

<b>Application</b>	7.
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<b>Application Number:</b>	20/01499/FUL
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<b>Application Type:</b>	Planning FULL
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<b>Proposal Description:</b>	Section 73 application to vary condition 2 of planning application 19/02145/FUL granted 24/10/2019 (variation to include rear dormers and reduction in size from approved plans).
<b>At:</b>	Land Adj To 54 Carlyle Street, Mexborough, S64 9DE

<b>For:</b>	SMK Construction Services (Doncaster) Ltd
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<b>Third Party Reps:</b>	15 letters of objection	<b>Parish:</b>	
		<b>Ward:</b>	Mexborough

<b>Author of Report:</b>	Hannah Wilson
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## SUMMARY

The application seeks to vary the existing planning permission to alter the design of the properties to include dormer windows and reduce the size of the dwellings by varying the plans condition (section 73). The proposal is considered to be acceptable in policy terms as it is residential policy area and has been previous approved. It is felt that the reduction in size is not harmful to the character of the area or amenity and the inclusion of the dormers does not create a significantly harmful degree of overlooking or loss of amenity. It is therefore considered to be an acceptable and sustainable form of development in line with paragraph 7 and 8 of the National Planning Policy Framework (NPPF, 2019).

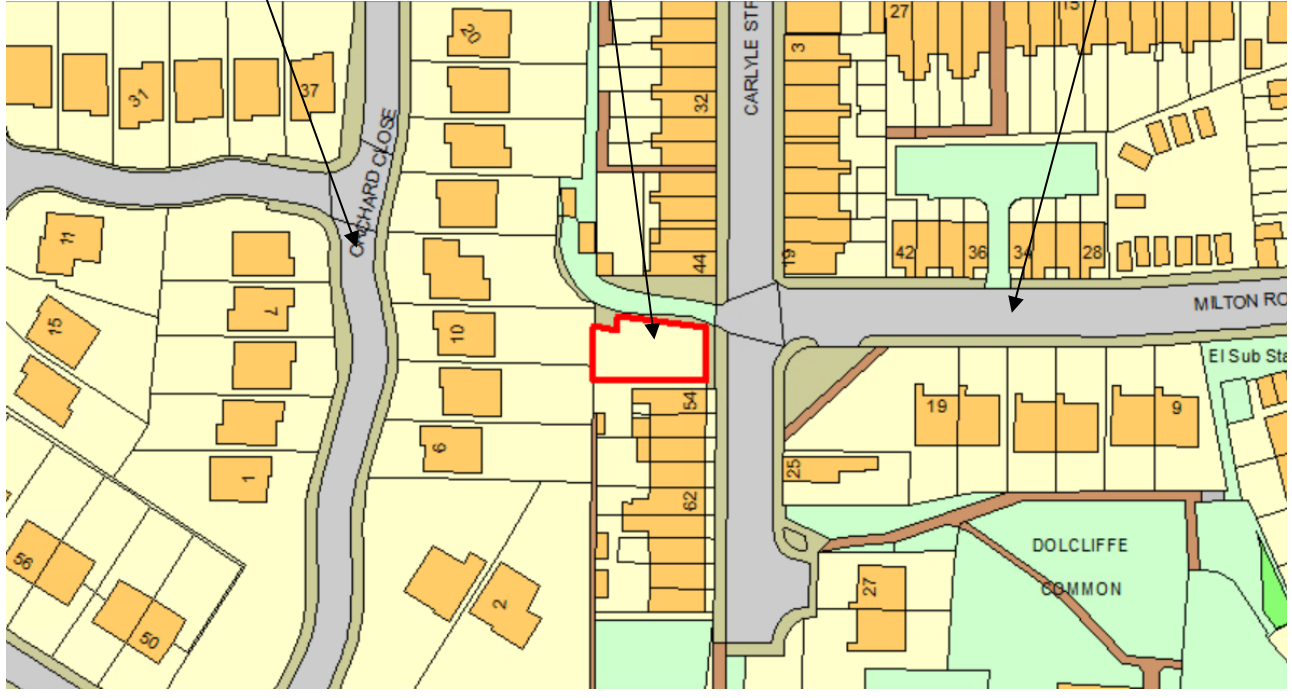
The report demonstrates that there are no material planning considerations that would significantly or demonstrably outweigh the social, economic or environmental benefits of the proposal in this location. The development would not cause undue harm to neighbouring properties, the highway network or the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

**RECOMMENDATION: GRANT planning permission subject to conditions**

Orchard Close

Application Site

Milton Road



## **1.0 Reason for Report**

- 1.1 This application is being presented to planning committee due to the significant number of objections to the proposal.

## **2.0 Proposal and Background**

- 2.1 Planning permission is sought to vary the approved plans condition to reduce the size and to install dormers to the rear elevation of the approved dwellings. The dwellings have permission which was established through planning application 19/02145/FUL.
- 2.2 The dwellings and dormers have already been built and as a result this application is retrospective.
- 2.3 The application originally submitted in association with the dormer window alterations however during the process of the application it was noted the dwellings are slightly smaller and consequently this change was also included. The application was re-advertised on this basis.

