

Application	5
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Application Number:	20/01177/3FUL
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Application Type:	Planning FULL (DMBC Reg3)
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Proposal Description:	Erection of 4 bungalows and 3 houses on vacant land including access.
At:	Land Adjacent Appleby Road Intake Doncaster

For:	Mr Paul Francis – DMBC
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Third Party Reps:	Letter of objection: 1 Letters of support: 0	Parish:	
		Ward:	Wheatley Hills And Intake

Author of Report	Mark Ramsay
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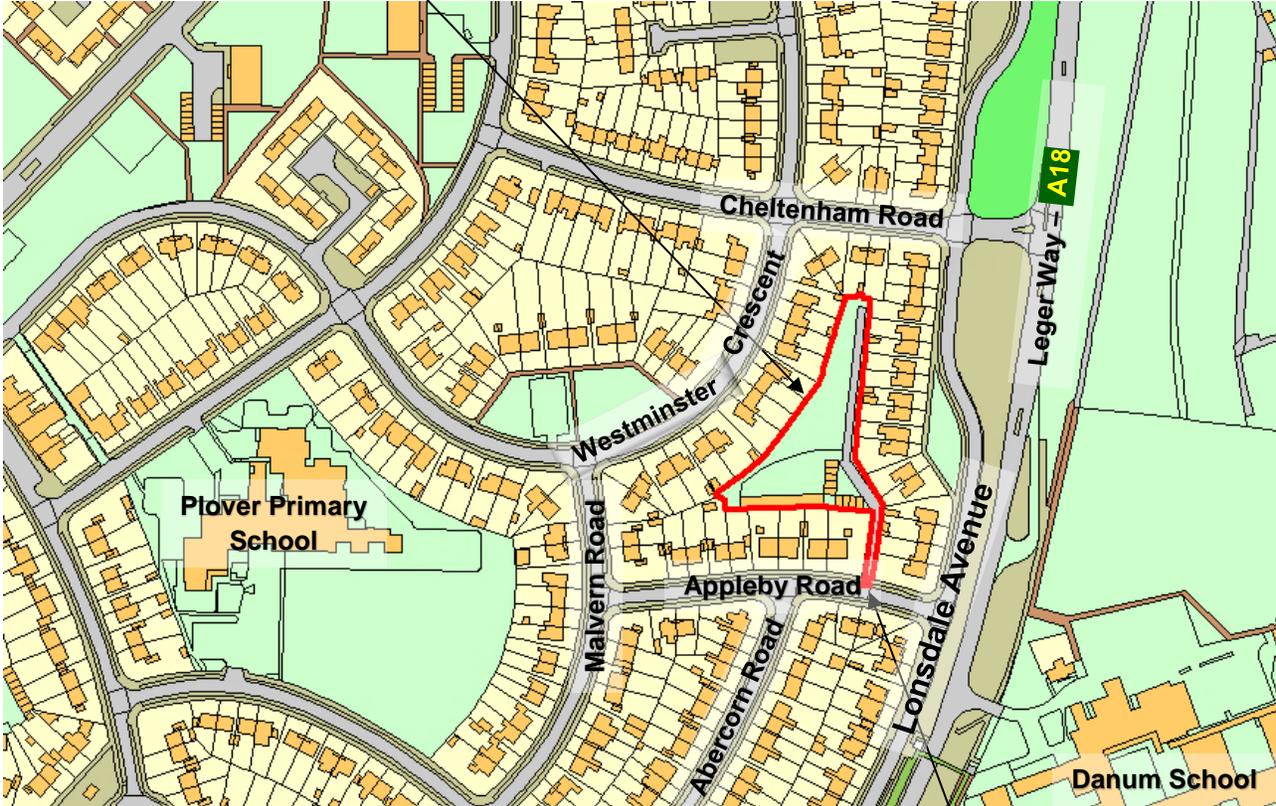
SUMMARY

The application seeks full planning permission for the erection of 4 bungalows and 3 houses on a former garage site between the backs of houses on surrounding roads. The site lies within an allocated Residential Policy Area that supports new housing. It is considered that the proposal would provide a good standard of living and causes no harm to the character of the locality.

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, the highway network or the wider character of the area.

RECOMMENDATION: GRANT planning permission subject to conditions.

Application Site



Existing access to be utilised for proposed development

1.0 Reason for Report

- 1.1 This application is being presented to Planning Committee due to the application being submitted by Doncaster Council.

2.0 Proposal

- 2.1 Planning permission is sought for the erection of 4 bungalows and 3 houses.

3.0 Site Description

- 3.1 The proposal site is a piece of land located to the rear of houses fronting Westminster Crescent, Abercorn Road, Cheltenham Road, Lonsdale Avenue and Appleby Road and is in a residential area. The proposal site is surrounded by properties on all sides, mainly semi-detached two storey dwellings. It currently houses unused storage lockups/garages and is used for parking and access to the rear of some of the surrounding properties. Properties surrounding the site are mainly erected in buff brick with dark tiled roofs, some feature cladding and render.

