

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

Application Number:	20/03324/COU
----------------------------	--------------

Application Type:	Planning FULL
--------------------------	---------------

Proposal Description:	Change of use of second floor offices to 9 bedroom HMO.
At:	70 -72 Silver Street, Doncaster, DN1 1HT

For:	Mr & Mrs Dickinson
-------------	--------------------

Third Party Reps:	0 representations	Parish:	N/A
		Ward:	Town

Author of Report:	Jessica Duffield
--------------------------	------------------

SUMMARY

The application relates to the change of use of the second floor of an existing building from Office Use (Class E(g)) to a proposed House of Multiple Occupation (HMO). As the HMO will provide 9 bedrooms it falls into the Sui Generis Use Class. The application site is located within the Town Centre, on the corner of Silver Street and East Laith Gate.

The HMO will be accessed via an internal staircase, providing 9 independent bedrooms each with a private en-suite bathroom. There will be a shared kitchen/ dining space for future tenants.

The application proposal has not received any neighbour responses. The application was called into Planning Committee by Cllr Tosh McDonald.

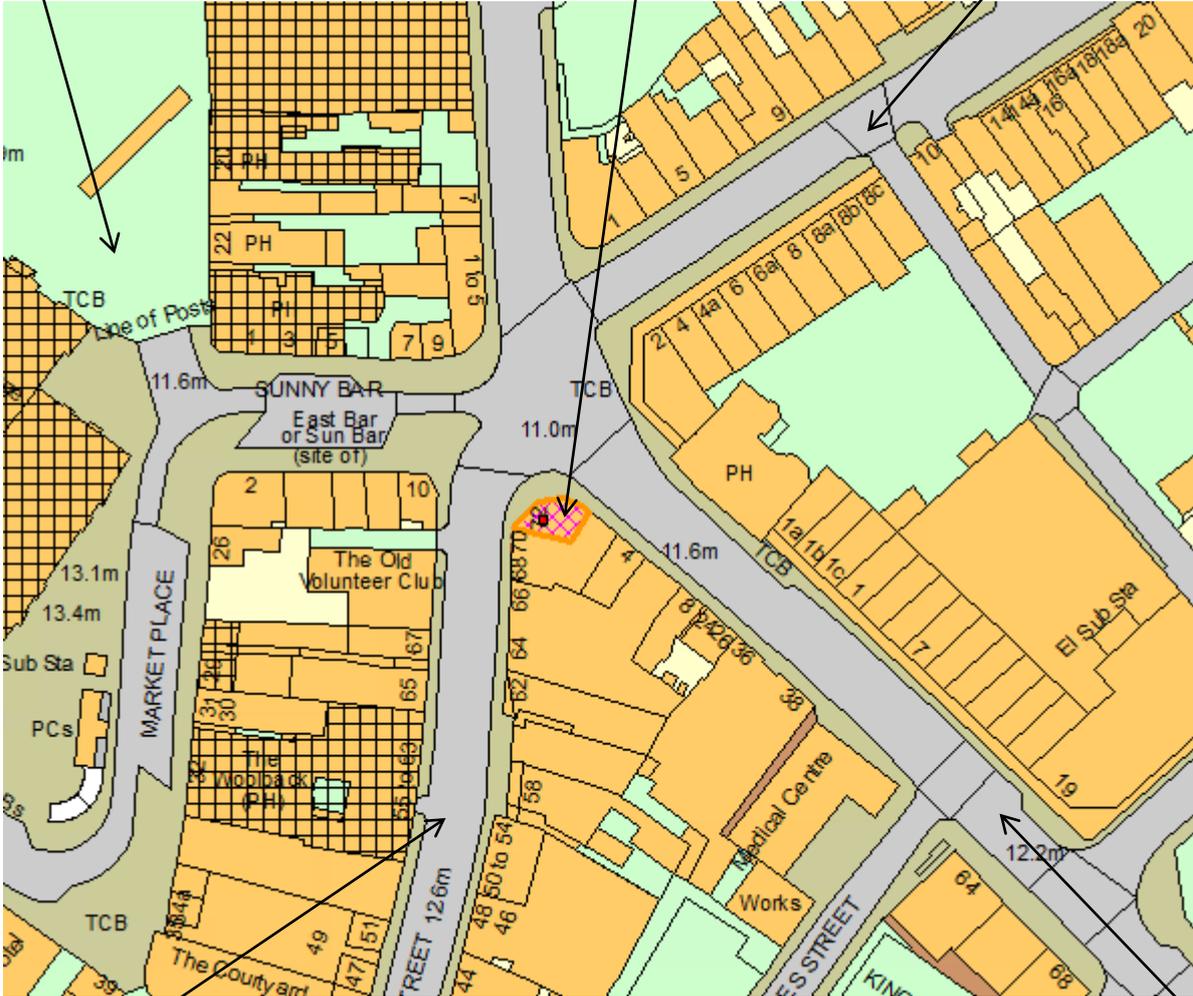
This report demonstrates that there are no material planning considerations that would significantly or demonstrably outweigh the social, economic or environmental benefits of the proposal. The development would not cause undue harm to neighbouring properties or the character of the area.