## **3.0 Site Description**

- 3.1 The site was formerly the curtilage to an end terrace property next to a vehicle access leading to the rear of the next row or terrace properties. It is also next to the junction with Milton Road.
- 3.2 The street is characterised mainly by blocks of Terraces on the same side of the road and north of the adjacent junction on both sides of the road. There are semis on Milton Road and the opposite side of Carlyle Street. There are bungalows fronting the next street to the west of the site.
- 3.3 The dwellings have now been erected on this land and are a semi pair of dwellings with gable roofs and three floors.

## **4.0 Relevant Planning History**

- 4.1 The relevant planning history is as follows:

<b>Application Reference</b>	<b>Proposal</b>	<b>Decision</b>
18/01672/FUL	Erection of 2 semi-detached houses	Withdrawn 04.10.2018
19/00354/FUL	Erection of a pair of semi-detached dwellings with accommodation on the three floors and on street parking	Refused 15.04.2019
19/02145/FUL	Erection of a pair of semi-detached dwellings with accommodation on the three floors and on street parking (being resubmission of application 19/00354/FUL, refused on 15/04/19).	Granted 24.10.2019

## 5.0 Site Allocation

5.1 The application site is located within the Residential Policy Area as designated 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 NPPF is a material consideration in planning decisions and the relevant sections are outlined below:

5.4 Paragraphs 7 – 11 establish that all decisions should be based on the principles of a presumption of sustainable development. One of the three overarching objectives of the NPPF is to ensure a significant number and range of homes are provided to meet the needs of present and future generations (paragraph 8b).

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.

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 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.

5.10 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.

5.11 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; and should promote health and well being with a standard of high amenity for existing and future users.

## 5.12 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.

5.14 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:

5.15 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.

5.16 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.

5.17 Policy CS16 of the Core Strategy requires development to protect and enhance Doncaster's natural environment.

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

5.19 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.

## 5.20 Local Plan

5.21 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 and the following policies would be appropriate for each policy the level of outstanding objections has been assessed and the resulting appropriate weight noted against each policy :

- 5.22 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.
- 5.23 Policies 2 and 3 set out the Borough's focus for new housing in sustainable locations. This policy is considered to carry limited weight at this time.
- 5.24 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.
- 5.25 Policy 42 requires proposals to reflect and respect character and local distinctiveness. This policy is considered to carry limited weight at this time.
- 5.26 Policy 43 seeks to ensure high standards of residential design. This policy is considered to carry moderate weight at this time.
- 5.27 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.
- 5.28 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.
- 5.29 Policy 56 deals with the need to mitigate any contamination on site. This policy is considered to carry limited weight at this time.
- 5.30 Neighbourhood Plan
- 5.31 There is no Neighbourhood Plan for this area.
- 5.32 Other material planning considerations
- *South Yorkshire Residential Design Guide [SYRDG] (2011)*
  - *Development Requirements and Guidance Supplementary Planning Document (SPD) (2015)*

- *Residential Backland and Infill Development Supplementary Planning Document (SPD (2010))*
- *National Planning Policy Guidance (ongoing)*

## 6.0 Representations

6.1 This application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 by means of site notice, council website, press advertisement and neighbour notification.

6.2 The application was amended and re-advertised because it came to light the dwellings were smaller than approved. 15 objections were received from 7 neighbouring properties. The comments can be summarised as:

- They feel the dormers are not in keeping, are imposing, and do not continue aesthetically with the terraced properties adjacent and in the local area. *The applicants state that 'Policy CS14 of the Core Strategy outlines that all proposals contribute to local distinctiveness and reinforces the character of local landscapes and building traditions.'* They feel that the dormers do none of those things and neither does it integrate with the immediate surrounding area. The applicant's statement that "*dormer windows are a characteristic of many areas in Doncaster and are increasingly becoming more common as development provide additional accommodation in the roof space*" they feel is completely irrelevant and has no bearing on the development in question.
- As for the statement several existing properties to the south of the development site also have dormers installed at roof level, they ask exactly how far south do they have to look? There are only 2 properties in the terraced row that this development is built in that have very small rear dormer windows. These dormers were installed prior to the year 2000 when the Orchard Close estate was built and the houses are also significantly further away from the neighbouring dwellings they back onto. The dormers on the new build completely dominate the rear roof of the dwellings.
- The SYRDG stipulates that dormers should not be over-dominant and fussy. They feel that dormer windows are just that..... Completely over dominant and imposing.
- The neighbours feel the dormers represent an invasion of privacy. They feel these will cause harmful overlooking to both properties and gardens and do not feel this to be minimal. They feel that policy CS14 states that "*new development should have no unacceptable negative effects upon the amenity of neighbouring land uses or the environment*" and the dormer windows on this development are entirely the opposite of this.
- They feel that the 24m separation that the applicants state and their photos do not truly represent the impact on them. They feel this takes no consequence of the fact that these properties are higher than the properties on Orchard Close, therefore more overbearing.
- The approved plans have absolutely no windows in the roof space to the rear of the property. If the application was rejected due to loss of privacy with the introduction of south facing dormer windows, how on earth can

west facing dormer windows which look directly into the neighbouring properties gardens, living space and bedroom areas be now deemed acceptable.

6.3 The objectors have raised the following which have been addressed below:

- They feel this will devalue their properties. *However this is not a material planning consideration.*
- They raise concerns that this affects their view. *The right to a view is not a material planning consideration.*
- They feel that the application makes planning look irrelevant and a mockery/farce of the planning system as the builder has already completed the works. *However the planning system does allow for retrospective applications to rectify unauthorised works.*

## **7.0 Parish Council**

7.1 There is no parish council.

## **8.0 Relevant Consultations**

8.1 No consultation responses have been received. The proposal is the same as previous, policy and site context have not changed. Except for the design and this is considered in this report.