4.0 Relevant Planning History

- 4.1 There is no relevant site history for this 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).

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.
- 5.4 Paragraphs 7 – 11 establish that all decisions should be based on the principles of a presumption of sustainable development.
- 5.5 Paragraph 48 sets out that weight may be given to relevant policies of emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to such policies and the degree of consistency of the emerging policies to the existing framework.
- 5.6 Paragraphs 54 – 56 set out the requirements of imposing conditions, which should only be used subject to meeting specific tests and where it is not possible to address unacceptable impacts through a planning condition.

- 5.7 Paragraph 59 sets out the Government's objective to significantly boost 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.
- 5.8 Paragraph 109 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.
- 5.9 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.
- 5.10 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.
- 5.11 Paragraph 170 states that Planning decisions should contribute to and enhance the natural and local environment by... minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

5.12 Doncaster Core Strategy 2011 - 2028

- 5.13 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.
- 5.15 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:
- 5.16 Policy CS1 of the Core Strategy states that as a means of securing and improving economic prosperity, enhancing the quality of place and the quality of life in Doncaster, proposals will be supported that contribute to the Core Strategy objectives and which in particular provide opportunities for people to get jobs and protect local amenity and are well designed.
- 5.17 Policy CS12 relates to housing mix and affordable housing, stating that new housing developments will be required to include a mix of house size, type, price and tenure to address the identified needs and market demand to support mixed communities. It further states that in terms of delivering affordable housing this can be delivered under various measures listed.

5.18 Policy CS14 of the Core Strategy requires development to be of a high quality design that contributes to local distinctiveness and that integrates well with its immediate surroundings.

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

5.20 Policy PH11 allows for residential development in allocated residential areas except where there would be adverse effect on the amenity of neighbours or the development would be at a density or form that would be detrimental to the character of the area or result in an over-intensive development.

5.21 Local Plan

5.22 The Local Plan has been formally submitted for examination on 4th March and an Inspector has been appointed therefore the Local Plan is now under examination. Paragraph 48 of the NPPF states that the LPA may give weight depending on the stage of the Local Plan and 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). When the local plan was published under Regulation 19 in August 2019, all of the policies were identified as carrying 'limited weight' for the purposes of determining planning applications. Taking into account the remaining stages of the local plan process, it is considered the following levels of weight are appropriate between now and adoption dependant on the level of unresolved objections:

- Substantial
- Moderate
- Limited

The Council has now sent out the notice of examination (regulation 24 stage) and is aiming to adopt the Local Plan by winter 2020. The following policies are considered appropriate in assessing this proposal and consideration has been given to the level of outstanding objections resulting in appropriate weight attributed to each policy:

5.23 Policy 1 reinforces the guidance within the NPPF in that there should be a presumption in favour of sustainable development. This policy is considered to carry limited weight at this time.

5.24 Policy 8 sets out the requirements for the range of housing including the need for affordable housing. This policy is considered to carry limited weight at this time.

5.25 Policy 11 (Residential Policy Areas) reinforces some of the wording of PH11 stating that within Residential Policy Areas, as defined on the Proposals Map:

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. This policy is considered to carry substantial weight at this time.

5.26 Policy 42 requires development proposals to reflect the character of the locality in which they are set and be of a high quality design which contributes to local distinctiveness. This policy is considered to carry limited weight at this time.

5.27 Policy 43 seeks to ensure high standards of residential design. This policy is considered to carry moderate weight at this time.

5.28 Policy 45 requires that new housing, extensions and alterations respond positively to the context and character of existing areas or the host dwelling and create high quality residential environments through good design. This policy is considered to carry moderate weight at this time.

5.29 Policy 46 deals specifically with residential design standards ensuring that new housing meets the Nationally Described Space Standard minimum. This policy is considered to carry limited weight at this time.

5.30 Policy 49 (Landscaping of New Developments) states that development will be supported which protects landscape character, protects and enhances existing landscape features, and provides a high quality, comprehensive hard and soft landscape scheme. This policy is considered to carry limited weight at this time.

5.31 Policy 56 deals with the need to mitigate any contamination on site. This policy is considered to carry limited weight at this time.

5.32 Policy 57 requires the need for satisfactory drainage including the use of SuDS. This policy is considered to carry moderate weight at this time.

5.33 Other material planning considerations

- South Yorkshire Residential Design Guide (SPD) (2011)
- Development Requirements and Guidance Supplementary Planning Document (SPD) (2015)
- National Planning Policy Guidance (ongoing)
- Residential Backland and Infill Development Supplementary Planning Document (SPD) (2010)

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 the council website and neighbour notification. One public objection has been received by a neighbouring property. The comments can be summarised as:

- the access is a single lane and there is insufficient parking
- access to the rear of existing properties would be restricted during development
- there would be loss of trees within the site
- there would be noise and loss of privacy from the development and disruption during construction

7.0 Parish Council

7.1 The site is not within a parished area

8.0 Relevant Consultations

8.1 **Highways Development Control** – No objections subject to conditions requiring surface and sealing of hardstanding areas and provision of turning and parking spaces.

