

Application	5.
--------------------	-----------

Application Number:	20/03180/FUL
----------------------------	--------------

Application Type:	Full Planning Application
--------------------------	---------------------------

Proposal Description:	Erection of first floor extension above existing ground floor extension and erection of single storey pitched roof store to rear and internal alterations
At:	Dentist Practice 5 Alston Road Bessacarr Doncaster

For:	Ms Heema Sharma
-------------	-----------------

Third Party Reps:	Statement of support from 3 residents and 7 objections	Parish:	
		Ward:	Bessacarr

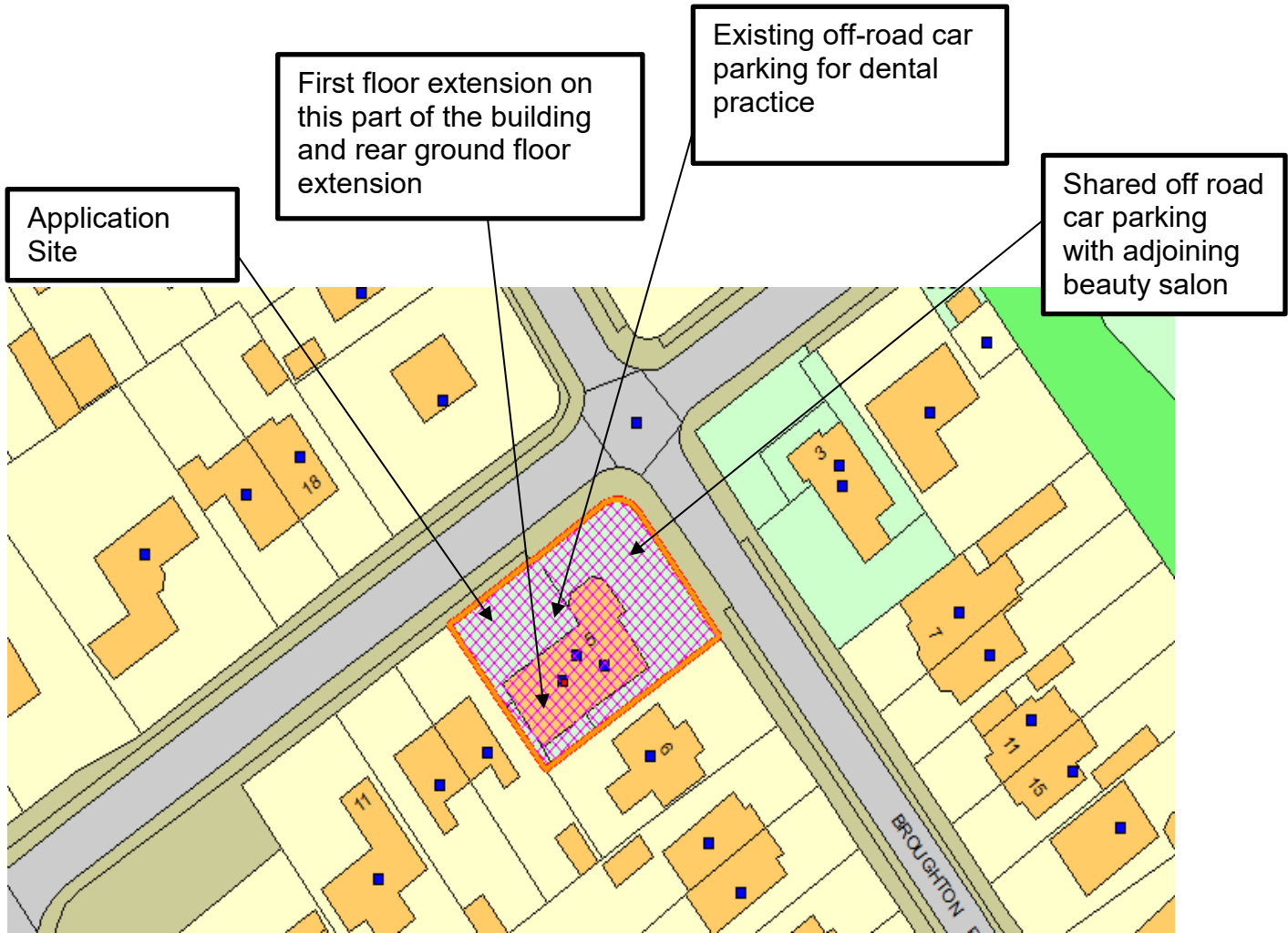
Author of Report:	Nicola Howarth
--------------------------	----------------

SUMMARY

The proposal seeks permission for a first floor pitched roof extension above an existing ground floor side extension and a single storey pitched roof store to the rear and internal alterations at an existing dental practice at 5 Alston Road, Bessacarr.

