

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 4th February 2020

Application	04
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Application Number:	19/01814/FUL	Application Expiry Date:	30th September 2019
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Application Type:	Full Application
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Proposal Description:	Change of use and extension of public house to form eight flats
At:	Old Anchor Inn Fishlake Nab Fishlake Doncaster

For:	Mr H Goldthorpe
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Third Party Reps:	7	Parish:	Fishlake Parish Council
		Ward:	Norton And Askern

Author of Report	Mark Ramsay
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MAIN RECOMMENDATION:	GRANT
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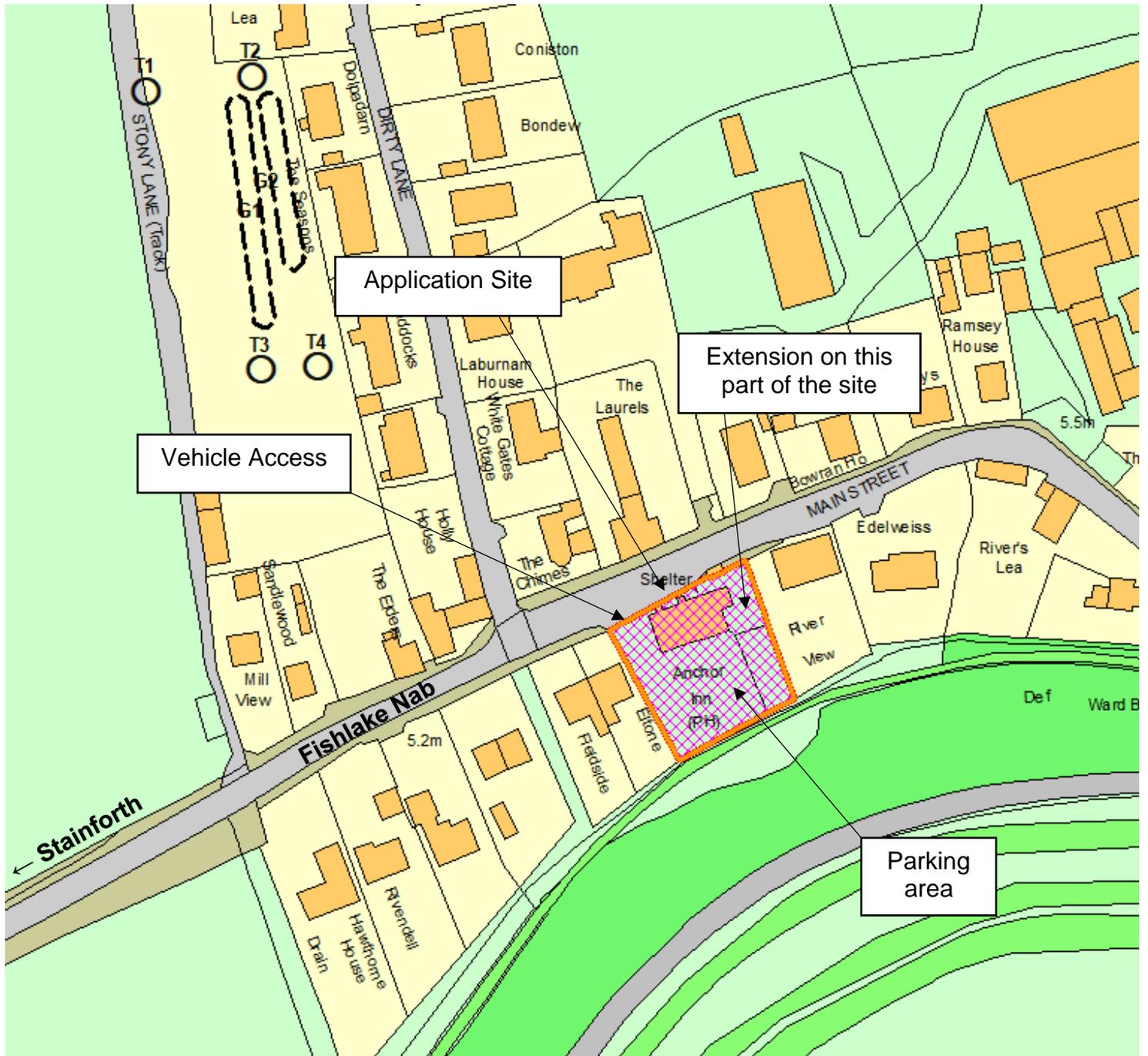
SUMMARY

The proposal seeks permission for the erection of an extension to the side of the existing public house building to turn the resultant building into accommodation as 8 flats.