RECCOMENDATION: GRANT planning permission subject to conditions

Doncaster Markets Area

Application Site

Nether Hall Road



Silver Street

East Laith Gate

1.0 Reason for Report

- 1.1 This application is being presented to planning committee at the request of Councillor Tosh McDonald, due to concerns over the proliferation of HMO's in the ward/area.
- 1.2 The objection was supported by all 3 Town Ward Councillors.

2.0 Proposal

- 2.1 Planning permission is sought for the change of use of existing office space (Use Class E(G) to a 9 bedroom HMO (Use Class Sui Generis).
- 2.2 The proposal relates to the second floor level of the property. An existing staircase will be utilised for access.
- 2.3 Each bedroom will provide en-suite bathroom facilities. The floorplans indicate that Bedrooms 1, 3, 4 and 5 will be large enough to provide double beds. The remaining bedrooms will be single rooms. All bedrooms are large enough to accommodate a small sofa.
- 2.4 A shared kitchen/dining area, with internal bin storage area are also proposed.

3.0 Site Description

- 3.1 The property is a 3-storey building, situated on the corner of Silver Street and East Laith Gate. The building is positioned on a busy highway junction between those streets, Sunny Bar and Nether Hall Road.
- 3.2 A recent application related to the same floor of the property which looked to change the use from office to create 4x 1 bedroom flats (20/02553/PRIOR). This application looks to replace this permission.
- 3.3 An application was approved in October 2020 relating to the ground floor and basement of the property. This application granted permission to allow those floors to be used as café/restaurant with storage at the basement level.
- 3.4 The agent has confirmed that the first floor of the property is used as office space.
- 3.5 The site not within a Conservation Area, though the boundary of the Market Place Conservation Area is within close proximity. The site is in Flood Zone 1 as defined by the Environment Agency's Flood Maps, and is therefore at low risk of flooding.

4.0 Relevant Planning History

Planning Reference	Description	Decision
20/02553/PRIOR	Notification to determine if prior approval is required for change of use of second floor from offices(B1) to 4 flats(C3)	Prior Approval Approved-19/11/2020
20/01935/FUL	Change of use from office/storage (Class B1) to cafe/restaurant/storage (Class A3)	Granted-1/10/2020
18/02111/PD	Use of taxi administrative office (Class B1)	Permitted Development – 10/9/2018
16/00830/PD	Change of use from A1 to Sui Generis (Nail Bar)	Permission Required-15/4/2016
12/01060/FUL	Change of use from photography studio (Class B1) to sweet and confectionary shop (Class A1)	Granted-12/6/2012
12/00863/PD	Change of use to enable sale of sweets, chocolate, confectionary and coffee to take away. Provision of sofa to meet with clients for bookings.	Permission Required-31/5/2012
07/03689/RET	Retention of ATM machine to front elevation of existing shop.	Granted-3/1/2008
07/03715/ADV	Retention of internally illuminated fascia sign (0.65m x 0.40m)	Granted-3/1/2008
84/1327/P	Change of use of 1st and 2nd floors to offices	No record.

