application site currently contains a modest church constructed in around 1930s set back in the plot. The Warmsworth Conservation Area lies directly opposite on the other side of High Road. The character of the conservation area derives from the traditional small scale random rubble limestone agricultural and residential buildings, and the narrow lanes linking High Road and Low Road bounded with high random coursed rubble limestone walls. These traditional buildings tend to date from the 17th and 18th Centuries. The chapel and the surrounding residential area belongs to a later C20th phase of development and does not relate to the conservation area or contribute to its character other than the extensive limestone front boundary walls.

4.0 Relevant Planning History

- 4.1 The application site has been recently sold at auction and a number of pre-application enquiries were received. Otherwise, there is no recent planning history which is relevant to the application.

5.0 Site Allocation

- 5.1 The site is designated as Residential Policy Area, as defined by the Proposals Maps of the Doncaster Unitary Development Plan (adopted in 1998). As noted above, the site lies adjacent to the Warmsworth Conservation Area.

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 2 states that planning law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.

5.5 Doncaster Core Strategy 2011 – 2028 (adopted 2012)

- 5.6 The Core Strategy replaced many of the policies of the Unitary Development Plan; some UDP policies remain in force and will continue to sit alongside Core Strategy Policies until such time as the Local Plan is adopted. The Core Strategy policies relevant to this proposal are:
- 5.7 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. Policy CS14 also recognises that a component of good design is to ensure that new development does not have a negative effect on residential amenity.
- 5.8 Policy CS15 states that proposals will be supported which protect or enhance the heritage significance and setting of locally identified heritage assets, including conservation areas and buildings of local architectural or historic interest.
- 5.9 Policy CS16 seeks to ensure that proposals protect and enhance the borough's landscape and trees. Proposals should ensure that they are designed to a high quality, include appropriate hard and soft landscaping, and retain and protect appropriate trees and hedgerows.
- 5.10 Policy CS18 seeks to conserve, protect and enhance Doncaster's air, water and land resources. Paragraph B recognises deliverable urban brown field sites. However, where any risks to ground conditions arising from contamination or previous land uses are identified, proposals will need to incorporate measures to prevent, control and reduce air and water pollution, mitigate any ground instability and enhance the quality of these resources.

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

- 5.12 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.
- 5.13 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 puts a statutory duty on local planning authorities to pay special attention to preserving or enhancing the character or appearance of Conservation Areas. That duty is reflected in Policies PH11 and ENV25, as well as Policy CS15.

5.14 Local Plan

- 5.15 The emerging Doncaster Local Plan will replace the UDP and Core Strategy once adopted. The Council is aiming to adopt the Local Plan by summer 2020 and Regulation 19 Publication commenced on Monday 12th August for 7 weeks and closed on Monday the 30th September. The Council are now summarising and considering the representations that have been received. 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 Policies 2 & 3 set out the Borough's focus for new housing in sustainable locations.
- 5.18 Policy 11 deals with the development within the residential policy area and seeks to protect residential amenity and enhance local character.
- 5.19 Policy 34 seeks to ensure appropriate landscaping in new developments.
- 5.20 Policy 35 seeks to conserve the historic environment
- 5.21 Policy 42 seeks to ensure character and local distinctiveness in new developments.
- 5.22 Policy 43 deals with the need for good urban design.
- 5.23 Policy 45 seeks to ensure high standards of residential design.
- 5.24 Policy 46 sets out housing design standards.
- 5.25 Policy 49 seeks a high standard of landscaping in new developments.
- 5.26 Policy 55 requires the need to take into account air and noise pollution.
- 5.27 Policy 56 deals with the need to mitigate any contamination on site.
- 5.28 Policy 57 requires the need for satisfactory drainage including the use of SuDS.

5.29 Neighbourhood Plan

- 5.30 There is no neighbourhood plan for this area.

5.31 Other material planning considerations

- Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act (1990)
- Development Requirements and Guidance Supplementary Planning Document (SPD) (adopted 2015)
- South Yorkshire Residential Design Guide (SYRDG) (adopted 2015)
- National Planning Policy Guidance

6.0 Representations

- 6.1 This application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 by means of site notice and neighbour notification.
- 6.2 Seven objections have been received highlighting the following concerns;
 - Concerns with the access on to Oxton Drive and High Road
 - Pedestrian safety
 - Increased traffic
 - Noise and disturbance
 - Impact on the character of the area
 - 3 storey town houses are not in keeping
 - Impact of construction traffic
 - Loss of daylighting
 - Loss of privacy
 - Overbearing relationship
- 6.3 Two residents had no objection and would support the application provided only the church conversion is accessed from Oxton Drive and construction traffic is directed to the access served from High Road.
- 6.4 The application was amended to its presented form and neighbouring properties were consulted again for their views. No further comments were received.