The proposal has been modified in line with comments from the Conservation Officer so that it is in keeping with the Conservation Area and the Highways engineer in terms of providing a suitable access to the parking area for the proposal.

The proposal is considered to be an appropriate use in the residential policy area and is acceptable in the Conservation Area and the alterations and extensions retain its character as a key building. The development is not considered to harm the amenities of adjacent occupiers and provides sufficient parking in line with the standards set out in planning guidance.

RECOMMENDATION: GRANT planning permission subject to conditions.



1.0 Reason for Report

- 1.1 This application is being presented to Planning Committee as a result of the level of public interest in this application.

2.0 Proposal

- 2.1 The application seeks permission to extend and convert the public house known as the Old Anchor Inn in Fishlake to 8 flats by the erection of a new two storey element to the side and single storey element to the rear of the side extension. Conversion of the loft and insertion of roof lights is also proposed to accommodate one of the flats. All flats will have separate bathroom and living space, seven flats have one bedroom and one on the first floor has two bedrooms.
- 2.2 Since first submitted, the application has been amended to reduce the scale of the extension so it is now subservient to the original public house.

3.0 Site Description

- 3.1 The Old Anchor Inn is a 2 storey building constructed of red brick and Welsh slate with terracotta details and sandstone dressings. The building in its present form with symmetrical bays appears on the c1900 OS map suggesting it was purpose built as an Inn. The OS map shows ancillary buildings to the rear with undeveloped plots to each side.
- 3.2 The building has an imposing central doorway with arched fanlight and window head above and to each side there is a ground floor splayed bay window with paired vertically proportioned windows above. To the left is a flat roofed ancillary building of no heritage value and the rear elevation is rather plain. It is relatively imposing in relation to the more modest historic cottages and agricultural buildings elsewhere in the village and being of circa 1900 construction is of a later date than most of these. The building has been identified in the conservation area appraisal as a key unlisted building which makes a positive contribution to the area.
- 3.3 The application site lies on the southern side of the Fishlake Conservation Area. The character of this Conservation Area is of a loosely grained village containing groupings of historic buildings some of which have agricultural origins. The most significant of these and the original principal settlement lie on Main Street and in the area around the grade 1 listed St. Cuthbert's Church that dominates this part of the settlement. Main Street has a mix of mostly detached modern and historic buildings with good separation between them. Those on the south side have open space between their rear gardens and the Don Navigation. There are views through between the buildings and the rear of the buildings are visible from the canal path.
- 3.4 The building is no longer in use as a public house. Modern two storey residential dwellings are located adjacent to either side of the application site. A public footpath runs along the southern boundary of the site and open countryside further to the south.

4.0 Relevant Planning History

- 4.1 There is no recent planning history and the last applications were around 30 years ago for small extensions as listed below;

Application Reference	Proposal	Decision
90/00668/P	Erection of kitchen/lobby/pool room extension (13.00m x 5.48m) to rear and conservatory extension (5.4m x 5.4m) to side	Granted
87/0378/P	Erection of kitchen/lobby/pool room extension (13.00m x 5.48m) to rear and conservatory extension (5.4m x 5.4m) to side	Granted

5.0 Site Allocation

- 5.1 The site is allocated in proposals maps of the Unitary Development Plan as part of a residential policy area that covers the village envelope of Fishlake. The site is a key unlisted building within the Fishlake Conservation Area. The Doncaster Local Plan proposes to retain the site within a residential policy area that covers Fishlake.