5.0 Site Allocation

5.1 The site is allocated as Shopping/Office Policy Area as defined by the Doncaster Unitary Development Plan (Proposals Map) 1998. The following policies are applicable:

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 48 of the NPPF states that local planning authorities may give weight to relevant policies in emerging plans according to:
- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
 - b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
- 5.5 Paragraphs 54-56 state local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. The tests are:
- a) Necessary to make the development acceptable in terms;
 - b) Directly related to the development; and
 - c) Fairly and reasonably related in scale and kind to the development.
- 5.6 Paragraph 59 states that to support the Government's objective of significantly boosting 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.
- 5.7 Paragraph 124 states that 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.
- 5.8 Paragraph 85(F) states that planning policies should recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.
- 5.9 Core Strategy 2011 – 2028**
- 5.10 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).

5.11 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:

5.12 Policy CS1 relates to the quality of accommodation and development within Doncaster. It makes it clear that development must protect local amenity, as well as being well-designed; fit for purpose and capable of achieving the nationally recognised design standards.

5.13 Policy CS14 relates to design and sustainable construction and states that all proposals in Doncaster must be of high quality design that contributes to local distinctiveness, reinforces the character of local landscapes and building traditions, responds positively to existing site features and integrates well with its immediate and surrounding local area.

5.14 Saved Unitary Development Plan Policies (Adopted 1998)

5.15 Policy TC11 states that proposals for uses other than Office will be treated on their merits having regard to highway safety; and the relationship of the site to surrounding uses providing that they are consistent with other policies.

5.16 Policy TC5 states: Within Doncaster Town Centre Shopping Policy Area planning permission will normally be given for changes of use from shopping uses to non-shopping uses providing that:

- The new use is compatible with its town centre location; and
- The existing use is not within a defined primary or secondary shopping frontage

5.17 Policy TC17 relates to the Upper Floors in Shopping Areas, and states that within the shopping policy area, planning permission will normally be granted for the use of upper floors for any purpose appropriate to the shopping area, except where the use would be detrimental to the amenity of neighbouring activities. Where appropriate considered will be given to the introduction of residential uses of upper floors.

5.18 Local Plan

5.19 The Local Plan has been formally submitted for examination on 4th March 2020 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

- 5.20 The Council has now advanced to the latter stages of the examination in public (Regulation 24 stage) and the consultation period on the proposed Main Modifications concluded on the 21st March 2021. The local planning authority is looking to adopt the Local Plan by summer/autumn 2021. The following emerging 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:
- 5.21 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 and the Council has, through the examination, proposed the policy is deleted entirely via a Main Modification to the Plan.
- 5.22 Policy 10 deals specifically with HMOs and how they will be supported under strict circumstances. However this policy can only be afforded limited weight at this stage, due to the number of objections to the wording of the policy. The criteria of this policy is set out later in the report.
- 5.23 Policy 24 refers to the development within Town, District and Local Centres. It states that proposals for new development will be supported on the upper floors of buildings within the primary shopping area except where their presence would be seriously detrimental to the amenity of neighbouring activities and/or would have a negative impact upon the successful running of the ground floor commercial unit and/or living conditions of future users/occupiers. This policy is afforded substantial weight.
- 5.24 Policy 68 relates to Doncaster Town Centre stating that new development will be supported where it helps improve the centre as a thriving and accessible destination... with a broader range of high quality homes. This policy is afforded substantial weight.
- 5.25 Policy 43 deals with the need for good urban design. This policy can now be applied with moderate weight.
- 5.26 Policy 48 (Safe and Secure Places) states that developments will be supported which are designed in a way that reduces the risk of crime and the fear of crime. This policy is afforded substantial weight.

5.27 Other Material Planning Considerations

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

6.0 Representations

6.1 This application has been advertised in accordance with The Town and Country Planning (Development Management Procedure (England)) Order 2015 by way of site notice, and direct neighbour notification letters.

6.2 One representation has been received in response to the application publicity. This was from the Doncaster Civic Trust. A summary of the comments is provided below:

- Poor standard of accommodation, described as 'cell-like'
- Shape of room makes poor accommodation
- Sense of overdevelopment
- Fewer and larger rooms would be better

6.3 Revised plans were provided following these comments. However, the Trust still feel that the some of the proposed bedrooms are too small and considers that the development is too intensive.