7.0 Relevant Consultations

- 7.1 **Parish Council** - No comments have been received.
- 7.2 **Highways Development Control** – No comments received.
- 7.3 **Trees and Hedgerows Officer** – Initial objection as a result of the higher density development which resulted in inadequate landscape and tree planting provision. Following amended plans, some clarification is required but ultimately these amendments can be made via condition. No objection.
- 7.4 **Ecology Officer** - No objections, subject to condition.
- 7.5 **Drainage Officer** - No objections, subject to condition.
- 7.6 **Pollution Control Officer (land contamination)** – No objections, subject to condition.
- 7.7 **Pollution Control Officer (land contamination)** – No objections. Air quality screening will be required. The assessment should be carried out (as a minimum) in line with the West Yorkshire Technical Planning Guidance. Mitigation in the form of building design shall be incorporated to reduce the impacts on future residents.
- 7.8 **Conservation Officer** – No objections on conservation grounds
- 7.9 **Severn Trent Water** – No comments received.

7.10 National Grid - No comments received.

8.0 Assessment

8.1 The main planning issues relevant to this proposal are whether the development would have a negative impact upon the character of the area, residential amenity, highway safety, or if there are any air quality risks.

8.2 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

8.3 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.

Sustainability

8.4 The underlying objective of national planning policy is to significantly boost the supply of housing and indicates that sustainable development should be approved without delay. The NPPF is a material consideration in the determination of planning applications and, given the proximity of the site to existing housing within the main urban area, the development is considered to be consistent in environmental, economic and social terms by directing new housing towards the main urban area on a redundant brownfield site. The development therefore is highly sustainable and this attracts substantial weight in the overall planning balance.

Design and impact on character of area

8.5 Infill dwellings in planned street layouts often have the potential to look out of character or cramped in the context of their surroundings. There is a sense of space in the street scene as semi-detached pairs of properties on the north side of High Road are fairly modest and are generally separated from High Road by substantial gardens.

8.6 The Case Officer shared concerns with a number of objections which were received when the application was originally submitted, noting the provision of 3 x three storey townhouses on the front portion of the site as being over intensive development. The townhouses would fail to relate to the character of the area and led to a cramped form of development which did not allow suitable areas for garden areas and replacement planting.

8.7 Amendments have been made to the application which have removed the townhouses and a pair of semi-detached properties are now proposed. A

compromise has been agreed with the applicant's requirement for additional floorspace with the appearance of dwellings as being 'extended' with a two storey projection to the rear, as seen in existing pre and post-war housing near the site. Although the pair of dwellings would sit forward and appear somewhat awkwardly as a larger pair of semi-detached properties than their adjacent neighbour, the design, massing and form of the proposed dwellings achieves an acceptable density of housing for the site whilst generally respecting the constraints of the plot.

- 8.8 The application would retain and extend the church building which has some value as an unlisted heritage asset. The overall design and character of the building is considered to be maintained as a result of the extensions and alterations.
- 8.9 The amended site layout retains a decent amount of space between the buildings and the highway and it allows the provision of individual access driveways and suitable replacement landscaping to be possible. Further details concerning external materials, boundary treatments and replacement landscaping are reserved by planning condition.

Protecting residential amenity

- 8.10 The neighbours most likely to be affected are properties which back on to the site on Coldstream Avenue, Oxton Drive and the adjacent neighbour at No. 81 High Road. There are local concerns relating to highway safety, noise, impact from construction traffic, loss of privacy, loss of light and development producing an overbearing relationship.

The existing church building

- 8.11 In terms of the alterations to the existing church building, a full height extension measuring 5.9m x 3.9m is proposed together with a porch extension to create the principle elevation to the new dwelling. This development would be separated from neighbouring dwellings by at least 11m in accordance with good practice guidance which recommends this distance as providing an acceptable relationship between existing and new dwellings. The exception is the garden room extension to No. 24 Coldstream Avenue which would be some 8m from the gable end of the church. The addition to the church building would result in some additional built development from this neighbour's perspective, however it would not significantly impinge the remaining outlook from this property.
- 8.12 The position of windows proposed for the church building are not considered to result in a loss of privacy for existing and proposed occupants. Principle views would be directed from the north facing elevation which faces the secondary side facing elevation of No. 15 Oxton Drive at an acceptable separation distance of at least 11m. Although there would be some visibility of neighbouring gardens, it would not involve the direct overlooking of habitable windows and gardens nearby are communally overlooked by other two storey properties.
- 8.13 The proposed double garage would measure 5.5 x 5.5m with a height to ridge of 4.2m. The building is likely to have some residual impact on the levels of light to the rear of No. 15 Oxton Drive during the early to mid-part of the day, however this reduction is considered to be acceptable given the orientation and existing levels of shading. The residents of this property overall retain a decent outlook from the rear of their property. The neighbour has not objected to the application.