## **9.0 Assessment**

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

- Principle of development
- Impact on residential amenity & quality of life
- Character and appearance
- 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 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. This 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).
- 9.5 The principle was shown to be acceptable in the approved application (19/02145/FUL) and the proposal is to vary the design of the dwellings and not assess the consideration of the acceptability of a pair of semi-detached dwellings on this site, which is approved.

### **Sustainability**

- 9.6 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
- 9.7 There are three strands to sustainability, social, environmental and economic. Paragraph 10 of the NPPF states that in order that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

### **SOCIAL SUSTAINABILITY**

#### **9.8 Impact on Residential Amenity**

- 9.9 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 NPPF 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'.
- 9.10 The dwellings other windows have been approved and considered under application 19/02145/FUL. The only windows to be considered under this S.73 application are the rear dormer windows.
- 9.11 The dormer windows would not normally need permission if the property was completed and erected under permitted development rights (50 cubic metres). However they were installed as part of the construction stage of the dwellings and this varied from the approved plans. In addition it should be noted that permitted development rights have been removed. Therefore the application is to regularise the unauthorised dormers by amending the plans.
- 9.12 It is noted that the neighbouring terraced properties do have their permitted development rights and could erected dormers without consent (40 cubic metres on terraced dwellings). The terraced properties appear to be constructed pre-1948 and would not benefit from the new Class AA for an additional 2 storeys above their dwellings. Concerns have been raised by residents that the dormer windows create a harmful degree of overlooking, invasion of privacy and are overbearing on their properties and gardens.

- 9.13 The Development Guidance and Requirements SPD recommends that *'2-3 storey properties should have back to back distances (between facing habitable rooms) of no less than 21m'*. In appendix 2 it can be seen on the site plan that the property directly to the rear (nearest property) is in excess of this separation with a 23m distance to their rear extension and 26m separation distance to the rear of the main part of the house. The other neighbouring properties are in excess of this and at an angle from these dormer windows meaning that the potential for overlooking would be diminished. Consequently, it is felt that the proposal represents a good separation from neighbouring dwelling house's amenity in line with the Council's Supplementary Planning Document (SPD) requirements and significantly weighs in favour of the proposal.
- 9.14 This SPD also states that *'Habitable room windows that overlook neighbouring garden space should normally be at least 10 metres from the boundary. Where a new property overlooks an existing garden these distances may need to be increased.'* The dormer windows respect this 10m separation and although these are existing gardens it must be considered that the existing neighbouring terraces could erect similar dormers at the same separation distance and it is not felt that this distance is an unacceptable separation.
- 9.15 The objections raised that the previous refusal had dormer windows and these were removed. However these were in the side elevations and the plans associated with this are contained within appendix 4. It is considered that this represented a different proposal, which a different consideration, which was deemed to be unacceptable.
- 9.16 The current application also seeks to regularise the size of the dwelling. The plans indicate that the dwellings have been built slightly smaller than the approved plans. For comparison the sizes are laid out below:

Height: approved at 9.2m and are now 8.6. A lowering of 0.6m.

Length: approved at 9.8m and are now 9.8m.

Width: approved at 9.5 and are now 9m. A reduction in 0.5m. plus the rear single storey projection of 2.8m which remains the same.

- 9.17 It is considered that the reduction in height benefits the neighbours as decrease of 0.6m results in a less dominant form of development.
- 9.18 The reduction in width by only 0.5m is not felt to be detrimental. It allows the dwellings to appear to have a similar width to the neighbour dwellings and is not felt to cause a significant decrease in amenity to the future occupiers over what was originally approved, to warrant the demolition of the buildings and re-building. The change could be described as de-minimus and would not be expedient for the Local Planning Authority to take enforcement action against.

### **9.19 Conclusion on Social Impacts.**

- 9.20 The amended proposal would not be significantly harmful to the living conditions of future occupiers or the existing neighbouring properties meeting separation distances in the SPD. In addition the proposal would also see a small reduction of 0.5 in width and reduction in the overall height which are not considered to adversely affect the character of the development or the surrounding area.

Therefore the proposal would be in accordance with policy CS1, CS14 of the Core Strategy, which seeks amongst other things for development to safeguard residential amenity; to be designed to a high quality consistent with national good practice standards and be able to adapt to changing lifestyle needs. It would also not conflict with the NPPF which seeks as a core principle to secure a good standard of amenity for future occupiers of dwellings and neighbouring dwellings.

## **9.21 ENVIRONMENTAL SUSTAINABILITY**

### **9.22 Impact upon the character of the area**

9.23 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.

9.24 The overall design of the dwellings being gable ended semi detached dwellings is not for consideration here it is only the reduced width, height and dormer windows being applied for.

9.25 The reduction in size of the dwellings makes them appear more subservient to the neighbouring properties being lower and having a reduced width than what was originally approved.

9.26 The dormer windows are to the rear of the property and so do not have a wider impact on the streetscene. To the rear the neighbouring terraced properties could erect similar dormer windows without planning permission. These dormers are set down from the ridge, in from the sides and up from the eaves so that they do not dominate the roofscape. They do not take up over 50% of the roofplane either. It is not felt that they are harmful to the character of the area or dominating the property.