This report demonstrates that there are no material planning considerations that would significantly or demonstrably outweigh the need for this development. The development would not cause unacceptable harm to neighbouring properties, the highway network or the wider character of the area.

RECOMMENDATION: GRANT planning permission subject to the imposition of suitable conditions and a Section 106 Agreement.



1.0 Reason for Report

- 1.1 The application is being presented to Planning Committee for determination because of public interest.

2.0 Proposal

- 2.1 Planning permission is sought for a proposed first floor pitched roof extension above an existing ground floor extension and a single storey pitched roof store to the rear and internal alterations at an existing dental practice at 5 Alston Road, Bessacarr.
- 2.2 The practice has been approached by government to provide more appointments for the local community to meet demand. The extension will provide for an additional three treatment rooms, waiting room, store and improved staff facilities. The proposed staffing is 3 part time clinicians, 1 full time clinician, 1 full time assistant to clinicians and 1 full clerical staff member. The times of opening are 09.00 - 17:30 Monday to Friday.
- 2.3 The building materials are to match the existing building. The extension will be above an existing side ground floor extension together with a side rear ground floor extension. The built footprint would increase by 12 square metres. There will be two new obscure glazed window openings on the west side upper elevation and no new upper levels windows on the south rear elevation. Three new velux roof-lights are to be installed on the south rear ground floor store extension. There will be two new windows on the upper floor front facing north elevation. One new upper floor window on the east facing elevation.

3.0 Site Description

- 3.1 The application site comprises a large detached brick property and lies on the corner of Alston Road and Broughton Road. The property has been divided internally and contains the dental practice and a beauty clinic/hairdressers. The surrounding area is predominantly residential in character, and allocated as such within the Development Plan.
- 3.2 For the dental practice, off-road car parking is at the front of the premises and at the front and side of the premises for the beauty clinic/hairdressers. A small brick wall divides the two parking areas. The Applicant has confirmed that the premises is within their ownership and the red line boundary relates to the whole of the premises.
- 3.3 The site is bounded to the west by No. 7 Alston Road which is a semi-detached residential property. Opposite to the north is a Meeting Hall and 18 Alston Road also a semi-detached residential property and a newsagent shop lies on the corner to the east. To the rear (south) of the premises lies 6 Broughton Road a detached residential property.

4.0 Relevant Planning History

Application Reference	Proposal	Decision
99/2884/P	Erection of extension (6.50m x 8.60m) to existing dental practice	Application Granted
95/0835/P	Erection of extension (5.40m x 5.18m) to shop	Application Granted
93/3454/P	Erection of single storey rear extension to form treatment room/practice/lobby/wc extension (7.55m x 5.35m overall) to existing dental practice	Application Granted
88/2784/P	Display of 2 no. Internally illuminated fascia signs (6.5m x 0.45m and 4.1m x 0.45m)	Application Granted
81/0420/P	Change of use of first floor and part ground floor from residential to dental practice	Application Granted
81/0174/P	Display of illuminated projecting sign (0.83m x 0.53m)	Application Granted
80/2525/P	Change of use from shop to estate agent's office (being details reserved in permission granted under code 80/36/02229 on 21/11/80)	Application Granted
80/2229/P	Change of use of ground floor from shop to estate agent's office	Application Granted

5.0 Site Allocation

- 5.1 The site falls within a designated Residential Policy Area, as defined by the Proposals Maps of the Doncaster Unitary Development Plan (adopted in 1998). This is not in a high risk flood zone being allocated as Flood Risk Zone 1.
- 5.2 National Planning Policy Framework (NPPF 2019)
- 5.3 The 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 Paragraphs 7 – 11 establish that all decisions should be based on the principles of a presumption of sustainable development.
- 5.5 Paragraph 38 states that Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every

level should seek to approve applications for sustainable development where possible.