National Planning Policy Framework (NPPF 2019)

- 5.2 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:
- 5.3 Paragraphs 7 – 11 establish that all decisions should be based on the principles of a presumption of sustainable development.
- 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 Regarding Highways: Paragraph 109 of the NPPF states 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.
- 5.6 Paragraph 117 states Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.
- 5.7 Paragraph 124 of the NPPF states 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.
- 5.8 Paragraph 127 states planning decisions should ensure developments will function well and add to the overall quality of the area, are visually attractive and optimise the potential of the site.
- 5.9 Paragraph 184 Heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 5.10 Paragraph 192. In determining applications, local planning authorities should take account of:
 - a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.11 Paragraph 193 of the NPPF states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Core Strategy 2011 – 2028

- 5.12 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 (as amended) and section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended).
- 5.13 In May of 2012 the Local Development Framework Core Strategy was adopted and this replaced many of the policies of the Unitary Development Plan (UDP); 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:
- 5.14 Policy CS14 of the Core Strategy require development to be of a high quality design that contributes to local distinctiveness and that integrates well with its immediate surroundings.
- 5.15 Policy CS15 of the Core Strategy seeks to preserve, protect or enhance Doncaster's historic Environment.
- 5.16 Policy CS16 of the Core Strategy states that Doncaster's natural environment will be protected and enhanced.

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

- 5.17 Policy PH11 states that within residential policy areas development for housing will normally be permitted except where:-
- A) the development would be at a density or of a form which would be detrimental to the character of the surrounding area or would result in an over-intensive development of the site;
 - B) the effect of the development on the amenities of occupiers of nearby properties would be unacceptable;
 - C) tandem or backland development would result in an unsatisfactory access, overlooking or over-intensive development;
 - D) the development would result in the loss of social, community and recreational or other local facilities for which there is a demonstrated need.
- 5.18 ENV25 states that within conservation areas, as defined on the proposals map, new development including alterations and extensions to, and changes of use of, existing buildings will be expected to preserve or enhance the character or appearance of the area. Development will not be permitted if it would detract from the character or appearance of the area by virtue of its nature, height, density, form, scale, materials or design or by the removal of trees or other important landscape features. The desirability of preserving or enhancing the character or appearance of a conservation area will be a material consideration when dealing with proposals for new development outside a conservation area which would affect its setting or views into or out of the area.

- 5.18 ENV53 states that the scale and appearance of new development must have regard to its wider visual impact. Development will not normally be permitted if it would have a significant adverse visual impact on:
- A) views from major transportation routes; or
 - B) views across open countryside; or
 - C) views of important landmarks.
- 5.19 ENV54 states that alterations and extensions to existing buildings should be sympathetic in scale, materials, layout and general design to the existing building. All features which contribute to the character of the building or surrounding area should be retained.

Doncaster Local Plan

- 5.20 The emerging Doncaster Local Plan will replace the UDP and Core Strategy once adopted. The emerging Local Plan was “Published” for Regulation 19 consultation on 12th August 2019 for 7 weeks, ending on 30 September. The Council is aiming to adopt the Local Plan by the end of 2020. The Local Plan therefore is at a relatively advanced stage of preparation. The proposed allocation of the application site in the emerging Local Plan would remain unchanged from its current adopted allocation. The document carries limited weight at this stage, although the following emerging policies are applicable
- 5.21 Policy 1 reinforces the guidance within the NPPF in that there should be a presumption in favour of sustainable development.
- 5.22 Policy 11 deals specifically with developments in residential policy areas.
- A) New residential development will be supported provided:
 1. the development would provide for an acceptable level of residential amenity for both new and existing residents; and
 2. the development would help protect and enhance the qualities of the existing area and contribute to a safe, healthy and prosperous neighbourhood; and
 3. the development would meet other development plan policies including those relating to flood risk, open space, design and sustainable construction.
 - B) The establishment or increase of non-residential uses of appropriate scale will be permitted provided they would not cause unacceptable loss of residential amenity through, for example, excessive traffic, noise, fumes, smells or unsightliness.
- 5.23 Policy 31: Valuing Biodiversity and Geodiversity seeks to avoid development being harmful to designated sites of ecological interest and protected species at non designated sites.
- 5.24 Policy 38 (Conservation Areas) states that proposal should take into account the identified significance contained in the Conservation Area Appraisal for the relevant designated area where published.
- 5.25 Policy 43 seeks to ensure high standards of residential design.
- 5.26 Policy 46 deals specifically with residential design standards ensuring that new housing meets the Nationally Described Space Standard minimum.

Other material planning considerations

5.27 These include;

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

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 (as amended) by means of site notice, council website, press advertisement and neighbour notification.