- 8.14 The amount of garden area associated with the converted church building would technically meet the requirements of SPD guidance. Although the areas are not particularly large, they would serve a useful function for sitting out or the drying of clothes.

The pair of semi-detached dwellings

- 8.15 The pair of semi-detached dwellings would measure approximately 13.8m x 12.1m with a hipped roof measuring a maximum of 8.7m to ridge. The siting of the new dwellings would fall outside any reasonable viewing angle from the windows in the adjacent dwelling No. 81 High Road to the west. The dwellings would otherwise fall beyond the 10m minimum separation distance requirement to avoid an overbearing relationship. It is accepted that the adjacent neighbours will certainly notice the bulk massing of the proposed dwellings and they would lead to the shading of certain sections of the neighbouring gardens at Nos. 24 & 26 Coldstream Avenue. That said, the relationship is deemed to be acceptable according to SPD guidance and the affected areas would involve less sensitive portions of the neighbouring gardens which were previously overshadowed by substantial beech trees.
- 8.16 The main habitable windows in the dwellings would be at the front and rear, in line with existing two storey properties in the area. There will be some overlooking of neighbouring gardens given the close proximity but these would be at an oblique angle. There would be no unreasonable loss of privacy.
- 8.17 The proposed dwellings would enjoy sufficient garden areas in accordance with SPD guidance.

Other issues

- 8.18 Concerns have been raised regarding the potential for construction traffic to be disruptive, particularly to residents on Oxton Drive. Although planning mainly considers the permanent effects of the permission, it is noted that dwellings are to be constructed near other residential neighbours. It is considered prudent to impose the submission of a construction method statement via condition which should set out suitable hours of demolition, the stockpiling of materials and worker parking.

Highway and pedestrian safety

- 8.19 The conversion of the church would involve the creation of an access on to Oxton Drive. The applicant has carried out the necessary steps to ensure that they have a right of access to the road and a condition requiring the access and turning areas to be installed to be carried out prior to the residential occupation of the building.
- 8.20 Despite concerns in relation to traffic and the vehicular access on to Oxton Drive and High Road, the development provides sufficient space for vehicles for each respective dwelling to enter and leave the site safely. Turning provision within the site would allow vehicles to leave in forward gear. Suitable boundary treatments will be imposed via condition to ensure that good visibility is present at the access points.

Air quality

- 8.21 The application site lies within an air quality management area. As part of the planning application, an exposure assessment was undertaken in terms of assessing

any harm to the occupants of the proposed dwellings. The development is unlikely to create an additional air quality problem itself, however it should still be noted that the site lies within an air quality management area.

- 8.22 The cumulative impact of such proposals on air quality is recognised by mitigation proposed by Policy CS18 (A) which states that effects on air quality shall be mitigated and low emissions technology and cleaner transport fuels to minimise the adverse effect of road travel shall be promoted. A condition requiring an electric charging point for each dwelling has been imposed.

Other considerations

- 8.23 The Tree Officer originally objected to the application, noting that the development was too intensive to provide suitable garden areas and replacement planting. Following amendments to the application, this objection was removed and suitable planting is to be imposed via planning condition.
- 8.24 A bat survey was submitted with the application which concluded there are no ecological constraints to the site. Ecological enhancement and replacement planting is secured via planning condition.
- 8.25 Surface water falling on the dwellings will be dealt with via soakaways in accordance with the sustainable drainage hierarchy.
- 8.26 It is proposed that permitted development rights for the addition of extensions is removed to ensure there is sufficient unbuilt space remaining.
- 8.27 An objector raised a question about the type of boundary treatments being proposed. Full details of the proposed boundary treatments will be dealt with via a condition.

9.0 PLANNING BALANCE & CONCLUSION

- 9.1 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. Planning conditions can be worded to make the development acceptable and would meet the necessary tests.