- 5.6 Paragraphs 54 – 56 set out the requirements for a local planning authority's use of conditions and obligations when considering whether an otherwise unacceptable development could be made acceptable. Imposing conditions should only be used where; they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Planning obligations must only be sought where they meet all of the following tests: a) necessary to make the development acceptable in planning terms, (b) directly related to the development; and (c) fairly and reasonably related in scale and kind to the development.
- 5.7 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).
- 5.8 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.
- 5.9 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.
- 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.
- 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 (as amended) and section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended)).

- 5.14 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 non-residential use in a Residential 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, 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.
- 5.16 Saved Unitary Development Plan Policies (Adopted 1998)
- 5.18 Policy PH12 states that within the residential policy areas the establishment or extension of non-residential uses of appropriate scale will be permitted provided the use would not cause unacceptable loss of residential amenity through, for example, excessive traffic, noise, fumes, smells or unsightliness.
- 5.19 Policy CF8 states that the Council will support the wider and more efficient use of all community facilities where this can be achieved without detriment to the interest of the principal users of the facilities.
- 5.20 Policy 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.
- 5.21 Local Plan
- 5.22 The Local Plan was formally submitted for examination on 4th March 2020. The Local Plan examination is completed and adoption is likely to be early 2021. 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 carried out its examination in public (Regulation 24 stage) and is aiming to adopt the Local Plan by summer 2021. 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 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:

5.24 Policy 1 reinforces the guidance within the NPPF in that there should be a presumption in favour of sustainable development. This policy is afforded limited weight as there are outstanding unresolved objections.

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 and is afforded substantial weight:

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.

5.26 Policy 47 states that Non-Residential, Commercial and Employment Developments should be designed to be high quality, attractive, and make a positive contribution to the area in which they are located. This policy is afforded substantial weight.

5.27 Other material planning considerations

- Development Requirements and Guidance Supplementary Planning Document (SPD) (2015)
- South Yorkshire Residential Design Guide (SYRDG) (2015)
- National Planning Policy Guidance

6.0 Representations

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

6.2 A Statement of Support from 3 local residents has been submitted by the Applicant and 7 objections have been received from local residents (3 from the same property).

6.3 The comments provided in the Statement of Support are:

- The considerations in respect of extending the practice would be greatly appreciated. The dentist who has been treating me of late is excellent and the practice needs to keep him. I fully support whatever you are able to put in place to maintain this excellent service.

- That's great, the more surgeries the better so we can get a sooner appointment.
- Having discussed the proposals I feel this will be a great benefit to patients. Any expansion will be fantastic for the future of the practice.

6.4 The comments in the letters of objection are summarised as follows:

- Problem of congestion and dangerous parking on Alston Road and neighbouring roads.
- Insufficient parking for present businesses.
- Highway safety issues and parking issues related to the premises especially during school drop of and collection.
- Grinding noise emanates from the premises.
- The extension would block light to the windows on the side elevation of No.7 Alston Road and cause overlooking of the garden.
- The extension would cause overlooking into the garden of No.6 Broughton Road.
- Problems with effluent overflowing onto residents gardens from the Pink Orchid and the Dental practice in the past.
- Visitors to the practice and beauty salon park across residents driveways.
- During the school run in the morning and mid-afternoon the parking backs up all the way from the school towards the dentist.
- The small corner shop/private dwelling on the opposite side of the road has opened as a Post Office and is already attracting even more vehicular traffic in this area.
- The additional treatment rooms and the extra staff and customers will bring more traffic and parking problems to an area that is already too congested. The corner shop opposite the hairdressers has turned into a 'Post Office', without the knowledge of most of the residents on this road and has resulted in further increased staff.
- The meeting hall belongs to a Religious order who conduct their affairs very privately. Their car parking area is always padlocked unless they are using their facility. They also store their very expensive minibus there. Knowing the way they keep themselves and operate I would find it astonishing should they vote and then agree to let this happen without a legal framework. How many years for, who would be responsible for unlocking and securing each day, who will be responsible for ensuring there was no damage. Who would be responsible for the car parking signage and disclaimers.

7.0 Relevant Consultations

7.1 **Neighbourhood Manager** – No comment.

7.2 **DMBC Highways DC** – No comment.

8.0 Assessment

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

- The principle of development in this location
- The impact of the proposal upon residential amenity
- The design and appearance of the proposal
- Highway safety and parking issues
- Need for the development

Principle

8.2 The application site lies within the Residential Policy Area as defined by Doncaster's UDP. As such consideration should be given to Policy PH12 of the UDP which states: 'Within residential policy areas, the establishment or extension of non-residential uses of appropriate scale will be permitted, provided the use would not cause unacceptable loss of residential amenity through, for example, excessive traffic, noise, pollution, fumes, smells or unsightliness.'