### **9.27 Impact upon Highway Safety, Drainage, Ecology & Trees**

9.28 The proposals do not alter the approved highways situation, drainage, ecology or trees that was approved in the 2019 permission.

### **9.29 Conclusion on Environmental Issues**

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

9.31 In conclusion of the environmental issues, it is considered that there has been no significant issues raised which would weigh against the proposal causing no significant harm to character and the other material planning considerations remain unchanged. As such, significant weight can be attached to this in favour of the development.

## **9.32 ECONOMIC SUSTAINABILITY**

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

## **9.34 Conclusion on Economy Issues**

9.35 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.

9.36 On a wider level, additional housing will increase spending within the borough, which is of further economic benefit in the long term.

## **10.0 PLANNING BALANCE & CONCLUSION**

10.1 In accordance with Paragraph 11 of the NPPF (2019) the proposal is considered in the context of the presumption in favour of sustainable development. Officers have identified no adverse economic, environmental or social harm that would significantly or demonstrably outweigh the benefits identified when considered against the policies in the Framework taken as a whole. The retention of the dormer windows and reduced height and width, would not significantly harm neighbouring amenity by virtue of overlooking, overshadowing or over-dominance and does not significantly harm the character and appearance of the area. The proposal is compliant with the development plan and there are no material considerations which indicate the application should be refused. The proposal is therefore recommended for approval subject to conditions to ensure the development still complies with the original approval, the varied condition 2 to reflect these plans, condition 3 removing permitted development will remain and condition 4 for materials is no longer required as the development is built.

## **11.0 RECOMMENDATION**

11.1 **GRANT PLANNING PERMISSION** subject to conditions:

### **Conditions**

01. The permission hereby granted shall only be implemented in conjunction and compliance with planning permission reference 19/02145/FUL, with the exception of conditions 2 which are varied by this permission.

#### **REASON**

This permission is granted under the provisions of Section 73 of the Town and Country Planning Act 1990.

02. The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans listed below:  
1416: 300: Rev A Proposed Elevation Plans dated February 2020 amendments received 13.08.2020  
1416: 200: Rev B Proposed Ground Floor Plan dated February 2020 amendments received 22.06.2020  
1416: 201: Rev A Proposed First, Second and Roof Plan dated February 2020 amendments received 22.06.2020  
P20-20- 1371 Site Plan dated June 2020 received 01.07.2020  
REASON  
To ensure that the development is carried out in accordance with the application as approved.

03. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (No.596) (England) Order 2015, Article 3, Schedule 2: Part 1 (or any subsequent order or statutory provision revoking or re-enacting that order) no additions, extensions or other alterations other than that expressly authorised by this permission shall be carried out without prior permission of the local planning authority.  
REASON  
The local planning authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area and for this reason would wish to control any future development to comply with policy PH11 of the Doncaster Unitary Development Plan.

## **Informatives**

01. **INFORMATIVE**  
**DEVELOPMENTS NEAR OR ON POTENTIAL CONTAMINATED SITES**  
Information derived from historic maps show that the above planning application is near or on a potential contaminated site, and in light of this it is recommended caution is taken during any excavation works.
02. **INFORMATIVE**  
**DEVELOPMENTS NEAR LANDFILLS**  
The proposed development is within 250 meters of a landfill site about which insufficient information is known to permit an adequate response to be made on the extent to which landfill gas may be present on or off site.  
Planning permission has been granted on the basis that there is no sound and clear-cut reason to refuse. The applicant is, however, reminded that the responsibility for safe development and secure occupancy of the site rests with the developer and accordingly is advised to consider the possibility of the presence or future presence of

landfill gas and satisfy himself of any gas precaution which may be necessary.

03.                   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](http://www.gov.uk/government/organisations/the-coal-authority)