7.0 Parish Council

7.1 No parish council exists for this area.

8.0 Relevant Consultations

8.1 **Environmental Health** – No objection. Various concerns raised although all of which have been addressed.

Noise - Noise assessment provided by agent. Provided that the requirements set out in Section 5 of that Report are carried out, Environmental Health Officer is satisfied that the acoustic climate for residents will be satisfactory. This report is to be conditioned to ensure that the mitigation measures suggested are included prior to occupation. The separating walls between each bedrooms and floors between the bedrooms and adjoining uses will need to meet the standards for airborne and impact sound as specified by Building Regulations.

Waste - Proposal includes internal waste storage room at the 2nd floor level, the design of which is suitable (confirmed by Building Control). Application Form states that this is to be managed by the building caretaker. This is considered adequate given the specific location of the development.

HMO License - license will still be required. The proposed layout does not indicate any issues of concern of which would result in the property being unable to obtain such license.

8.2 **Waste and Recycling** - No objection. As per comments above.

8.3 **Highways** – No objection, though the property should be advertised as ‘no parking provision provided’ to ensure that all future residents are aware of this. Informative proposed. The town centre location provided excellent transport links across the borough.

9.0 **Assessment**

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

- Principle of Development
- Space Standards
- Impact upon Neighbouring Properties
- Location
- Concentration of HMO’s in the area
- Landscape
- Heritage
- Highways

9.2 For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

9.3 The application site is washed over by Shopping/Office Policy Area. The most relevant policies are TC11, TC5 and TC17 as set out in the adopted UDP 1998.

9.4 Policy TC17 is considered to be the most applicable, which states that that within the shopping policy area, planning permission will normally be granted for the use of upper floors for any purpose appropriate to the shopping area, except where the use would be detrimental to the amenity of neighbouring activities. Where appropriate, encouragement will be given to the introduction of residential uses of upper floors.

- 9.5 The property is located on a primary shopping frontage, however this is only relevant to ground floor unit. As the application relates to the second floor only, Policy TC6 is not considered to be relevant.
- 9.6 In light of the policy designation set out above, the principal of the change of use to form a 9 bedroom HMO is considered acceptable. The application site has previously been considered suitable for the principle of residential uses, as per the permission 20/02553/PRIOR. This issues relating to amenity are addressed below.
- 9.7 The site is located within the Article 4 Direction area which removes the permitted development right to change the use of C3 dwelling houses to C4 HMO's without the need for planning permission. However, as this application proposes a total of 9 bedrooms, the use instead falls within the Sui Generis Use Class. Thus the Article 4 Direction is irrelevant in this scenario.
- 9.8 It is noted that Councillor T. McDonald has called this application in to committee due to concerns relating to the proliferation of HMO's in the area/ward. This is discussed further in Paragraph 9.41.
- 9.9 Emerging Local Plan Policy 10 provides a detailed criteria relating to the position of proposed HMOs. However, at this stage, Policy 10 can only be afforded limited weight due to the number of objections. This has recently been reiterated in the recent appeal decision (20/00034/REF) in which the Inspector stated '*However, given the stage that the emerging Local Plan has reached the weight that could be attached to emerging Policy 10 is limited.*' Therefore, this policy is not the main policy consideration.
- 9.10 The principle of the proposed development is in accordance with the relevant policies and thus is supported subject to the further considerations as addressed below.

Sustainability

- 9.11 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.
- 9.12 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.