8.3 Policy CF8 of the UDP recognises community facilities as a limited resource and should be utilised to the fullest extent. Supporting the wider and more efficient use of all community facilities where this can be achieved without detriment to the interest of the principal users of the facilities.

8.4 This is an established community dental practice and the principle of the development is acceptable subject to an assessment of the application details and whether there would be an unacceptable effect on residential amenity, character and appearance of the area and highway safety.

The impact of the proposal upon residential amenity

8.5 Policy CS14 of the Core Strategy and Policy PH12 of the UDP seeks to ensure that new development does not have a negative effect on residential amenity. The main considerations relate to issues of over-dominance, overlooking or loss of light to neighbouring properties.

8.6 From the perspective of No. 7 Alston Road, the side elevation of the upper level extension will have two obscure glazed windows preventing overlooking of the side of the property. A planning condition can ensure that these windows remain obscure glazed and prevent the opening of these windows to avoid any overlooking and mitigate any noise emissions.

8.7 In respect of loss of daylight to the side and rear garden, the extension does not extend beyond the building line of No. 7 therefore only side windows of No 7 could be affected by reduced light. There is already a single storey extension opposite the side elevation of No.7. In respect of affected habitable rooms, there is a ground floor side double kitchen window on the side of No.7. There is another kitchen window at the rear of No 7 not affected by the extension. These two windows provide for light to the kitchen. The extension does not project beyond the rear building line of No. 7 and there is a separation distance of approximately 4.5 metres between the two side elevations including a driveway. Given the above considerations, there should not be any detrimental loss of light to the kitchen or the rear garden area.

- 8.8. From the perspective of No. 6 Broughton Road, the existing rear elevation of the premises is currently approximately 3 metres away from the garden boundary fence with No.6. The development would bring the end section of the premises outwards by 2.8 metres and closer to the adjoining rear garden boundary wall and fence. The upper level extension has no windows on this elevation except roof lights at ground floor level. This would not lead to a significant loss of light or visual amenity. The ground floor roof lights would not cause any loss of privacy.
- 8.9 Front facing windows pose no different a situation than currently exists with the surrounding neighbours.

Noise

- 8.10 There will be some noise from the procedures and comings and goings that take place at the practice. Such a use generally and historically takes place within residential areas and benefits from being within such areas. The practice has operated from the site for many years. Noise from dental activities are not considered to be at a statutory nuisance level or excessive. The hours of opening correspond to normal working days when people are generally at work. They do not operate in an evening or at a weekend.

Drainage

- 8.11 In respect of drainage, the existing foul drainage system will be used which is owned and maintained by Yorkshire Water. Commercial waste is removed off the site. The amended plans confirm that existing drainage system will be exposed to the satisfaction of the building inspector and or Yorkshire Water/Severn Trent Water prior to laying of the foundations. The agent has confirmed that an inspection of the current drainage system confirms that it is in full working order and exhibited no signs of blockages or surcharging and is in pristine condition. As the impermeable area generally remains the same with the proposed extension, there should be no increase of surface water into the existing surface water system.
- 8.12 Overall, it is considered that the proposed development would not unacceptably harm the amenities of the neighbouring residents. The development is in accordance with CS14 of the Doncaster Core Strategy and Policy PH12 of the UDP.

Design and appearance

- 8.13 Paragraph 58 of the NPPF states that developments should function and add to the overall quality of the area, establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places. They should also respond to local character and history and reflect the identity of local surroundings and materials.
- 8.14 Policy CS 14 of the Doncaster Council Core Strategy states that all proposals must be of high quality design that contributes to local distinctiveness, reinforces the character of local landscapes and building traditions, responds positively to existing site features and integrates well with its immediate and surrounding local area. Policy ENV54 states that alterations and extensions to existing buildings should be sympathetic in scale, materials, layout and general design to the existing building.
- 8.15 The proposed extensions are designed to complement the design features of the existing property, with matching brick walls and tiled hipped roof. It would be in keeping with other properties along the road and the surrounding built environment.

The extension would be visible in the street scene, however extensions are commonplace in the local street scene and its design and appearance would be in keeping with neighbouring properties.