This Standing Advice is valid from 1st January 2019 until 31st December 2020

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

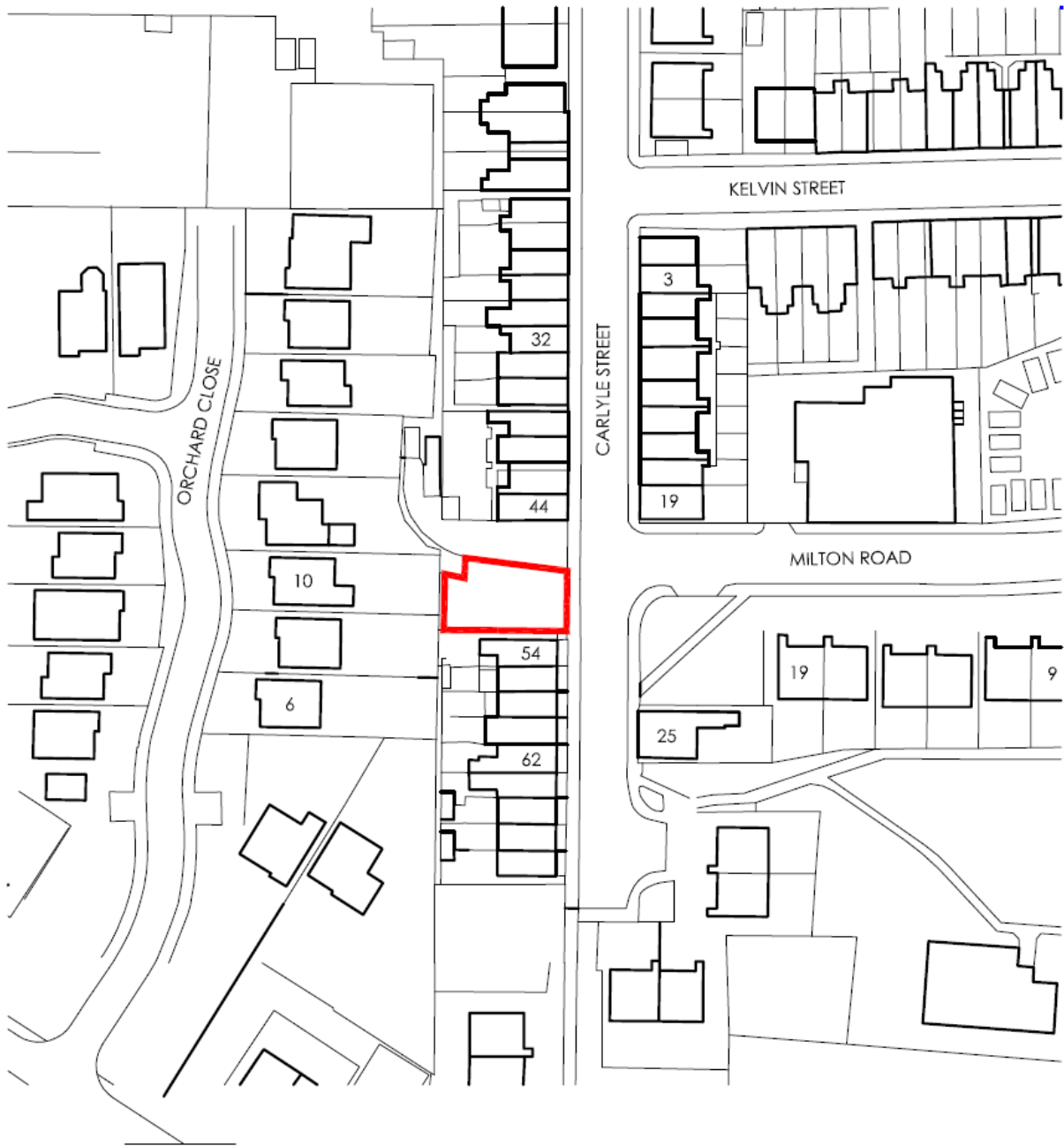
#### **STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015**

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:

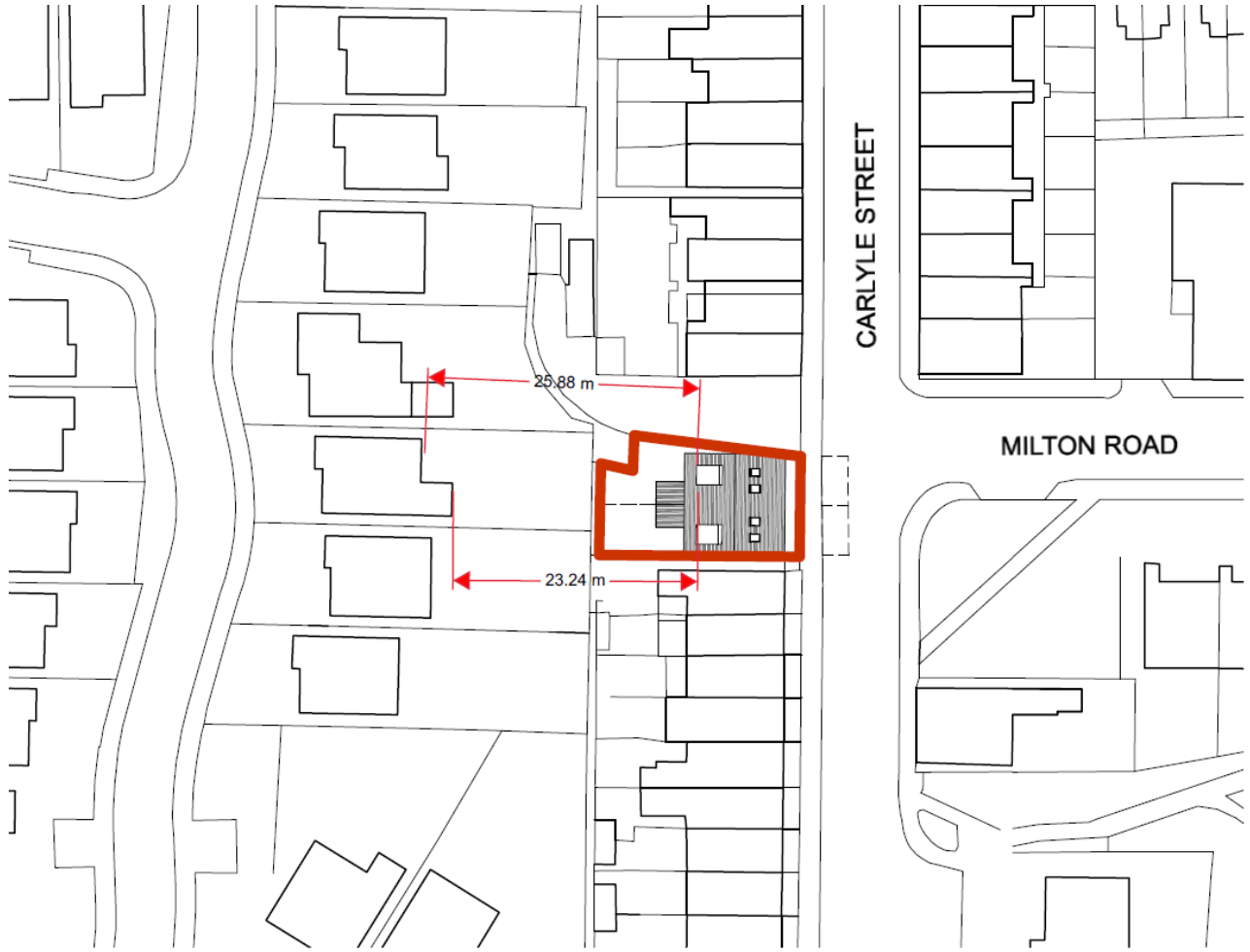
The proposal has been amended to include the changes to the width and height of the dwellings.