6.2 Seven representations have been received objecting to the proposal. The matters raised in the objections include

- the proposal being out of character and over intensive
- loss of amenity through overlooking and loss of privacy
- increase in traffic and noise
- Insufficient parking space and poor access

7.0 Parish Council

7.1 The Parish Council have objected to the proposal as set out in points 1 to 6 below:

1) *This planning application for change of use from Public House to flats will have a detrimental impact on the character and appearance of the Conservation area. An extension will change the appearance of the building, circa 1900, reduce open space and crowd the adjacent domestic property.*

2) *The change of use to flats is not in keeping with the existing Conservation Area characterised by individual houses. The Public House in an historic part of the Conservation Area and will lose some of its character if it is extended.*

3) *Despite parking to the rear, multiple occupancy will inevitably lead to vehicles parking on the Main Street of the village and have a detrimental impact on the central part of the Conservation Area.*

4) *A number of villagers have raised questions about the noise and anti-social behaviour associated with similar multiple flat developments. The development is seen as against the existing character of the Conservation Area. Similarly it will impact on the amenity value of the Conservation Area.*

5) *The look of the extension and link will spoil the original building as it is too elaborate and does not fit in with the Conservation Area.*

6) *The development will have a huge impact on the sewage and drainage system which was designed fit for purpose when originally built with no extra properties to be added to the system. Since then a further 15 houses have been added and now this proposal for 8 x flats. Concerns whether the sewage system is strong enough to take this.*

8.0 Relevant Consultations

- 8.1 **Conservation Officer** - The rationale behind the proposal is to recognise the heritage significance of the Old Anchor as a key unlisted building by maintaining its separate character. The proposals have been amended to a slightly narrower link building, alterations in the design of the attached extension with gable to the road, reduction in ridge height of both and incorporation of bin collection area at the front. The proposal is now considered acceptable in terms of the impact on the conservation area. The applicant has agreed to leave the detail of the materials for approval by condition as there was some question over the use of timber cladding on the rear extension.
- 8.2 **Highways** - Amendments to improve the width of the access and additional paved areas next to the spaces have been provided and the Highways engineer does not object subject to a condition requiring surfacing, sealing and marking out the paved area.
- 8.3 **Drainage** – Raise no objections.
- 8.4 **Yorkshire Wildlife Trust** – “We note that the site lies immediately adjacent to Thorne Watersides, Oxbows and Ings LWS and a number of priority habitats. We would therefore like to request that provision is made for the protection of this LWS both during construction and operation of the proposals. This can be conditioned through the provision of a Construction Environmental Management Plan (CEMP) and an Ecological Enhancement Management Plan (EEMP) produced by a competent ecologist following a walkover survey. Due to the type of construction, we would also welcome the provision of a Preliminary Bat Roost Assessment (PBRA).”
- 8.5 **Ecologist** - The ecologist has seen the response from the YWT in respect of this application with regard to the issue of bats. After consultation with fellow ecologists, it is felt that there is a high likelihood of bats roosting in the central part of the roof where the skylights are to be located. The slate tiles are very close fitting and there are no gaps in either the tiled area or the verge there is a slight amount of lifting of the flashing around one of the chimneys but works will not be close to this part of the roof. Taking everything into consideration there is not a need for a bat survey and given the circumstances we should opt for the developers to instruct experienced bat ecologists to provide a method statement to cover the measures that should be taken during the works to the central roof areas and this can be required by condition.

8.6 **Pollution Control** - Historic maps show the above application is located on a near an unknown hole, so there is a possibility that contaminants may migrate on the site, for example, in the form of landfill gases. Conditions requiring a contamination assessment to be carried out are recommended.

8.7 **Public Rights of Way** - Public Footpath Fishlake Number 21 runs along the river to the rear of the property. Although this is outside the development site, it cannot be impeded or blocked. The Public Rights of Way section has no objection to the planning application.

8.8 **Waste and Recycling** - A bin store area at the front of the site has been designated in accordance with the comments of this consultee and they raised no objections to the amended plan.

9.0 **Assessment**

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

- Principle of development;
- Impact on amenity;
- Impact on the character and appearance of the area;
- Impact on heritage assets;
- Highway safety and traffic;
- Flood risk
- Overall planning balance.