- 8.16 The application is therefore in accordance with Policy CS 14 of the Doncaster Council Core Strategy and Policy ENV54 of the UDP and this carries significant weight in favour of the development.

Highways and Parking

- 8.17 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.
- 8.18 Policy CS14 of the Core Strategy states that one of the components of good design is to ensure that developments take into consideration highway safety. Policy PH12 of the UDP seeks to ensure that within residential policy areas extensions of non-residential uses would not cause unacceptable loss of residential amenity through excessive traffic.
- 8.19 Whilst it is accepted that the practice is within a sustainable location and in walking distance for many residential properties, as a dental practice it is inevitable that some people will need to either go or be taken by car.
- 8.20 The proposals double the capacity of the practice. The Applicant have stated that there will be no expected increase in clinicians or patients compared with pre-COVID levels. The extra practice space is desperately required in order to comply with Government COVID requirements and the continued need to provide a dental service to the public.
- 8.21 The proposal does not provide any additional car parking provision (from the 5 provided) However, the practice also utilises the spaces of the adjoining beauty premises and this is within same ownership. This can provide for up to 8 cars.
- 8.22 The SPD provides a guide on maximum parking standards for development and sets out the following required car parking standards for a dental practice:
- 1 space per medical practitioner on duty at the busiest time (to include nurses, counsellors, chiropodists etc.)
 - 1 space per 2 non-medical staff
 - 3 spaces per consulting room (to include all rooms occupied by a medical practitioner as defined above)
- 8.23 As a worst case scenario and a maximum, based on the number of consulting rooms this would be 18 spaces for six consulting rooms. For 4 clinicians both full and part time all working on the same day this would equate to 4 spaces and 1 space for the non-medical staff. In total 23 spaces. The standards are a maximum in order to prevent over provision of car parking in new development. They can be applied flexibly in sustainable areas and where circumstances allow such as here.

- 8.24 In addition, to provide additional car parking for patients, the Applicant has put forward an informal signed agreement with the Brierley Hall Meeting Room (located opposite the dental practice). This provides for 10 additional car parking spaces.
- 8.25 As this is an informal agreement, it is not legally enforceable in its current format by the Authority, as it is outside the redline application boundary and the Applicant's land ownership / the Applicant's control. To ensure this proposal for the off-site car parking provision is legally enforceable it would be necessary for the Applicant and the landowner of Brierley Hall Meeting Room to enter into a section 106 agreement to provide for the off-site car parking. This would provide the legal mechanism for the additional car parking spaces in close proximity to the practice and ensures that the provision is binding between the parties, and the Authority can use its enforcement powers accordingly.
- 8.26 On site car park and office management measures are proposed by the Applicant and have been set out within a Travel Plan. The document sets out the following:
- 60% of the 5500 patients live within the DN4 postcode catchment area, of which 50% (1600+ patients) live within a comfortable walking distance, the reliance on a vehicle is substantially diminished.
 - The Practice will contact all their 5500 patients via social media and/or post, to ensure that the new parking regime is communicated to each and every patient.
 - Appointment text reminders are currently sent to all patients: this procedure will be revised to include the new parking arrangements.
 - A large sign will be positioned at reception, reminding patients of the new parking arrangements that parking on the highway is not acceptable and where possible, patients should walk to the practice for their appointment.
- 8.27 There is potential that the practice may have more comings and goings and an increase in car parking requirement, however no demonstrable impact can be identified to highway safety and there has been no objection from the Highways Officer. Any blocking of access points and highway contraventions would be a civil matter or dealt with under highway legislation.
- 8.28 Given the above considerations, advice within NPPF and no objection from the highway authority it is concluded that there will be no unacceptable impact upon highway safety and related residential amenity, the proposal is judged compliant with Core Strategy Policy CS 14 and Policy PH12 of the UDP. As such, significant weight is attributed in favour of the development.

Need for the development

- 8.29 The Applicant has set out an urgent need case for the development because of the COVID-19 pandemic.
- 8.30 The practice has been approached by government to provide more appointments for the local community to meet demand. As the surgery is currently already at capacity the need for the additional treatment rooms has meant the need to alter and extend the building.