**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

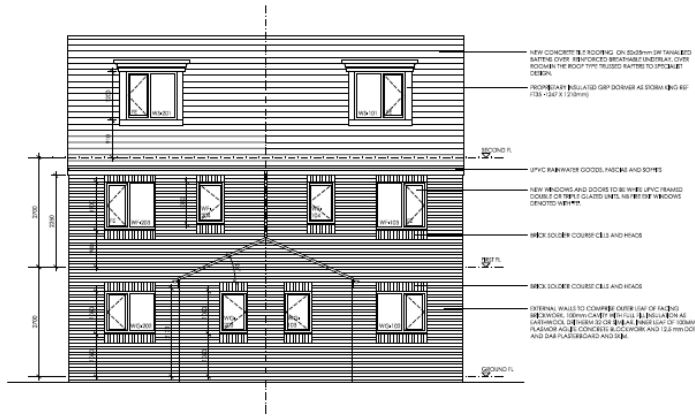


Appendix 2 – Site Plan





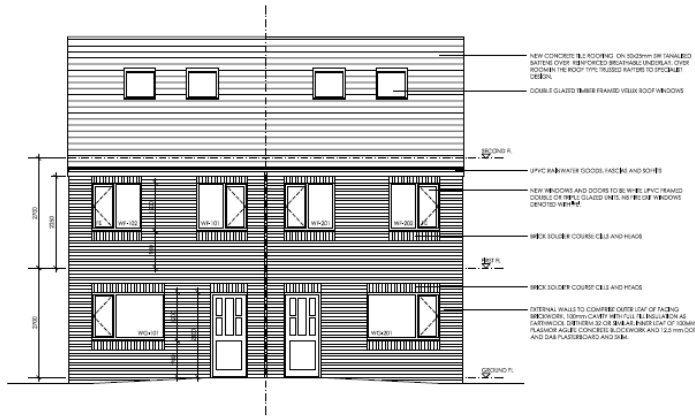
# Appendix 3: Proposed Plans



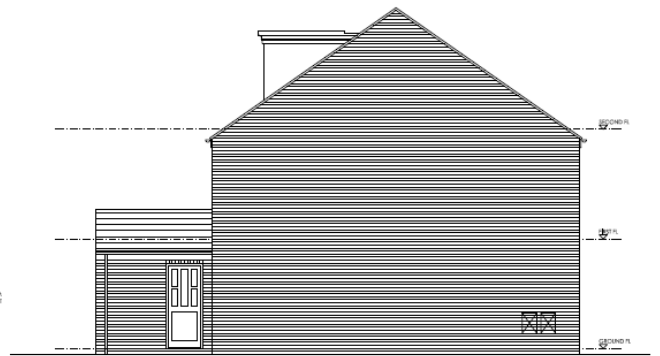
REAR ELEVATION



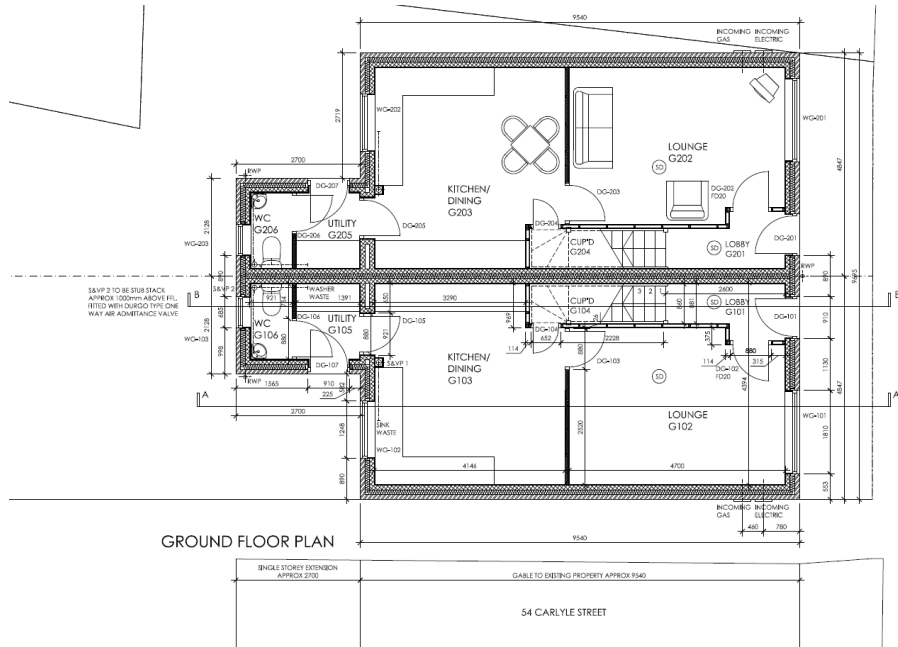
SIDE ELEVATION



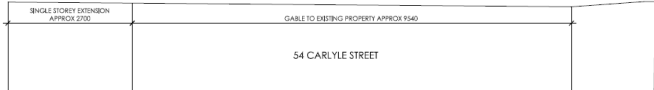