9.13 SOCIAL SUSTAINABILITY

9.14 Space Standards

- 9.15 As referred to above, the agent has provided an updated floorplan to address concerns raised by the Doncaster Civic Trust.
- 9.16 Page 27 of the adopted Doncaster Council Development Guidance and Requirements SPD (2015) states: *'In order to protect the living conditions and well-being of future occupants, applications for residential development must demonstrate how the proposed accommodation is functionally fit for purpose and has been designed to meet the specific needs of the occupants. It should demonstrate how the accommodation is large enough to provide sufficient space for privacy, socialising, studying, cooking, dining, sleeping, washing and storage of household goods and belongings.'*
- 9.17 It follows on to state that the overall internal floor-space must be sufficient and that the size of individual rooms are large enough for the intended purpose. The size of amenity space must also be sufficient for the number of occupiers.
- 9.18 The National Space Standards only outlines the minimum standards for self-contained properties. As this application relates to a HMO with shared facilities, this guidance cannot be used as a marker for room sizes.
- 9.19 The Housing Act 2004 outlines the legal minimum individual room size for one person as 6.51 square metres. However, in order to obtain a HMO License, the Council encourages bedroom sizes of at least 10 square metres, though this is not adopted Planning Policy. In terms of adopted planning policy, the SYRDG states that all single bedrooms must be at least 7sqm.
- 9.20 All the bedrooms in the proposal exceed both planning policy space standards and the HMO License Guidance, with all the bedrooms (excluding the en-suite bathrooms) measuring between 11.7sqm – 18.11sqm. Two of the bedrooms are large enough to be occupied by couples thus allowing a total of 11 tenants. The proposed plans show that each bedroom comfortably accommodates a bed, storage and sofa. This significantly exceeds the standard of accommodation provided in other licensed HMOs and thus is considered suitable.
- 9.21 The proposal will provide a large shared kitchen area with adequate storage facilities. The agent will be encouraged to provide dining furniture within the kitchen to encourage tenants to socialise and eat together.
- 9.22 The Environmental Health Officer has confirmed that based on the revised layout, the applicant would be able to obtain the HMO License for up to 13 tenants forming 11 households; and that the space standards are satisfactory for the proposed use. Thus the proposal weighs positively in terms of the internal space and carries significant weight.

9.23 Impact Upon Amenity

- 9.24 Adopted UDP Policy TC17 states that residential uses at upper floors will only be permitted where the use would not be detrimental to the amenity of neighbouring activities.
- 9.25 The principle of residential uses at the property has previously been considered acceptable as per application ref: 20/02553/PRIOR.
- 9.26 Typically residential uses in town centres are more exposed to impacts through noise. The application site is located in a popular night-time economic area, in which noise is likely to be an issue, particularly in evenings. The position of the property on a busy highway junction is also likely to cause a level of noise from road traffic.
- 9.27 The agent has provided a noise survey which the Environmental Health Officer has reviewed. Subject to the recommendations section of the report being implemented, it is not considered that the noise generated by the neighbouring uses will be to a harmful level in which to constitute as a reason for refusal. A pre- occupation condition relating to the implementation of these recommendations is proposed. This includes mitigation measures in the form of appropriate glazing and background ventilation with the minimum specifications as presented in the table 5.1 of the submitted report (see Appendix 3).
- 9.28 All the bedrooms will be served by large windows, allowing natural daylight into the property.
- 9.29 Although the property does not provide any private external amenity area, this is not uncommon in town centre locations. However the agent has confirmed that the applicant is looking to acquire an adjacent rooftop space which could allow further development to create an outdoor garden space for tenants. This has not been included in the proposal and would require a future change of use application.
- 9.30 The uses at the floor directly below the proposed HMO is office space. Typically office uses operate through day time hours and is not considered to be a harmful adjacent use. The ground floor and basement have permission to be used a café. However conditions were attached to this permission limiting the sale of food to cold food/pre-made food only, thus not requiring ventilation and extraction. Therefore the permitted ground floor use is not expected to impact the proposed residential use by virtue of smells or odours. The café use also has condition restricting opening hours to 7am – 8pm only, thus not creating harm through coming and goings. As a result, the uses on the lower levels of the property are unlikely to impact the residential amenity of future occupiers.
- 9.31 Overall the residential amenity of future occupiers is considered to be satisfactory. Each tenant will have a large bedroom and private en-suite bathroom. Whilst the property is in a town centre location, it is positioned on

the second floor of an existing building, and thus the impact of noise and disturbance is lessened, in comparison to being at ground or first floor level.

9.32 Conclusion on Social Impacts.

9.33 Paragraph 8 of the NPPF (2019) indicates, amongst other things, that the planning system needs to support strong, vibrant and healthy communities, by ensuring well-designed and safe built environments, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.