- 8.31 Pre-COVID clinicians would occupy 1 practice per clinician. In the current covid climate due to increased hygiene protocols and virus risk dental practices are required to leave a period of fallow or empty the practice after patients. Therefore, 1 clinician uses 2 surgeries to attend to the same capacity of patients.
- 8.32 They currently have 3 clinicians at the practice. An increase in practice space from 3 to 6 will enable each clinician to be able to service the same capacity of patients as pre-covid whilst working to the current pandemic protocols. Therefore, there is no expected increase in clinicians or patients compared with pre-COVID levels. Therefore, the extra practice space is desperately required in order to comply with Government COVID requirements and the continued need to provide a dental service to the public.
- 8.33 The current modifications and protocols to healthcare delivery may be a more fixed regime. The practice has seen increased need in the area for emergency dental care and are conscious that there is a backlog in patient care due to the reasons mentioned above and may be asked by NHS England to support our local area teams and NHS 111 to help manage the dental patient needs, in which case they may require extra clinicians in the future. If that is required, they do not envisage 6 clinicians working at the same time.
- 8.34 Substantial weight is attributed to these need and benefits in favour of the development.

9.0 PLANNING BALANCE & CONCLUSION

- 9.1 In accordance with Paragraph 11 of the NPPF, the proposal is considered to be in the context of the presumption in favour of sustainable development. Compliance with development plan policies and the needs and benefits provided by the scheme are attributed substantial weight in favour of the development. Officers have identified there is no unacceptable harm that would significantly or demonstrably outweigh the urgent needs and benefits identified, when considered against the policies in the development plan and NPPF taken as a whole.
- 9.2 Subject to the recommended conditions and completion of an agreement under Section 106 of the Town and Country Planning Act, the proposal is compliant with the development plan and there are no material considerations, which indicate that the application should be refused.

10.0 RECOMMENDATION

- 10.1 MEMBERS RESOLVE TO GRANT PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT SUBJECT TO THE CONDITIONS BELOW AND FOLLOWING THE COMPLETION OF AN AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990**

Conditions / Reasons

- 01 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.
REASON

Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.

02 The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans listed below:

Location/Site Plan Dwg CR1

Proposed Floor layout and Elevations Dwg CR3 Amended 12/01/2021

REASON

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

03 Before development is brought into use the windows on the first floor to treatments rooms 4 and 5 shall be fitted with obscured glazing and shall be non-opening. The windows shall be permanently retained in that condition thereafter.

REASON

To protect the residential amenity of the neighbouring residential occupier.

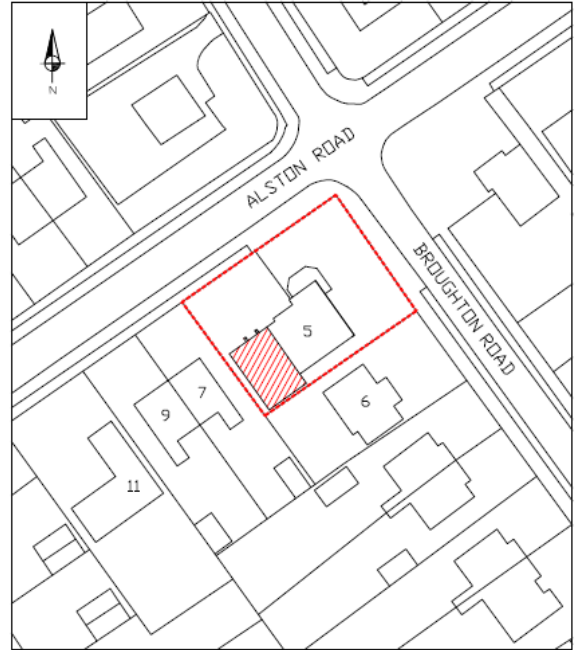
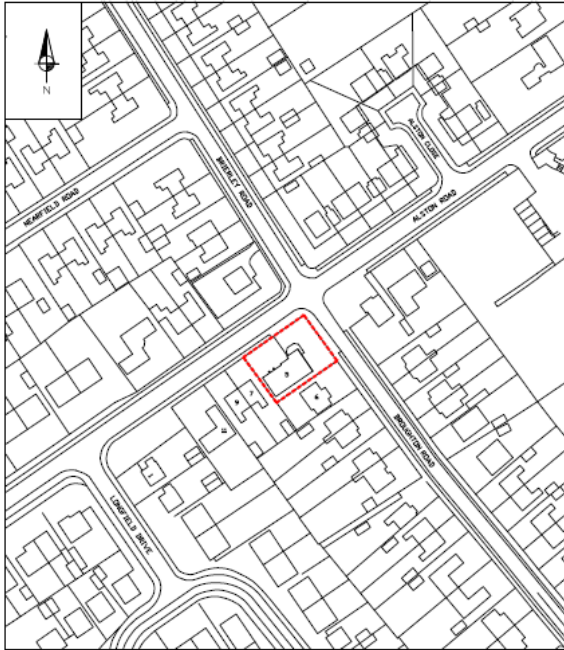
04 The development shall not be brought into use until a Travel Plan scheme has been submitted to and approved in writing by the local planning authority. The Travel Plan shall not be amended without approval from the local planning authority.