FRONT ELEVATION

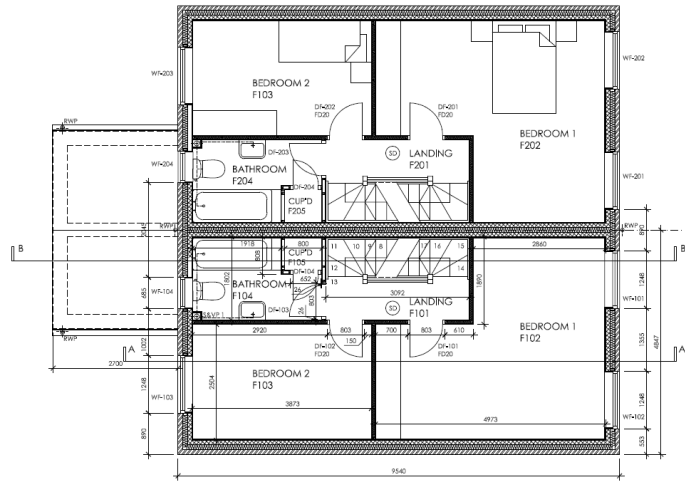


SIDE ELEVATION

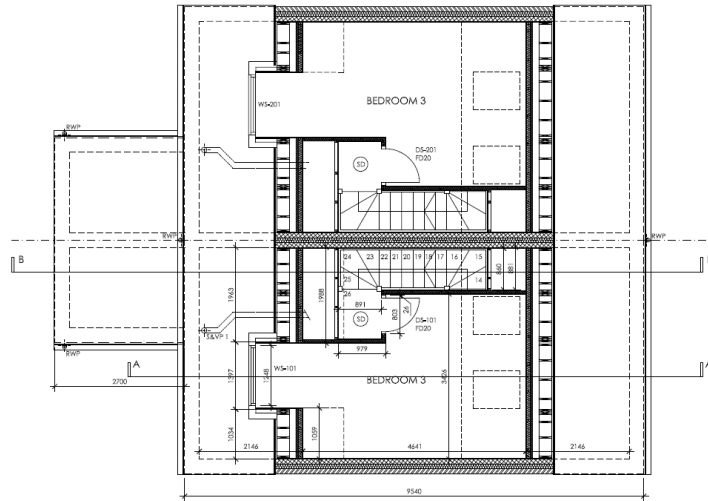


GROUND FLOOR PLAN

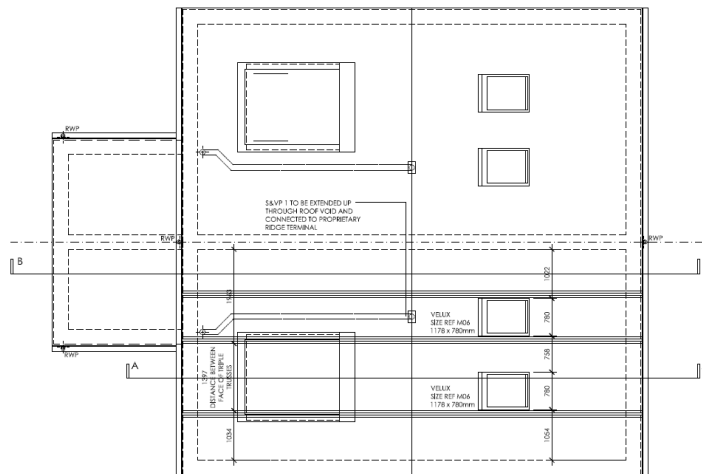




FIRST FLOOR PLAN

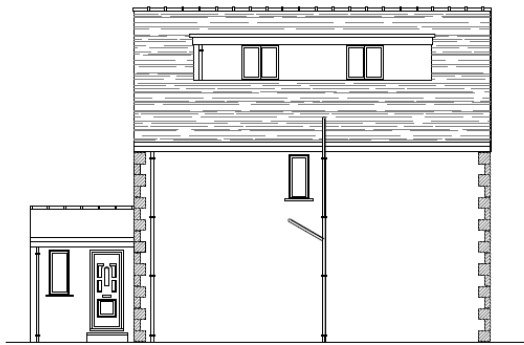


SECOND FLOOR PLAN



ROOF PLAN

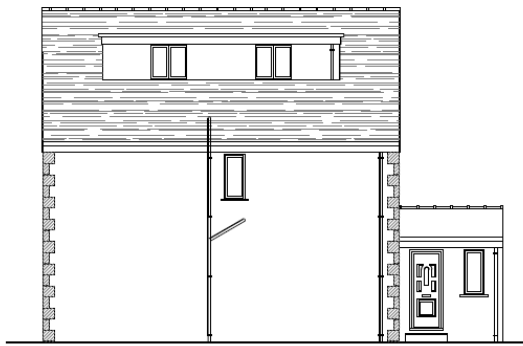
# Appendix 4: Refused Plans 19/00354/FUL