8.2 **Ecology Officer** –. No objections subject to condition to secure mitigation measures.

8.3 **Tree Officer** – no objections to the scheme following the submission of an arboricultural report, subject to conditions relating to landscaping and protection of trees on site.

8.4 **Yorkshire Water** – No objections.

9.0 Assessment

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

- Principle of development;
- Affordable Housing
- Landscape impact and visual effects
- Impact on residential amenity & quality of life
- Highway safety and traffic
- Ecology and Trees
- 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 With regard to the principle of residential development on this site, the site is designated as 'Residential Policy Area' in the Doncaster Unitary Development Plan where proposals should be assessed against Policy PH11. The proposed development is acceptable in principle under this policy.

9.4 The emerging Local Plan has completed its consultation for the Regulation 19 Publication stage. The Council is aiming to adopt the Local Plan by the end of 2020. It gives a clear indication of the direction of travel towards future planning

policy of the site. The Local Plan proposes that the site continues to be designated as 'Residential Policy Area' (Policy 11) and is given substantial weight.

- 9.5 The proposal adds to the mix of housing in the area and providing affordable housing for the need in this area.
- 9.6 Taking the above considerations into account, namely that the principle of residential use on the site is acceptable, and the proposal provides a wider benefit of the provision of 100% affordable housing, it is considered that the site is capable of forming a sustainable residential development which adds to the mix of housing when assessed against UDP and Core Strategy policy. The proposal is therefore acceptable in principle, subject to other policy considerations.
- 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. Para.10 of the NPPF states that in order 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 Affordable Housing

- 9.11 Policy CS12 of the Council's Core Strategy relates to housing mix and affordable housing, stating that new housing developments will be required to include a mix of house size, type, price and tenure to address the identified needs and market demand to support mixed communities. The Policy states that affordable housing on suitable developments of less than 15 units will be supported, requiring that the council will work with partners to deliver affordable housing and a mix of houses to meet local needs through use of its own land and other initiatives.
- 9.12 With regard to need; the housing needs study published in 2019 identified the size of the council housing accommodation requirements in the ward. Wheatley Hills and Intake Ward was identified to require majority of three bedroom houses and some two bedroom bungalows properties. This scheme would contribute to the much needed type of housing required in the area, by providing 2 and 3 bed housing, adding to the mix of housing in line with NPPF requirements and would also be in accordance with Policy CS 12.

9.13 Impact on Residential Amenity

- 9.14 Policy CS 14 (A) of the Core Strategy states that 'new development should have no unacceptable negative effects upon the amenity of neighbouring land uses or the environment' and paragraph 127 (f) of the National Planning Policy Framework states that planning decision should create places that have a high standards of amenity for existing and future users . The SPD Development Guidance and Requirements states in section 2.5 that 'new housing should not give rise to

adverse amenity issues, particularly with respect to overshadowing, privacy and overlooking of existing occupiers’.

- 9.15 In March 2015, the Government introduced a ‘Nationally Described Space Standard’ (NDSS). The NDSS deals with internal space within new dwellings and is suitable for application across all tenures and number of bedrooms. It sets out the requirements for the Gross Internal Floor Area (GIA) of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.
- 9.16 The Council do not currently impose internal space standards through local plan policy but there is guidance on space standards through the South Yorkshire Residential Design Guide SPD which was adopted in 2015. Under the SPD, the standards set out the minimum internal spaces for different aspects of a dwelling, across various dwellings sizes. However a Written Ministerial Statement (WMS) states that ‘Decision takers should only require compliance with the new national technical standards where there is a relevant current Local Plan policy.’ The WMS states that the NDSS are optional for planning purposes and should only be required if they address a clearly evidenced need and incorporated into a Local Plan.
- 9.17 As mentioned above, the Council does not yet have a relevant adopted local plan policy relating to space standards. Although Policy 46 in the Draft Local Plan specifically addresses this issue, the amount of weight which can be applied to this policy is limited by the fact that the policy has received significant unresolved objections and the Council’s evidence has yet to be tested in full in public examination. As such, the current standards set out in South Yorkshire Residential Design Guide are the most appropriate measure of determining internal dimensions until such time that more weight can be attributed to the relevant policy in the Draft Local Plan.
- 9.18 The South Yorkshire Residential Design Guide (SYRDG) sets out internal and external space standards. It states that 3+ bed homes should have a private rear amenity space at a minimum of 60m²; all of the plots including the two beds meet or exceed this standard.
- 9.19 The SYRDG states that 2 bed 3 person properties should have an overall floor area of 62m² with stipulations for individual rooms the overall floor area of the 2 bed properties (plots 1 and 2) is 63m². The SYRDG states that 3 bed four person dwellings should have an overall floor area of 77m², plots 3 and 5 have an overall floor space of 93m² and plot 3 has an overall floor space is 78m². Whilst some of the individual rooms do not meet the exact requirements, the overall living space either meets or exceeds that set out in the guidance.
- 9.20 The objection included concern regarding loss of privacy to existing properties due to the development but it is not considered that there are any significantly adverse impacts on the amenities of occupiers of neighbouring properties. The scheme meets with recommended guidance for separation distances being more than 21m between primary windows and 11m to a blank elevation. The frontages of plots 5 and 6 face that of plot 7, however the guidance on front to front elevations allows this to be reduced to 11m which is exceeded in this development.
- 9.21 The objection included concern regarding loss of privacy to existing properties due to the development but it is not considered that there are any significantly adverse

impacts as the scheme meets with recommended guidance for separation distances.