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 proposal is within a residential policy area, and as such the use of the building as multiple dwelling units is acceptable in principle, subject to the impact it has on the character and appearance of the area (including its heritage value within the Conservation Area) and the amenities of adjacent land uses and occupiers. Therefore substantial weight is afforded to the principle of residential use of the site.

Sustainability

- 9.4 The NPPF 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
- 9.5 There are three strands to sustainability, social, environmental and economic. Paragraph 10 of the NPPF states that in order sustainable development is pursued in a positive way, at the heart of the NPPF is a presumption in favour of sustainable development.

ENVIRONMENTAL AND SOCIAL SUSTAINABILITY

Character and Appearance of the Area

- 9.6 As previously described, the Old Anchor Inn a two story detached building constructed of red brick and Welsh slate with terracotta details and sandstone dressings, with a gabled roof over. The proposal extends the footprint of the building to the side with a two storey element and a single storey element projecting to the rear of that. Saved Unitary Development Plan Policy (UDP) ENV54 requires that the character of the original building is respected and alterations and extensions to existing buildings should be sympathetic in scale, materials, layout and general design to the existing building. Core Strategy Policy CS15 seeks to preserve or enhance the character of the Conservation Area.
- 9.7 Following consultations with the Conservation Officer the scale of the extension was reduced so that it was subservient to the original public house building and the original building maintained its separate character. Detailed design elements, including window positioning and appearance, were also amended at the request of the Council's Conservation Officer so that the appearance of the extension will be in keeping with the host building and surrounding Conservation Area in compliance with local plan policies.
- 9.8 The building sits in a generous sized plot which can easily accommodate the proposed additions, and the extended footprint would be similar to some of the larger properties at the south end of the village, so not being out of character.
- 9.9 The applicants have shown proposed landscaping and planting around the site, however a detailed landscaping scheme is proposed to be a condition of any permission to ensure the areas shown to be soft landscaped are implemented in an appropriate way.

Impact on Neighbouring Land Uses

- 9.10 The application proposes a two storey extension attached to the west elevation and a single storey element to the rear of that. The driveway and garage of the property to the west separates the dwelling house from the application site so the main living space is set away from the extension and is not considered to dominate the adjacent dwelling.
- 9.11 The single storey rear element is parallel with the boundary and the roof line also runs parallel, so the eaves of the rearward projection will rise away from the boundary. No new upper floor windows are proposed to overlook the adjacent dwellings and any on the ground floor are screened by the existing boundary fence. The design, therefore will have little impact on the amenities of adjacent occupiers by way of overlooking, over dominance and loss of privacy.

Impact upon Highway Safety

- 9.12 The proposed access and parking area has been assessed by the Highway engineer and the scheme has been amended to ensure there is a suitable access wide enough for vehicles to pass at the entrance, and for vehicles to manoeuvre within the site.
- 9.13 The amount of parking to be made available complies with the Council Supplementary Planning Document that requires 1.5 spaces per unit, hence the provision of 12 spaces in the parking area.
- 9.14 Highways also required the provision of a bin storage area which has been located at the front of the site which is in accordance with the guidance from the Council's waste management officer.

Impact on Flood Risk and Drainage

- 9.15 Part of the site is within Flood Zone 2 as shown on the Flood Maps for planning produced by the Environment Agency. This is at the southern extent of the site and none of the area proposed for conversion or extension is within that zone. The part of the site designated at being at risk is part of the car park. Therefore the risk from flooding is considered to be low on this site
- 9.16 Concerns have been raised regarding how surface and foul water is drained from the site, however the building will access the existing foul and surface water systems. The Drainage Officer has been consulted and no objections have been raised. .

Assets of Community Value

- 9.17 It is recognised that a public house does have value in terms of its function in the community as well as a place for recreation and leisure. However, in May 2019 an application to have the public house registered as an asset of community value was rejected by Doncaster Council for the following reasons;

• To qualify as an asset of community value, a property must have a current or recent use which can be shown to further the social wellbeing or social interest of the local community.