9.34 In conclusion the property provides adequate internal space standards, and meets the criteria in terms of obtaining the relevant HMO License from Doncaster Council. The shared living space, encourages social interaction and is considered to provide a high quality of accommodation in accordance with Policy CS1.

9.35 It is considered that the town centre location of the proposal would not adversely affect future residential amenity, so long as the relevant mitigation measures are carried out as per the proposed condition. This weighs in favour of the application carrying substantial weight.

9.36 ENVIRONMENTAL SUSTAINABILITY

9.37 Location

9.38 The application site is positioned in a suitable location. The site is located within Doncaster Town Centre and walking distance from Doncaster Transport Interchange. The site is well connected to all parts of the borough, as set out in the Highways Consultation response.

9.39 Whilst the application proposal does not provide dedicated off-street parking spaces, considering the above, the application site lies within a sustainable location close to the town centre and sustainable methods of transport. The fact that no private parking is available must be made clear to future residents when the property is marketed, an informative has been attached relating to this.

9.40 Overall in terms of location, this weighs in favours of the application carrying significant weight.

9.41 Concentration of HMOs

9.42 The central wards are considered to be the most populated area of Doncaster in terms of HMO properties.

9.43 As such, the Article 4 Direction was brought into force to cover this area, along with much of the Town Centre, Hexthorpe, Hyde Park, Intake and Belle Vue and parts of other surrounding suburbs.

9.44 However as set out above, due to the size of the proposed HMO, the Article 4 Direction is irrelevant to this application, as the use class falls within Sui Generis HMO. Therefore a full planning application would still be required for the change of use, even if the Article 4 Direction was not in force.

9.45 Policy 10 of the emerging Local Plan makes it clear that proposed HMO's must not result in an over-concentration of HMOs within a community/locality/street/row, or result in a significant adverse impact to local amenities. The policy states that '*proposals must not create:*

- 1. more than two HMOs side by side;*
- 2. the sandwiching of a single self-contained house or flat between two HMOs;*
- 3. more than two HMOs within a run of twenty properties on one side of the road; or*
- 4. more than one HMO in a road of fewer than twenty properties on one side of the road.'*

9.46 This policy can only be afforded limited weight at this time due to the number of objections and current status of the Emerging Local Plan. Therefore the most relevant policy is adopted Policy CS12 which states '*New housing developments will be required to include a mix of house size, type, price and tenure to address identified needs and market demand and to support mixed communities.'*

9.47 In order to address the concerns relation to the concentration of HMOs, the HMO License data, provided by the Council's licensing department has been reviewed by the Case Officer. The HMO License data does not cover all the HMO properties, as properties with 3 bedrooms or less do not require a license. However, using this data gives the clearest indication possible of HMO uses within the locality. The streets surrounding the application site have been searched in order to distinguish where the closest HMO properties are located. The following addresses currently have a HMO License:

- 62A Silver Street
- 2-6 Sunny Bar
- 54 Market Road
- 17 Nether Hall Road
- Nether Hall, Nether Hall Road

9.48 The nearest HMO property is at No. 62A Silver Street. No other HMO properties are registered along the street of the application site. The existence of 2 HMO properties along Silver Street is not considered be an over-proliferation and will not create a harmful unbalance in the mixture of tenure types within the area.

9.49 The change of use accords with both emerging Policy 10 and adopted Policy CS12 and will not introduce an over concentration of HMOs within the locality.

9.50 Heritage

9.51 The proposal is within close proximity but not within the Market Place Conservation Area. However as no external changes are proposed, the change of use will not impact the Conservation Area and thus no further comments from the Conservation Officer have been sought.

9.52 Highways

9.53 As mentioned above there is no provision of parking to be provided for future tenants. Given the town centre location of the proposal, the Highways DC Officer has no objection to this. However when the property is marketed it must be made clear that there is no off-street or private parking provision available. An informative has been proposed relating to this.

9.54 Waste

9.55 Both the Waste & Recycling Officer and the Environmental Health Officer have reviewed the proposals. The proposed plans show an internal waste storage area to be accommodated off of the shared kitchen.

9.56 Whilst internal waste storage is not ideal, given the nature of the site and its land locked nature, this is considered to be the only possible option.