10.0 RECOMMENDATION

- 10.1 **GRANT PLANNING PERMISSION** subject to conditions:

Conditions / Reasons

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:

Dwg No. 19009-002 Rev B Scheme Plans and Elevations received 01 October 2019
Dwg No. 19009-003 Rev C Scheme Plans and Elevations received 16 September 2019

Dwg No. 19009-005 Rev D Proposed Site Layout received 01 October 2019
Ecology Survey commissioned for Taylor Made Homes received 19 July 2019

REASON

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

03. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i) - the parking of vehicles of site operatives and visitors
- ii) - loading and unloading of plant and materials
- iii) - storage of plant and materials used in constructing the development
- iv) - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v) - wheel washing facilities
- vi) - measures to control noise and the emission of dust and dirt during construction
- vii) - a scheme for recycling/disposing of waste resulting from demolition and construction works

REASON

To safeguard the living conditions of neighbouring residents and in the interests of highway safety as required by Policy CS14 of the Core Strategy.

04. Before the first occupation of each respective dwelling hereby approved, a surface water sustainable drainage system (SuDS) shall be designed and installed on the approved development. The system shall be designed such that no additional or increased rate of flow of surface water will drain to any water body or adjacent land and that there is capacity in the installed drainage system to contain below ground level the run-off from a 1 in 100 year rainfall event plus 30% on stored volumes as an allowance for climate change as set out in the Technical Guidance on Flood Risk to the National Planning Policy Framework. In the event that a SuDS compliant design is not reasonably practical, then the developer shall seek written approval from the local planning authority for an alternative system prior to the first occupation of the development.

REASON

To ensure that surface water is discharged to soakaway where possible in accordance with Policy CS4 of the Core Strategy.

05. No development shall take place on the site until a detailed hard and soft landscape scheme based on the approved site plan (Drawing No 19009-005 Rev D) has been submitted to and approved in writing by the Local Planning Authority. The hard landscape scheme shall include details of all external hard surfacing materials. The soft landscape scheme shall include a soft landscape plan; a schedule providing plant and tree numbers and details of the species, which shall comply with Section 8 Landscape, Trees and Hedgerows of the Council's Development Guidance and Requirements Supplementary Planning Document, nursery stock specification in

accordance with British Standard 3936: 1992 Nursery Stock Part One and planting distances of trees and shrubs; a specification of planting and staking/guying; a timescale of implementation; and details of aftercare for a minimum of 5 years following practical completion of the landscape works in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape – Recommendations. Thereafter the landscape scheme shall be implemented in full accordance with the approved details and the Local Planning Authority notified in writing within 7 working days to approve practical completion of any planting within public areas or adoptable highway within the site. Soft landscaping for any individual housing plot must be implemented within the first planting season following the substantial completion of the dwelling. Any part of the scheme which fails to achieve independence in the landscape, or is damaged or removed within five years of planting shall be replaced during the next available planting season in full accordance with the approved scheme, unless the local planning authority gives its written approval to any variation.

REASON

In the interests of environmental quality and core strategy policy
CS16: Valuing our natural environment

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

REASON

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

07. Prior to the commencement of the relevant works, details of the proposed external materials, including the material for the 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 materials.

REASON

To ensure that the materials are appropriate to the area in accordance with policy CS14 of the Doncaster Core Strategy.

08. Prior to the occupation of each respective dwelling hereby approved, details of electric vehicle charging provision shall be submitted to and approved in writing by the local planning authority. Installation shall comply with current guidance/advice. Each dwelling shall not be occupied until the approved connection has been installed and is operational and shall be retained for the lifetime of the development. The development shall be carried out in accordance with the approved details.

REASON

To contribute towards a reduction in emissions in accordance with air quality objectives and providing sustainable travel choice in accordance with policies CS9 and CS18 of the Doncaster Council Core Strategy.

09. Prior to the occupation of each respective dwelling, a bat box and bird box shall be installed on each property to the satisfaction of the local planning authority.

REASON

To ensure the ecological interests of the site are maintained in accordance with Policy CS16 of the Core Strategy.

10. The access and parking area as shown on the approved plans shall be laid out and surfaced to the satisfaction of the local planning authority prior to the first occupation of each respective dwelling. The associated parking area shall not be used otherwise than for the parking of private motor vehicles belonging to the occupants of and visitors to the development hereby approved.

REASON

To ensure that adequate parking provision is retained on site in accordance with Policy CS14 of the Core Strategy.