9.22 The objection also raised concerns about existing accesses being lost to the rear of the gardens of surrounding properties. As part of the consultation process that the Housing department carried out, access routes have been incorporated into the roadways that would run through the site where appropriate. They do not form part of a public right of way and would not justify amendments to the proposal or warrant a refusal of the application. Right of access can be on deeds of properties and would be a civil matter.

9.23 An objection has been received stating concerns with increased noise and pollution as a result of the proposal. The short term noise and disturbance associated with implementing the planning permission is considered to carry limited weight against the proposal and would not justify a refusal of the application. Once the properties are built, the houses would be occupied as any other in a residential area.

9.24 Conclusion on Social Impacts.

9.25 In conclusion of the social impacts of the development, it is not considered that the impact of residential amenity will be adversely affect by the proposal, and significant weight should be attached to the provision of community benefits including the full provision of affordable housing.

9.26 ENVIRONMENTAL SUSTAINABILITY

9.27 Impact upon the character of the area

9.28 Policy CS 14 of the Doncaster Council Core Strategy sets out the Council's policy on the design of new development. It 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. New development should also have no unacceptable negative effects upon the amenity of neighbouring land uses or the environment. This will be achieved through a set of design principles and quality standards as set out.

9.29 The proposal is a development of residential developments in a residential area and as such would not be out of character with its surroundings. The majority of the properties will not be visible within the street scene, however the dwellings reflect their surroundings in their design and scale.

9.30 The materials chosen to erect the properties is in keeping with the surroundings. The scale and size of the properties reflects that of the existing surrounding properties. The site reflects the density levels of its surroundings with the dwellings being set on similar sized plots to neighbouring dwellings. The properties do not appear out of character in size or design and blend well with the urban grain. The development therefore complies with the above policies.

9.31 Impact upon Highway Safety

9.32 The NPPF in para 109 states that 'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on road safety, or the residual cumulative impacts on the road network would be severe'.

The Core Strategy sets out in Policy CS14 that development should provide 'Quality, stability, safety and security of private property, public areas as well as the highway' and 'permeability - ease of pedestrian movement with good access to local facilities and public transport services'.

9.33 The site is accessed via an existing entrance off Appleby Road, and would be widened by taking ownership of part of the adjacent garden in order to create an access to an adoptable standard. This is in accordance with requirements as set out in the South Yorkshire Residential Design Guide.

9.34 The proposal was amended to provide adequate parking for the proposed properties in accordance with parking standards as set out in the Development Guidance and Requirements SPD and at the request of the Highways Officer. Highways have raised no objections to the amended plans.

9.35 Ecology and Trees

9.36 The NPPF at paragraph 170 d) where it states that planning policies and decisions should contribute to and enhance the natural local environment by "minimising impacts on and providing net gains for biodiversity." This is reflected in Policy CS 16 states that Doncaster's natural environment will be protected and enhanced in accordance with a number of principles. Part (A) states that "proposals will be supported which enhance the borough's Ecological Networks by (1) including measures that are of an appropriate size, scale and type and have regard to both the nature of the development and its impact on existing or potential networks; (2) maintaining, strengthening and bridging gaps in existing habitat networks".

9.37 The development will involve the loss of some trees and a hedgerow when the entrance is widened. A tree survey was submitted and the Tree Officer raised no objections to the scheme subject to conditions relating to tree protection and landscaping. The planting scheme was amended to provide tree and shrub planting at the entrance to mitigate for the loss of the hawthorn tree.

9.38 A bat survey was carried out and there was no evidence of roosting bats in any of the built structures on the site and, therefore, there are no outstanding ecological issues on site.

9.39 A Bio Diversity Net Gain Assessment was carried out and 0.62 of a unit was identified and a condition is included requiring either a scheme to be agreed to mitigate for that loss onsite or offsite or for a financial contribution to be made in lieu of a scheme for on or offsite mitigation

9.40 Flood Risk and drainage

9.41 The site is not located within a high risk Flood Zone and thus is considered to be at a low risk of flooding. The applicant has demonstrated that soakaways are not practical and the water company has agreed to allow connection to the sewer subject to attenuation. No objections were received from Yorkshire Water.