9.57 The agent has confirmed that the waste storage is to be managed by the building caretaker, who will remove the waste to the designated off-site storage on the opposite side of Silver Street.

9.58 This is considered to be adequate in this scenario. Building Control have also checked the proposal and consider this suitable in terms of Building Regulations.

9.59 Conclusion on Environmental Issues

9.60 Paragraph 8 (c) 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.

9.61 Given that the application is utilising an existing property, the impact upon Environmental issues is very limited. The number of HMOs within the close proximity is very low, with the HMO License data indicating that there is only one existing registered HMO on Silver Street. The additional proposed HMO is not considered to harmfully impact the character of the area or surrounding environment.

9.62 The application is not in a Conservation Area, thus there being no impact upon any Heritage assets. The application site is located in a sustainable

location, which is well connected and has good links to public transport and local amenities. The proposal does not detrimentally affect the surrounding environment. This weights moderately in favour of the application.

9.63 ECONOMIC SUSTAINABILITY

9.64 The only economic impact will be from the construction works to undertake the alterations relating to the change of use.

9.65 When fully occupied, the property will be occupied by 11 individual tenants. The residents will most likely work and pay into the local economy. However, given the scale of the development, the benefits in terms of economic activity is limited.

9.64 Conclusion on Economy Issues

9.65 Paragraph 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.

9.66 The proposal would result in some economic benefit, by changing the use of an otherwise underutilised space to a 9 bedroom HMO. Though, the scale of this increase is limited. As such the proposal carried limited weight in favour of the application.

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 proposal is compliant with the adopted development plan and adopted policies and there are no material considerations which indicate the application should be refused.

11.0 RECOMMENDATION

11.1 GRANT planning permission subject to conditions:

1. 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.

2. The development hereby permitted shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows:

Proposed Floorplans, Rev A, Received: 16th March 2021
Site Plan & Location Plan, Received: 1st December 2020

REASON

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

3. Prior to occupation the window glazing must be completed in accordance with Section 5 (as per Table 5.1 and Figure 5.1) of the submitted Noise Assessment Report – Environmental Noise Solutions Limited, Received 21st January 2021.

REASON

In the interest of residential amenity.

4. The number of occupants to reside at the property must not exceed 11 individuals forming 9 households.

REASON

To ensure that the development does not prejudice the local amenity, particularly adjoining neighbours.