- *Taking all facts into account, it is not considered that the Old Anchor offers sufficient unique activities to satisfy this criteria.*
- *The village of Fishlake has other facilities available including an alternative public house, a village hall facility and recreation grounds that are considered to deliver sufficient alternative community provision*

9.18 Given that the site hasn't satisfied this criteria there is little weight that can be given to resist conversion of the building on the basis of trying to retain a community facility.

Conclusion on Environmental and Social Issues

9.19 Taking the above matters into consideration, it is concluded that, subject to the imposition of suitably worded conditions for prior approval of materials and a landscaping scheme the development would not have a significant adverse effect on local amenity and respects the character and appearance of its surroundings including the Conservation Area.

ECONOMIC SUSTAINABILITY

9.20 There is some economic benefit to the development of the site through the building work involved in converting and extending the site and bringing a redundant building back into use, especially as the property has heritage value.

9.21 Para 8 a) of the NPPF 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.

9.22 The provision of one bed flats in a rural village adds to the housing mix, a type which is in low supply in rural locations and gives the opportunity for local people to remain in the same area while commuting nearby urban centres such as Stainforth, Hatfield or Thorne. There is also a local bus service from stops directly outside the site which operates through to Doncaster.

Conclusion on Economic Issues

9.23 The proposal would result in some economic benefit in the creation of construction jobs from the conversion and extension of the redundant public house and extend the type of housing available in a rural village. However the jobs created would be small in scale and short term for the length of the building work, therefore this is given moderate weight in the determination of this planning application. Moderate weight can also be given to the increase of the housing mix available in the village at a sustainable location.

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. The site is a key building in the conservation area and its re-use within a residential area is appropriate. It adds to the mix of accommodation available in the village and its development does not adversely detract from the conservation area or the amenities of neighbouring land uses. The access has also been assessed as being suitable and meets the standards set out in planning guidance. The comments of the Parish Council and from correspondents have been noted, however the objections raised have been addressed in the report and consultees have not raised objections. On balance, therefore, the proposal is viewed favourably and recommended to be granted.

11.0 RECOMMENDATION

11.1 GRANT planning permission subject to conditions

01. STAT1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.
REASON
Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.
02. U0076662 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:
118/18/2B Elevations and Floor Plans Rev B
118/18/3B Elevations and Floor Plans 2 Rev B
118/18/1B Site Layout Rev B
REASON
To ensure that the development is carried out in accordance with the application as approved.
03. U0076663 Prior to the implementation of the relevant site works details or samples of the materials to be used in the construction of the external surfaces of the building (i.e. any render or brick, cladding, heads and cills, and details or samples of the roof covering) shall be submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

REASON
To ensure that the materials are appropriate to its surroundings and preserve or enhance the character and appearance of the Fishlake Conservation Area in accordance with saved Local Plan policy ENV25 and policies CS14 and CS15 of the Doncaster Core Strategy

04. U0076665 The existing front elevation windows of the building shall be retained as part of the development. Full details of the design, construction and finish of any new doors and windows shall be submitted to and approved in writing by the local planning authority before the commencement of the relevant site works. Unless otherwise agreed in writing, the details shall include an elevation at 1:20 scale of each door or window type and 1:5 scale cross-sections. Development shall be carried out in accordance with the approved details.
REASON
To ensure that the materials are appropriate to its surroundings and preserve or enhance the character and appearance of the Fishlake Conservation Area in accordance with saved Local Plan policy ENV25 and policies CS14 and CS15 of the Doncaster Core Strategy
05. U0076666 The rooflight hereby permitted shall be low profile conservation rooflights with a central vertical glazing bar. Details of the make/model including the dimensions of any rooflight to be used in the conversion of the attic shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development. Development shall be carried out in accordance with the approved details.
REASON
To ensure that the materials are appropriate to its surroundings and preserve or enhance the character and appearance of the Fishlake Conservation Area in accordance with saved Local Plan policy ENV25 and policies CS14 and CS15 of the Doncaster Core Strategy
06. U0076667 Prior to the implementation of the relevant site works details of the treatment of the gable verges to the new extension shall be submitted to and approved in writing by the local planning authority.
REASON
To ensure that the materials are appropriate to its surroundings and preserve or enhance the character and appearance of the Fishlake Conservation Area in accordance with saved Local Plan policy ENV25 and policies CS14 and CS15 of the Doncaster Core Strategy
07. U0076668 Unless otherwise agreed in writing by the local planning authority any rainwater goods to be used in the construction of the building shall be round/half round and black.
REASON
To ensure that the materials are appropriate to its surroundings and preserve or enhance the character and appearance of the Fishlake Conservation Area in accordance with saved Local Plan policy ENV25 and policies CS14 and CS15 of the Doncaster Core Strategy
08. CON1B No development shall take place prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being accepted and approved in writing by the Local Planning Authority (LPA). The scheme shall include:

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 local planning authority.

e) Upon completion of the Phase 3 works, a Phase 4 verification report shall be submitted to and approved in writing by the local planning authority. The verification report shall be completed by a suitably qualified contaminated land practitioner and 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 development shall not be brought into use until such time as all verification data has been approved by the local planning authority.

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.

09. CON2

Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found, remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development is resumed or continued.

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.

10. 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 local planning authority 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 local planning authority 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.

11. VQ17

No development shall take place on the site until details of a landscaping/planting scheme have been agreed in writing with the local planning authority. The scheme shall indicate all existing trees and hedgerows on the site, showing their respective size, species and condition. It shall distinguish between those which are to be retained, those proposed for removal and those requiring surgery. The scheme should also indicate, where appropriate, full details of new or replacement planting. All planting material included in the scheme shall comply with local planning authority's 'Landscape Specifications in Relation to Development Sites'. Planting shall take place in the first suitable planting season, following the commencement of the development.

Any tree or shrub planted in accordance with the scheme and becoming damaged, diseased, dying or removed within five years of planting shall be replaced in accordance with the above document.

REASON

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

12. U0076669

No roofing works on the existing building shall commence before a licenced bat ecologist has provided a bat method statement to be submitted to and agreed in writing by the local planning authority. The method statement shall contain the following measures:

- Written statement of the legal responsibilities of developers in respect of bats their protection and conservation to be provided to the developers and the operatives carrying out the roof light works.
- The method for the safe and careful removal of slate tiles shall be clearly described.
- The roof works shall only take place between the 1st October until 31st March in order to avoid the active period for bats.
- The licenced bat ecologist will be available to attend the site in the unlikely situation where a bat/bats are found.
- The ecologist shall provide a written report of the works and the outcomes of the method statement.

REASON

In the interests of protected species in accordance with Policy CS16 of the Doncaster Core Strategy

13. HIGH1

Before the development is brought into use, that part of the site to be used by vehicles shall be surfaced, drained and where necessary marked out in a manner to be approved in writing by the local planning authority.

REASON

To ensure adequate provision for the disposal of surface water and ensure that the use of the land will not give rise to mud hazards at entrance/exit points in the interests of public safety.

00. 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.

00. IDRAIN

INFORMATIVE

ANY surface water discharge into ANY watercourses in, on, under or near the site requires CONSENT from the Drainage Board.

If the surface water were to be disposed of via a soakaway system, the IDB would have no objection in principle but would advise that the ground conditions in this area may not be suitable for soakaway drainage. It is therefore essential that percolation tests are undertaken to establish if the ground conditions are suitable for soakaway drainage throughout the year.

If surface water is to be directed to a mains sewer system the IDB would again have no objection in principle, providing that the Water Authority are satisfied that the existing system will accept this additional flow.

If the surface water is to be discharged to any watercourse within the Drainage District, Consent from the IDB would be required in addition to Planning Permission, and would be restricted to 1.4 litres per second per hectare or greenfield runoff.

No obstructions within 9 metres of the edge of a watercourse are permitted without Consent from the IDB.

For further application information, consent guidance & forms. Visit: www.shiregroup-idbs.gov.uk, Select 'IDB', then select 'Doncaster East IDB', and select 'Planning, Consent & Byelaws'.