9.42 Conclusion on Environmental Issues

9.43 Para.8 of the NPPF (2019) indicates, amongst other thing, 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.

- 9.44 In conclusion of the environmental issues, it is considered that there has been no significant issues raised which would weigh against the proposal that cannot be mitigated by condition. The proposal does not harmfully impact on trees, ecology, highways safety, and drainage or the character and appearance of the area. Significant weight can be attached to its sustainable location in favour of the development.

9.45 ECONOMIC SUSTAINABILITY

- 9.46 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.

- 9.47 On a wider level, additional housing will increase spending within the borough which is of further economic benefit in the long term. Also the housing will add to the affordable housing stock in the area.

9.48 Conclusion on Economy Issues

- 9.49 Para 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.

- 9.50 Whilst the economic benefit of the proposal is slight and afforded only limited weight, it will benefit the community by providing affordable housing stock to the area and does not harm the wider economy of the borough and for that reason weighs in favour of the development.

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 proposal would redevelop a tired site featuring dilapidated garages and provide seven affordable houses in Intake. No adverse economic, environmental or social harm has been identified 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:

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 shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows:

PQ2141/ AD/ 10 Site Layout revised plan received 27 July 2020

PQ2141 Site Location Plan

PQ2141 PD00 N645 House Type Planning Drawing

PQ2141 PD00 N790 House Type Planning Drawing

PQ2141 PD00 N797 House Type Planning Drawing

PQ2141 PD00 N930 House Type Planning Drawing

REASON

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

04. 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.

05. The vehicle turning space as shown on the approved plans shall be constructed before the development is brought into use and shall thereafter be maintained as such.

REASON

To avoid the necessity of vehicles reversing on to or from the highway and creating a highway hazard.

06. Before the development hereby permitted is brought into use, the parking as shown on the approved plans shall be provided. The 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.

07. Prior to the first occupation of the development, the boundary treatments as shown on the approved site plan shall be erected and retained for the lifetime of the development.

REASON

To ensure the privacy of neighbouring dwellings and in accordance with Policy CS14 of the Core Strategy.

08. Not to commence the development until a scheme ("the scheme") to ensure that there is no net biodiversity loss as a result of the development has been submitted to and agreed in writing by the Local Planning Authority.

The net biodiversity impact of the development shall be measured in accordance with the DEFRA biodiversity offsetting metric as applied in the area in which the site is situated at the relevant time and the scheme shall include:

1. Proposals for on-site mitigation (full details of which will be provided in relation to each phase of development) and/or for off-site offsetting;
2. A method for the identification of any receptor site(s) for offsetting measures;
3. The identification of any such receptor site(s);
4. The provision of arrangements to secure the delivery of any offsetting measures (including a timetable for their delivery); and
5. A management and monitoring plan (to include for the provision and maintenance of any offsetting measures in perpetuity).

The development shall be carried out in accordance with the agreed scheme.

If the scheme is not agreed by the Local Planning Authority, not to commence the development until a fixed sum contribution based on Biodiversity Units lost and a requirement to deliver 110% of Biodiversity Net Gain has been paid to the Local Planning Authority. The Local Planning Authority shall use the biodiversity contribution to enhance and secure long term management of biodiversity within the vicinity of the site.

REASON

To comply with the requirements of the NPPF Chapter 15. Conserving and enhancing the natural environment

09. Unless as shall be specifically approved in writing by the Local Planning Authority, the scheme of landscaping shown on the Planting Plan ref: PQ2562 L-01 dated 15.07.2020 and the accompanying 30 year Management Plan (2020-2050) shall be implemented in full accordance with the approved details during the first available planting season following the completion of the development hereby granted and the local planning authority notified in writing within 7 working days of the completion of the landscape works to inspect and approve practical completion in writing. 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

10. No development or other operations shall commence on site in connection with the development hereby approved (including tree removal, ground works, soil moving, or any operations involving the use of construction machinery) until an Arboricultural Method Statement to ensure for the protection of the retained trees (mixed tree group G5, T8, T11, T13-T16) that accords with BS5837:2012 has been submitted to and approved in writing by the Local Planning Authority. The approved Arboricultural Method Statement shall ensure the following:
- a construction methodology for the new driveway and formation of the landscaped area within the root protection areas of the off-site mixed tree group (G5) which minimises damage to the root systems of these trees;
 - a scheme of any necessary tree pruning that accords with BS 3998:2010 Tree work.
 - a timetable for the above two tree protection measures;
 - a scheme of impact resistant barriers protecting the root protection areas of all retained trees.

The development shall be carried out in accordance with the approved scheme.

REASON

To protect the roots and rooting environments of the off-site trees within group G5 in the interests of amenity and in the interests of environmental quality and compliance with core strategy policy CS16: Valuing our Natural Environment.

Informatives

01. INFORMATIVE

Works carried out on the public highway by a developer or anyone else other than the Highway Authority shall be under the provisions of Section 278 of the Highways Act 1980. The agreement must be in place before any works are commenced. There is a fee involved for the preparation of the agreement and for on-site inspection. The applicant should make contact with Malc Lucas - Tel 01302 735110 as soon as possible to arrange the setting up of the agreement.