REASON

To protect the residential amenity of the neighbouring residential properties and in the interests of highway safety.

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 and Site Plan



APPENDIX 2: Existing Elevations



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

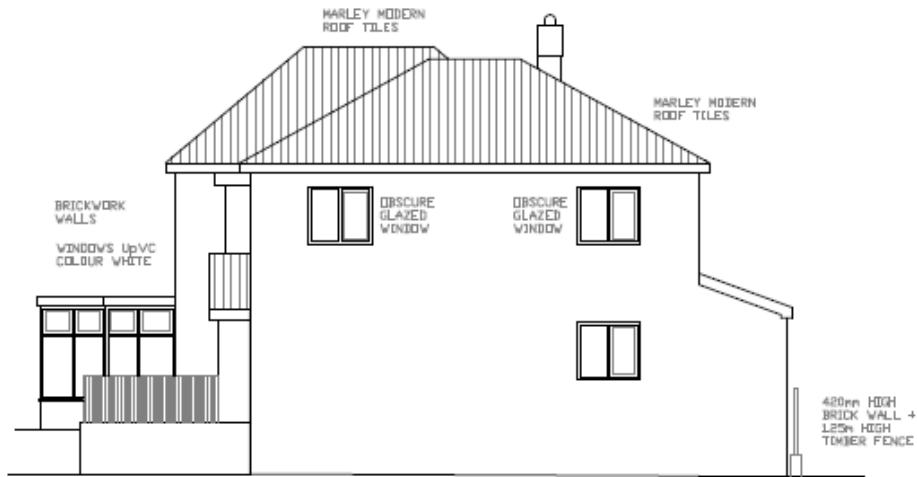


EXISTING SIDE ELEVATION

APPENDIX 3: Proposed Elevations



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