For direct enquiries e-mail: planning@shiregroup-idbs.gov.uk

Reasons(s) for Granting Planning Permission:

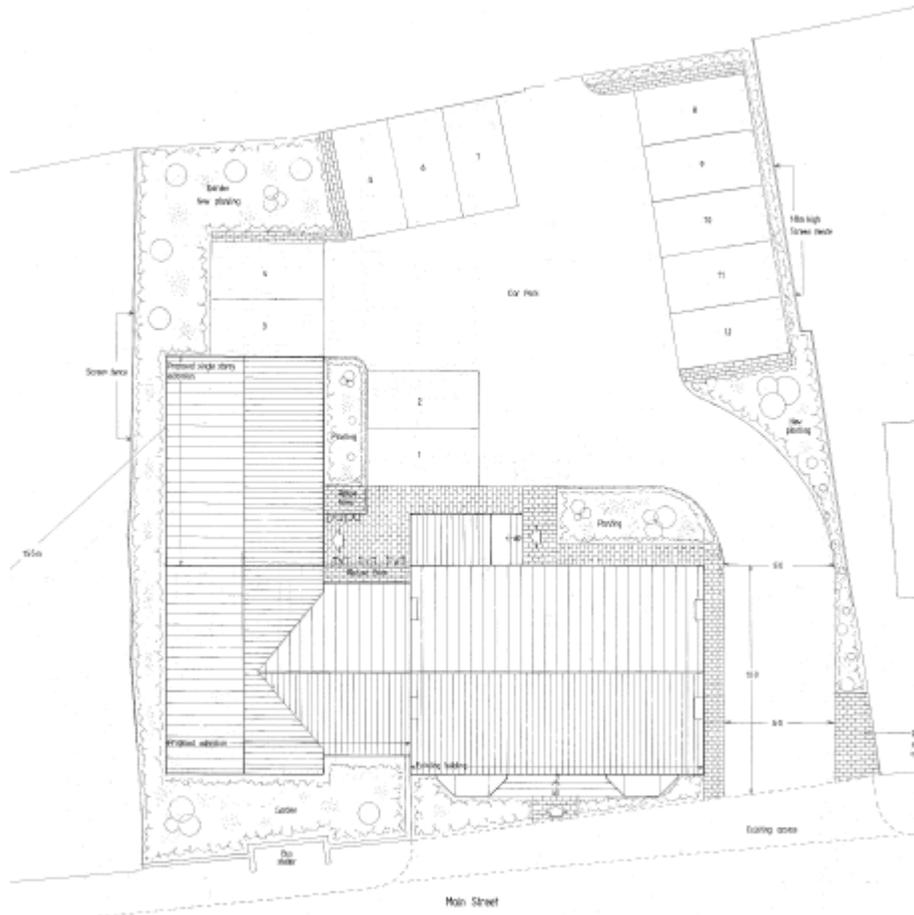
STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

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

Reduction in scale and other alterations post comments from Highways and Conservation Officer

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 Site Plan



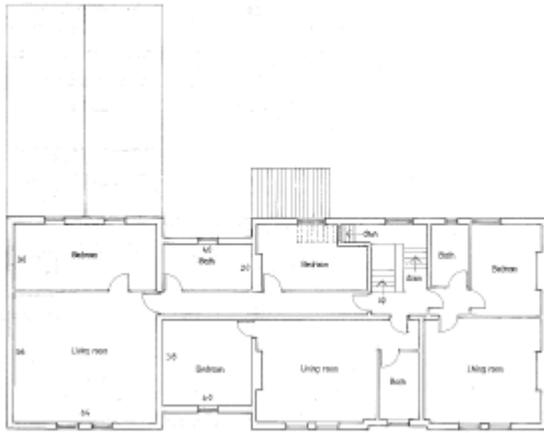
Appendix 2 Elevations



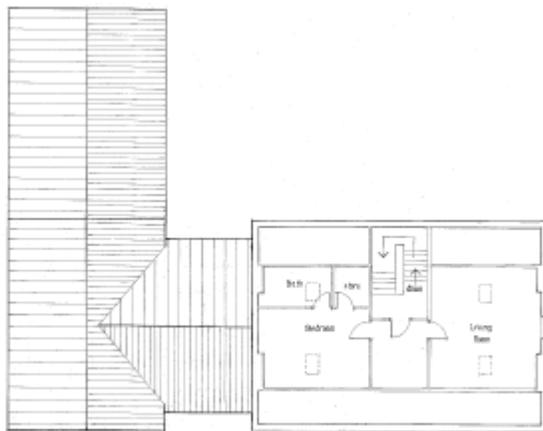
Appendix 3 Floor Plans



Ground floor plan



First floor plan



Second floor plan