02. INFORMATIVE

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

03. INFORMATIVE

Any alteration to the existing street lighting as a result of the new access arrangements will be subject to a costs which are to be borne by the applicant. Street lighting design and installation is generally undertaken by the Local Highway Authority. There is a fee payable for this service and the applicant should make contact with Fiona Horgan - Tel 01302 735097 or e-mail Fiona.Horgan@doncaster.gov.uk regarding this as soon as possible. Further information on the selected DNO / IDNO together with the energy supplier will also be required as soon as possible as they directly affect the adoption process for the street lighting assets.

04. 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

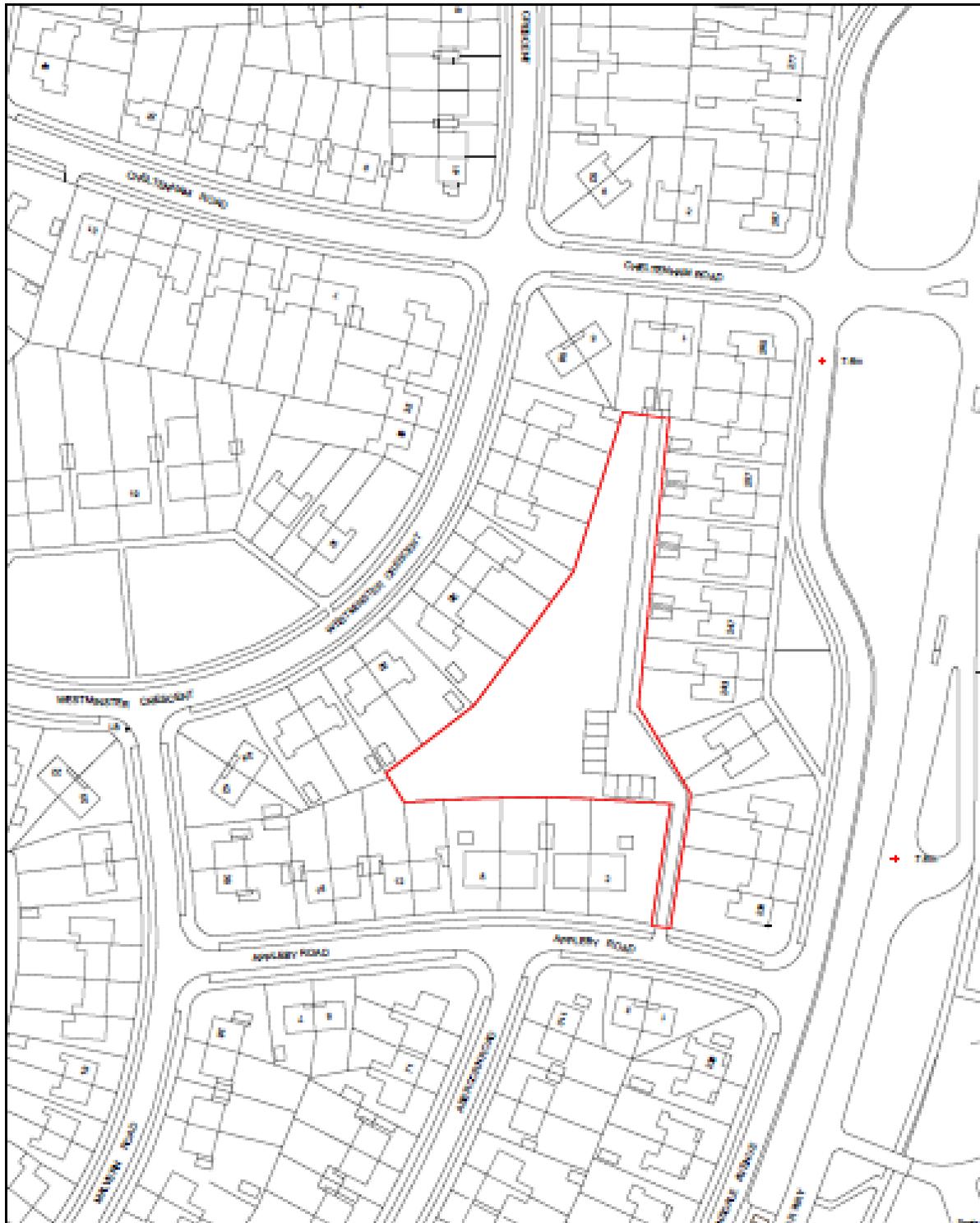
In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

Amendments to the parking arrangements to accord with the local authority's requirement, provide additional planting at the access and provide additional ecological information.