11. Before the first occupation of the development hereby permitted, the windows serving any ensuite or bathroom as indicated on the approved plans shall be permanently obscured to a level of obscurity to Pilkington level 3 or above or its technical equivalent by other manufacturers 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.

12. 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.

13. 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.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (No.596) (England) Order 2015, Article 3, Schedule 2: Part 1 (or any subsequent order or statutory provision revoking or re-enacting that order) no additions, extensions or other alterations other than that expressly authorised by this permission shall be carried out without prior permission of the local planning authority.

REASON

The local planning authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area and for this reason would wish to control any future development to comply with policy PH11 of the Doncaster Unitary Development Plan.

15. 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.

16. The maximum ridge height of the dwellings shown on the approved drawing Dwg No. 19009-003 Rev C (New Dwellings) shall be no higher than 49.00m AOD.

REASON

To ensure that the development is carried out in accordance with the application as approved and in the interests of protecting the character of the area as required by Policy CS14 of the Core Strategy.

Informatics

01. 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 2019 until 31st December 2020

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:

Character of the area; Neighbouring amenity; Highway safety; Landscaping

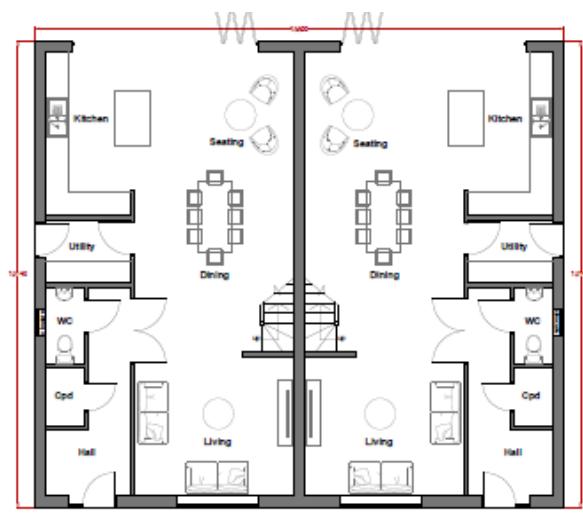
Appendix 1 – Site Plan



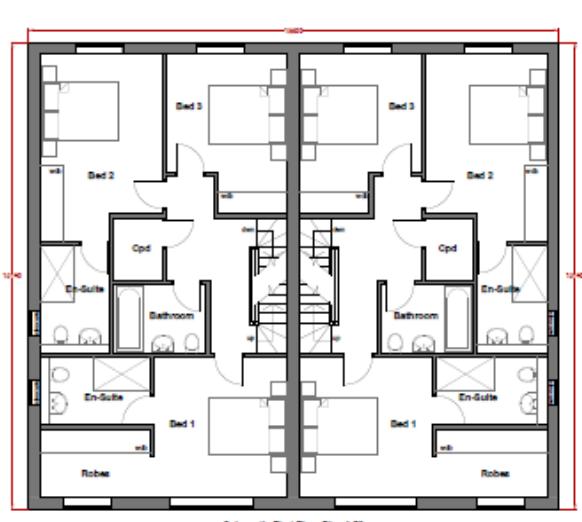
Appendix 2 – Street Scene (High Road)



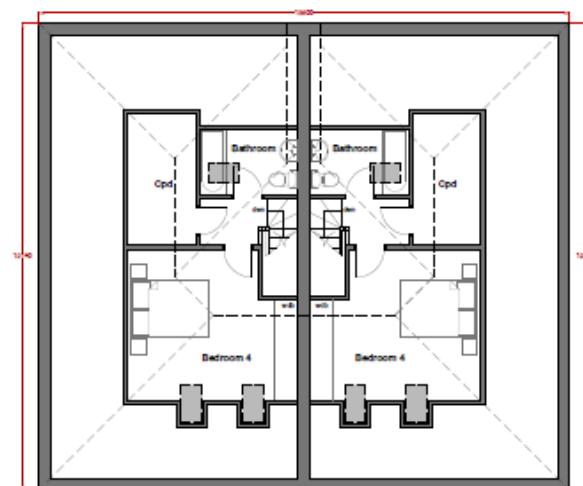
Appendix 2 – House Plans



Schematic Ground Floor Plan 1:50



Schematic First Floor Plan 1:50



Schematic Second Floor Plan 1:50



Schematic Front Elevation 1:100



Schematic Side Elevation 1:100



Schematic Rear Elevation 1:100

Appendix 3 – Conversion Plans and Detached Garage