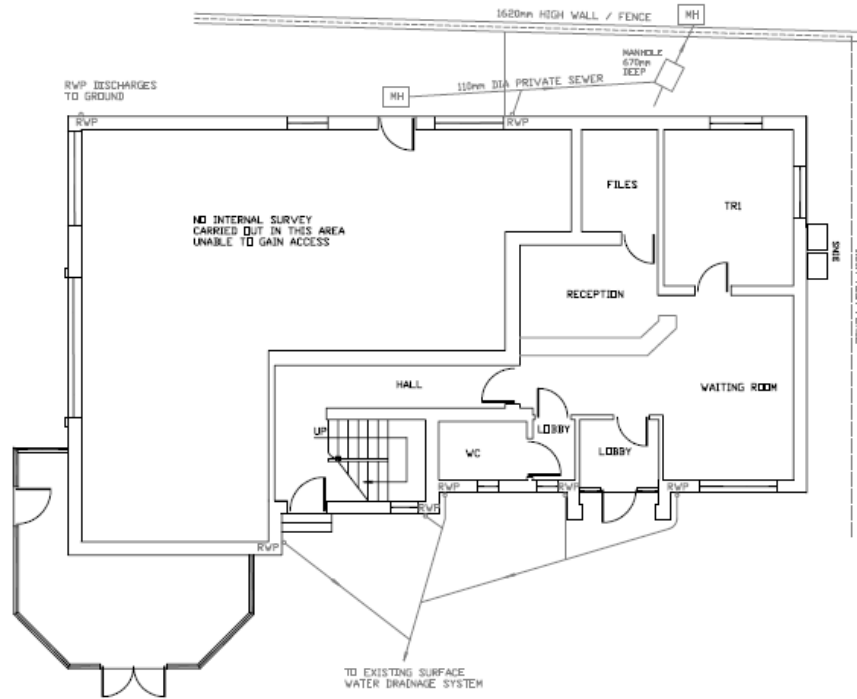


PROPOSED SIDE ELEVATION

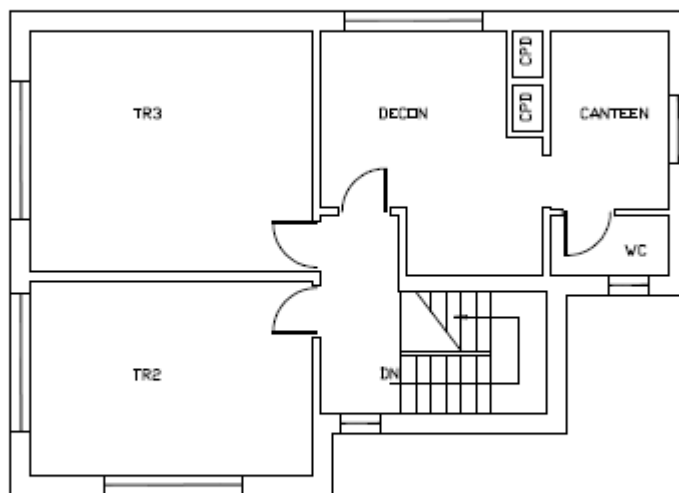


PROPOSED REAR ELEVATION

Appendix 4: Existing Ground and First Floor Layout Plans

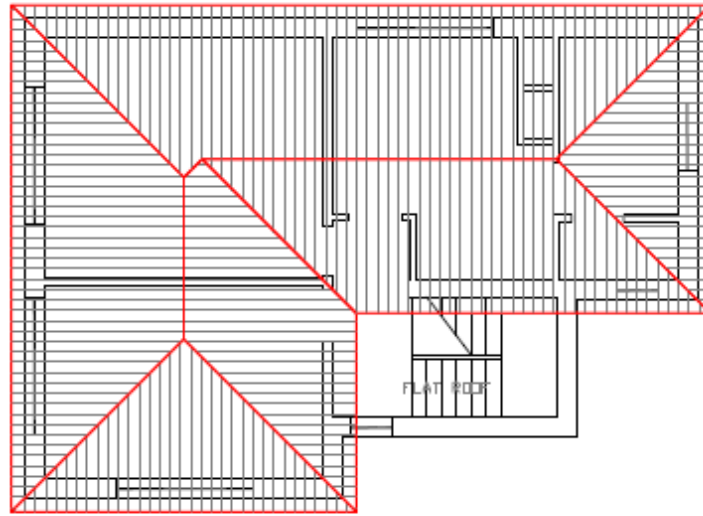


EXISTING GROUND FLOOR LAYOUT

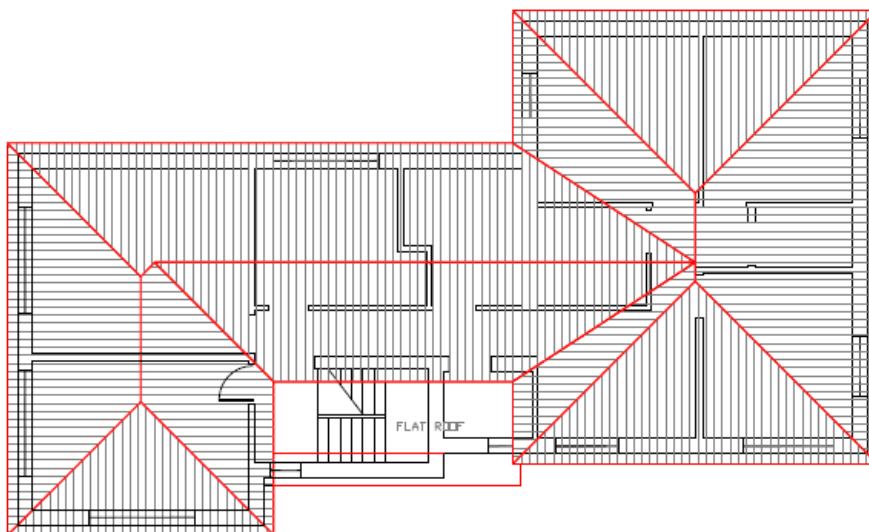


EXISTING FIRST FLOOR LAYOUT

Appendix 6: Existing and Proposed Roof Plans



EXISTING ROOF LAYOUT



PROPOSED ROOF LAYOUT