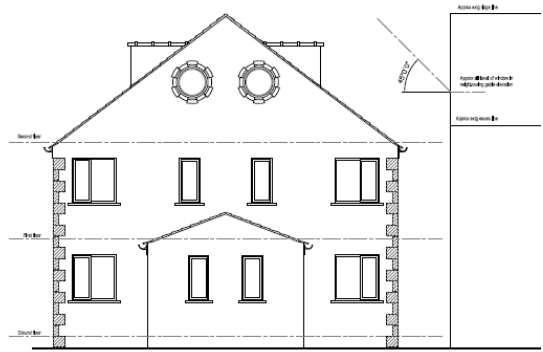
Left hand elevation (1:50)



Front elevation (1:50)

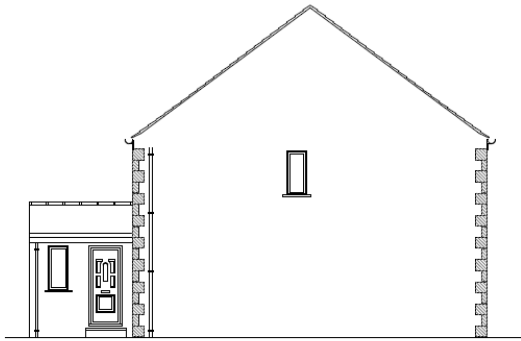


Right hand elevation (1:50)

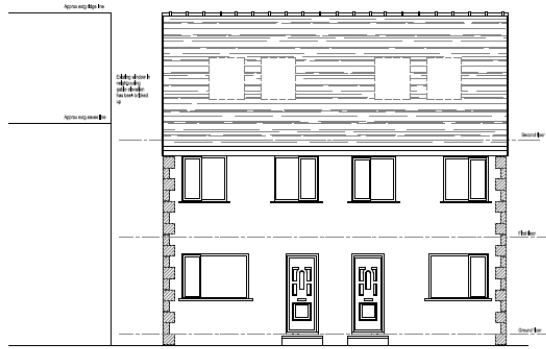


Rear elevation (1:50)

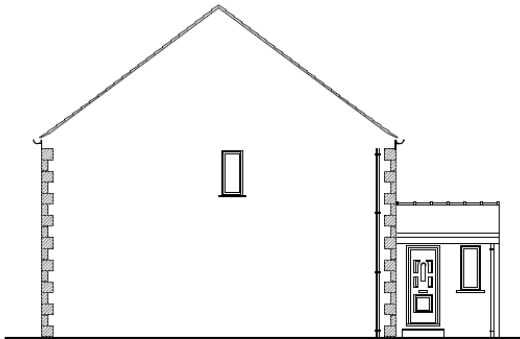
Appendix 5: Approved Plans 19/02145/FUL



Left hand elevation (1:50)



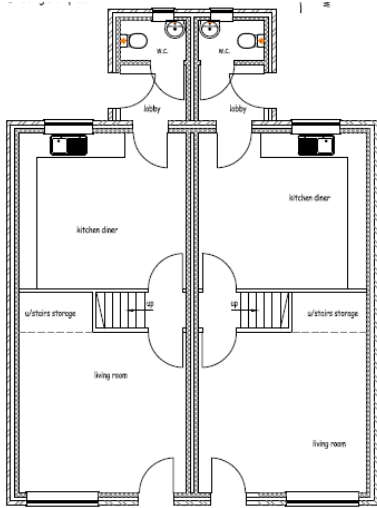
Front elevation (1:50)



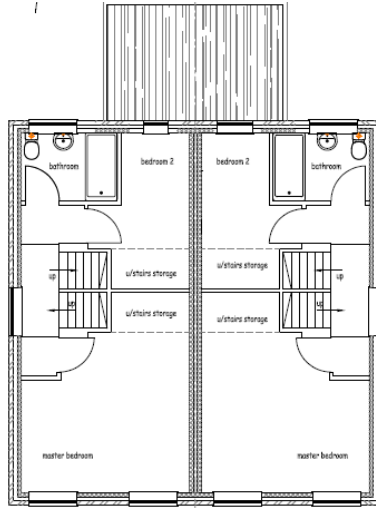
Right hand elevation (1:50)



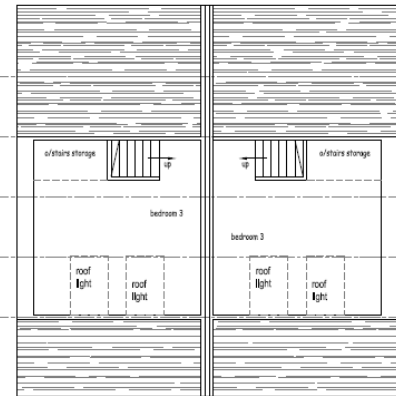
Rear elevation (1:50)



Ground floor plan (1:50)



First floor plan (1:50)



Second floor plan (1:50)