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 Location Plan



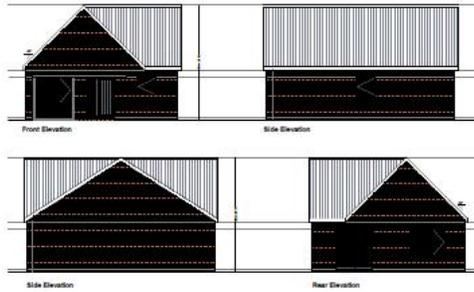
Appendix 3: House types

HOUSE TYPE N645 - Appleby Road, Intake

2 bedroom 3 person single level house GIA = 64.5m²



Ground Floor - N645 Bungalow GIA to blockwork: 64.50m²



SPATIAL STANDARDS

Bungalow designed to meet the Gross Internal Floor Area prescribed by the Nationally Described Space Standards - March 2015.

Double Bedroom meets the minimum floor area of 11.5m² and the minimum width dimension, and single bedroom exceeds minimum floor area of 7.5m² and width restrictions

Storage exceeds the requirements of a property of this size

- Facing Material - Through Coloured Render White
- Joinery Details - Anthracite Grey
- Roof Tiles - Rural Lushan in Slate Grey or terracotta
- Facing Material - Suburb Hardwick Red Mature 2023
- Facing Material - Blockade Growth Charcoal



Title: N645 HOUSE TYPE	
Dwg No: PQ2141 /AD / PD16	
Scale: 1:100/1:50 at A2	Date: March 2020
Revision: -	Drawn By: MBC

HOUSE TYPE N790 - Appleby Road, Intake

2 bedroom 4 person semi or terrace GIA = 79.0m² (850ft²)



SPATIAL STANDARDS

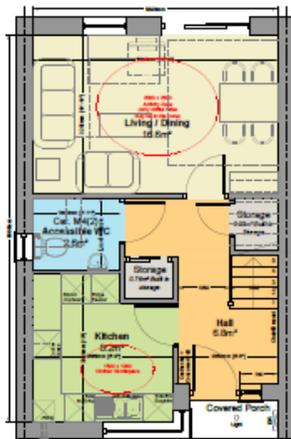
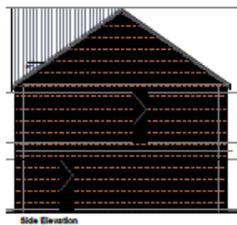
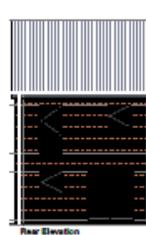
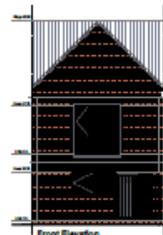
Housetype designed to meet the Gross Internal Floor Area prescribed by the Nationally Described Space Standards - March 2015.

Both bedrooms exceed the minimum floor area of 11.5m² and the minimum width dimensions

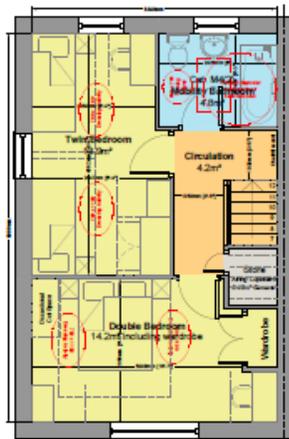
House provides 2.2m² of built in storage in accordance with the spatial standards

ADDITIONAL ENHANCEMENTS FOR BUILDING REGULATIONS 2015

- Ground Floor WC meets Approved Document PART M4(2) Category 2 for accessible and adaptable dwellings
- External Wall makeup allows for 350mm thick solution.
- First Floor Bathroom meets Approved Document PART M4(2) Category 2 for accessible and adaptable dwellings.
- All corridors at least 1050mm wide and internal doors permit accessible access



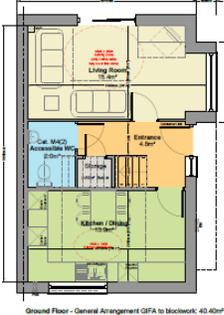
Ground Floor - Rear Lounge General Arrangement GIA to blockwork: 38.67m²



First Floor - Rear Lounge General Arrangement GIA to blockwork: 40.39m²

HOUSE TYPE N797 - Appleby Road, Intake

2 bedroom 4 person semi or terrace GIA = 79.7m² (858ft²)



Ground Floor - General Arrangement GFA to blockwork: 40.40m²

SPATIAL STANDARDS

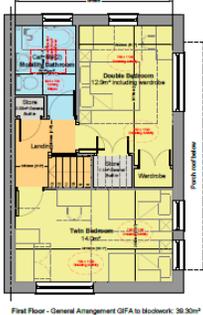
Housetype designed to meet the Gross Internal Floor Area prescribed by the Nationally Described Space Standards - March 2015.