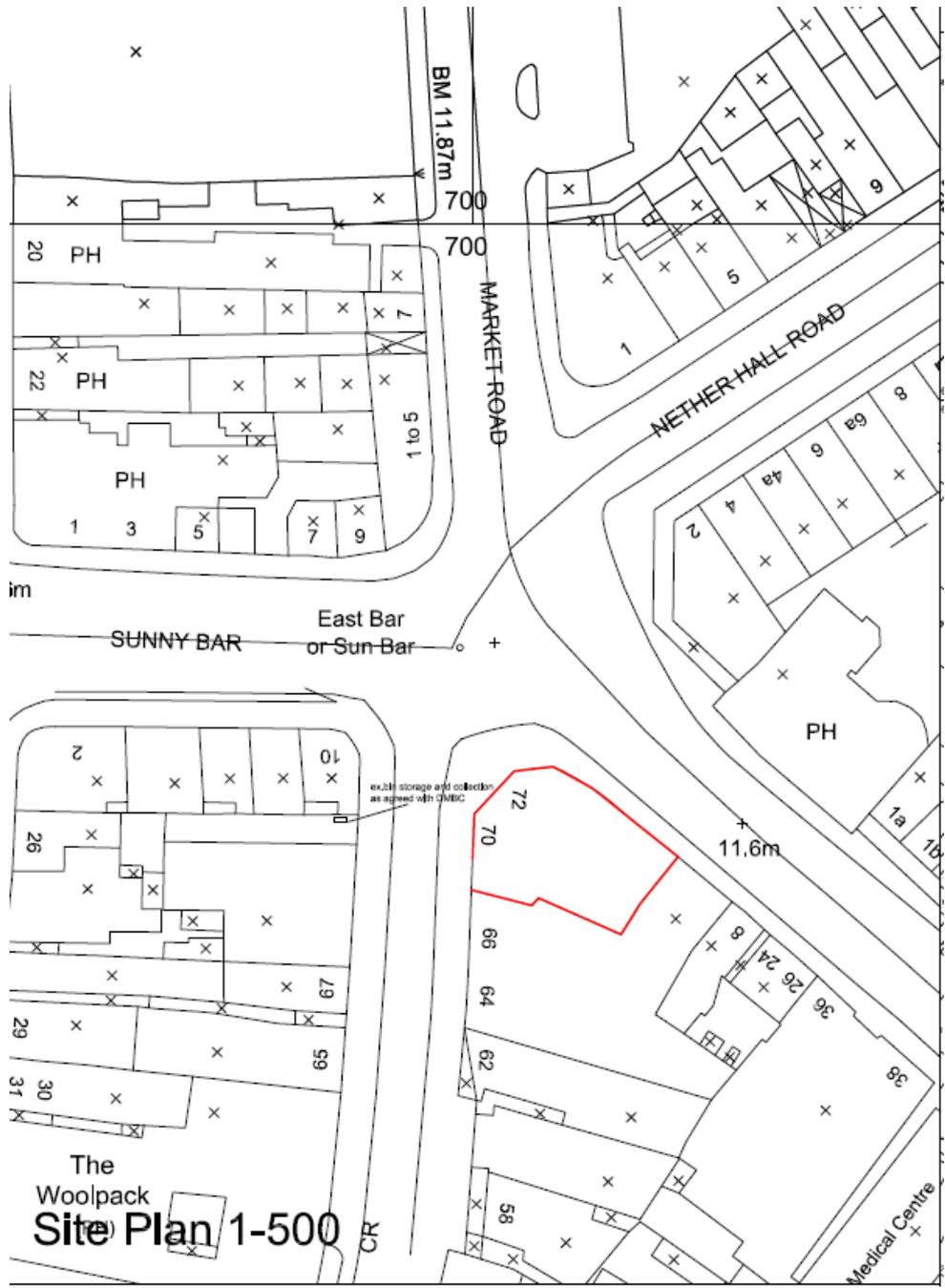
INFORMATIVE

1. A HMO License must be obtained prior to occupation of the 4th tenant. As the application is in an 'Additional Licensing Area' the property will require an Additional HMO Licence. Please contact the licensing department for more information regarding submitted an application. More information can be found at the following website:
<https://www.doncaster.gov.uk/services/business-investment/additional-licensing>

INFORMATIVE

2. Once complete, the proposed flats should be clearly advertised as not including private parking provision.

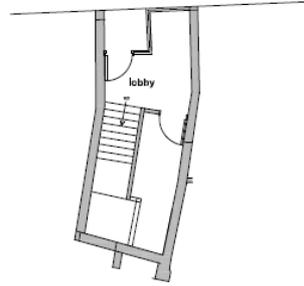
APPENDIX 1- Location Plan



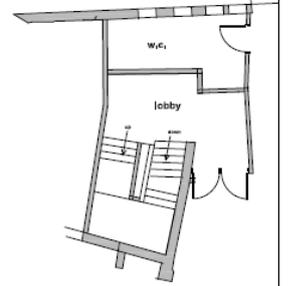
APPENDIX 2 - Internal Layout



loor Plan 1:50



Proposed Ground Floor Plan 1:50



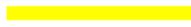
Proposed First Floor Plan 1:50

70-72 Silver Street, Doncaster
Proposed Floor Plan
Prints to scale on A1 paper

Building not surveyed. Floor plans taken from PAF floor plans provided by owner.

APPENDIX 3- Glazing Specification from Section 5 of Noise Survey

Table 5.1: Ventilation / Glazing – Minimum Required Sound Reduction Performance

Facade location (see Figure 5.1)	Room	Trickle Vents ^A , $D_{n,e,w} + C_{tr}$ (dB)	Glazing, $R_w + C_{tr}$ (dB)
	Bedroom 9	42	46
	Bedrooms 3 - 8	35	29
	Bedrooms 1 & 2	30	27
	Communal Kitchen	33	27

Note A – Sound insulation performance applies with the ventilator(s) in the open position

Figure 5.1: Facade Locations (See Table 5.1)