Both bedrooms exceed the minimum floor area of 11.5m² and the minimum width dimensions

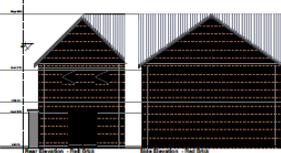
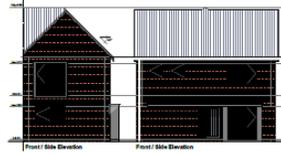
House provides 2.4m² of built in storage in accordance with the spatial standards

ADDITIONAL ENHANCEMENTS FOR BUILDING REGULATIONS 2015

- Ground Floor WC meets Approved Document PART M4(2) Category 2 for accessible and adaptable dwellings
- First Floor Bathroom meets Approved Document PART M4(2) Category 2 for accessible and adaptable dwellings
- External Wall makeup allows for 350mm thick solution.
- All corridors at least 1050mm wide and internal doors permit accessible access



First Floor - General Arrangement GFA to blockwork: 39.30m²



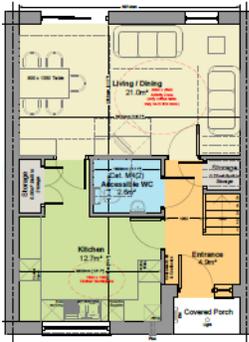
- Joinery Details - Accessible Grey
- Roof Tiles - Rusted Larch in Slate Grey or terracotta
- Paving Material - Washburn / Terra Cotta Red Mosaic



Title	
N797 HOUSE TYPE	
Dwg No: PQ2141 / AD / PD03	
Scale: 1:100/1:50 at A2	Date: March 2020
Revision: -	Drawn By: RV

HOUSE TYPE N930 - Appleby Road, Intake

3 bedroom 5 person semi or terrace GIA = 93.0m² (1000ft²)



Ground Floor - General Arrangement GFA to blockwork: 45.80m²

SPATIAL STANDARDS

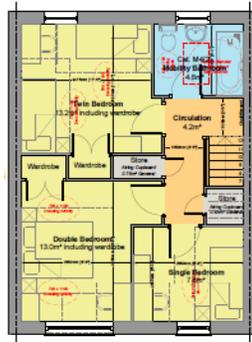
Housetype designed to meet the Gross Internal Floor Area prescribed by the Nationally Described Space Standards - March 2015.

Both double bedrooms exceed the minimum floor area of 11.5m² and the minimum width dimensions, and the third single bedroom meets the 7.5m² area.

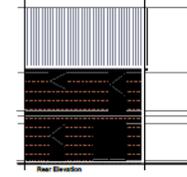
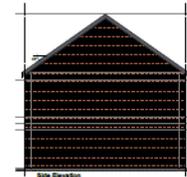
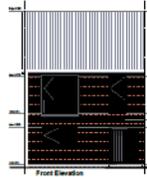
House provides 2.9m² of built in storage in accordance with the spatial standards

ADDITIONAL ENHANCEMENTS FOR BUILDING REGULATIONS 2015

- Ground Floor WC meets Approved Document PART M4(2) Category 2 for accessible and adaptable dwellings
- External Wall makeup allows for 350mm thick solution.
- First Floor Bathroom meets Approved Document PART M4(2) Category 2 for accessible and adaptable dwellings.
- All corridors at least 1050mm wide and internal doors permit accessible access



First Floor - General Arrangement GFA to blockwork: 47.80m²



Appendix 3 – Space Standards comparison of floor space with SYRDG

	SYRDG space standards (2 bed 3 person)	N790 Plots x (double + twin room)	Difference	N797 (double + twin room)	Difference	N645 Plots x (2 bed Single Storey)	Difference
Double Bedroom	12	14.2	+2.2	12.9	+9	11.6	-0.4
Twin Bedroom		13.9		14.0		n/a	
Single Bedroom	7	n/a	n/a	n/a	n/a	7.8	+0.8
Living Room	13	n/a	n/a	15.4	+2.4	n/a	n/a
Living/Dining	17	16.6	-0.4	n/a	n/a	17.5	+0.05
Kitchen	11	n/a	n/a	n/a	n/a	9.2	-1.8
Kitchen/Dining	13	n/a	n/a	13.9	+0.9	n/a	n/a
Open Plan/ combined	27	n/a	n/a	n/a	n/a	n/a	n/a
Bathroom /WC combined	3.5	GF 2.6 FF 4	-0.9 +0.5	GF 2.6 FF 5.5	-1.9 +2.0	5.03	+1.5
Storage*	3.75	2.2	-1.5	1.9	-1.85	2.1	-1.6
GIFA Overall	62	77	+15	79.7	+17.7	64.5	+5

	SYRDG space standards (3 bed 4 person)	N930 Plot x (3 bed)	Difference
Double Bedroom	12	13.2 & 13.0	+1.2 & +1.0
Single Bedroom	7	7.5	+0.05
Living Room	15	n/a	n/a
Living/Dining	18	21	+3.0
Kitchen	13	12.7	-0.3
Kitchen/Dining	11	n/a	n/a
Open Plan/ combined	30	n/a	n/a
Bathroom /WC combined	3.5	GF 2.6 FF 4.8	GF - 0.9 FF +1.3
Storage *	4.5	2.95*	-1.6
Overall	77	93.2	16.2

* dedicated storage only - bedroom wardrobes included in calculation of room size