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Application Number:	21/01262/FUL
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Application Type:	Planning FULL
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Proposal Description:	Single storey rear extension to existing HMO, demolition of garage to provide additional parking, and associated alterations (being resubmission of 20/02379/FUL refused 25.11.2020)
At:	51 Littlemoor Lane Balby Doncaster DN4 0LQ

Third Party Reps:	11 representations in objection + objection from Local Cllr	Parish:	N/A
		Ward:	Hexthorpe and Balby North

Author of Report:	Jessica Duffield
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SUMMARY

The application relates to an existing 6 bedroom HMO property at 51 Littlemoor Lane. The application originally proposed a large single storey extension, which was to expand the full length of the plot and adjoin to the existing garage to create 2 additional bedrooms and change of use of the property to a Sui Generis HMO. The majority of the public representations were received in objection to this proposal.

The proposed development has been amended and significantly reduced in scale in response to these representations and concerns from the Case Officer in relation to the overbearing nature of the development.

The amended proposal includes the erection of a smaller single storey rear extension and the demolition of the existing detached garage. No additional bedrooms are to be created, and the property will remain as a Use Class C4 HMO with 6 bedrooms. The property will be reconfigured internally and will result in the provision of an additional kitchen area, as well as off-street parking spaces.

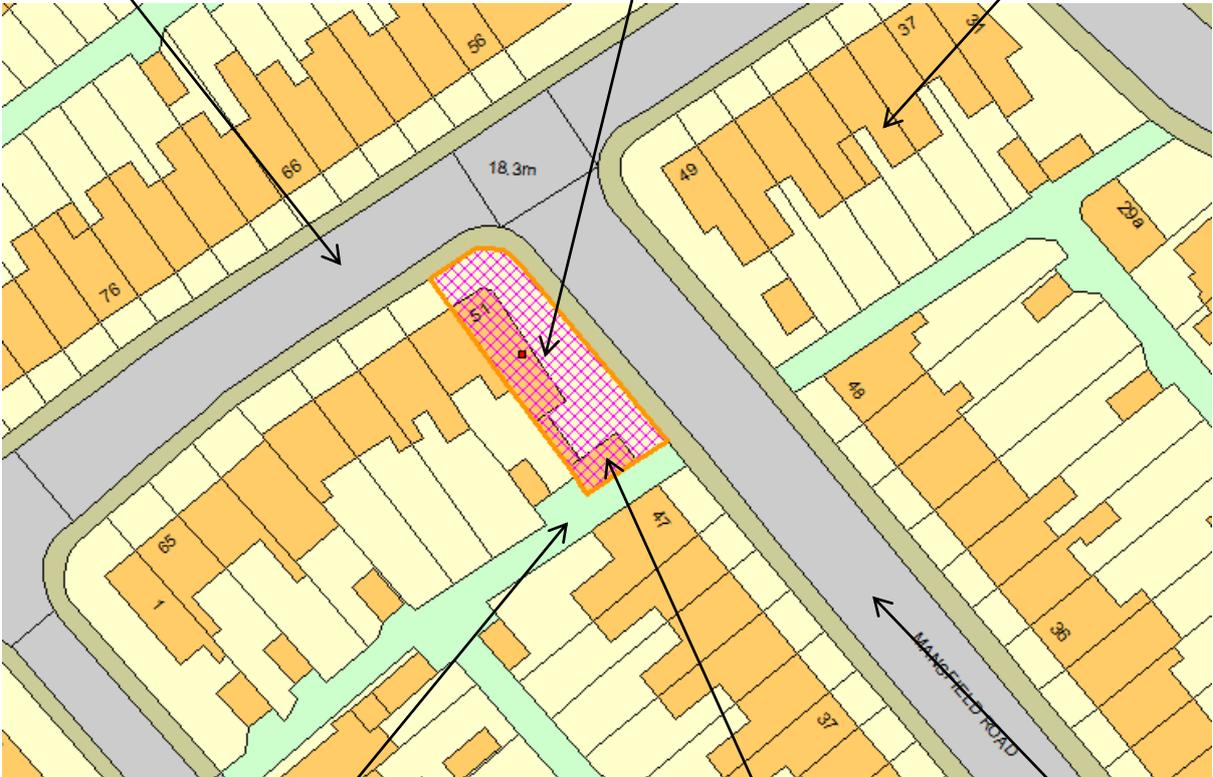
The amended design has been re-advertised and the description updated. However the neighbour objections have not been removed. A local ward councillor also called the application into committee based on the previous scheme. The revised scheme is considered to be acceptable.

RECCOMENDATION: GRANT planning permission subject to conditions

Littlemoor Lane

Application Site

Surrounding residential properties



Access passage to rear

Existing detached garage to be demolished

Mansfield Road

1.0 Reason for Report

- 1.1 This application is being presented to planning committee due to public interest and the number of public representations, as well as being called in by the Cllr Glyn Jones. The majority of these were received in relation to the original design.
- 1.2 The application is a re-submission of a previously refused development (20/02379/FUL). The reasons for refusal have been addressed within the amended scheme.

2.0 Proposal

- 2.1 Planning permission is sought for the erection of a single storey extension to an existing HMO which will result in the property providing an additional kitchen area. The proposal also includes the demolition of an existing detached garage to create 2 off-street parking spaces, internal alterations to the existing configuration and improvements to the outdoor space.
- 2.2 The proposal has been significantly reduced following the refusal of the previous application (20/02379/FUL) and the development originally included within this application.
- 2.3 The planning history shows no formal change of use application has been submitted. Prior to the Article 4 Direction coming into force in October 2019, residential properties could swap between Use Class C3 and C4 without requiring planning permission. It is assumed that this has been the case at the application property, with licensing data indicating that the property was granted a HMO License in December 2016.
- 2.4 The applicant's current license allows for up to 11 individuals. However, the definition of a C4 Use Class HMO is no more than 6 unrelated residents. Whilst the property has a licensing capacity for up to 11 residents, in terms of planning permission the property can only be lawfully occupied by up to 6 residents to ensure that it falls within the realms of Use Class C4.
- 2.5 The application proposal will not result in the change of the use of the property or create any additional bedrooms or tenants. This means that the maximum number of residents must be 6.

3.0 Site Description

- 3.1 The application site is an end terrace property situated on the corner plot on Littlemoor Lane and Mansfield Road. The property is a red brick building with render features at part of the ground floor level.
- 3.2 The property currently provides 6 bedrooms, across 2.5 storeys. Each existing bedroom provides an en-suite bathroom in addition to a large kitchen area on the ground floor and a smaller kitchen on the second floor. There is also a storage area on the second floor adjacent to the staircase.

- 3.3 The property is an unusual style, which appears to have undergone various alterations. The property has large glazed windows placed in irregular positions. A single storey lean-to extension situates to the rear of the property. This is to be replaced by the proposed extension.
- 3.4 From the rear, the application property appears significantly taller in comparison to the attached property at No. 53 Littlemoor Lane. Given the corner position of the plot, the exterior area wraps around the property from the front to the rear, with a low red brick wall defining the property boundary. The entire external area currently consists of hardstanding and its corner position means it is open in nature. A small covered area, which consists of fence panelling and trellis is positioned between the dwelling and the garage. A single detached garage is positioned on the southern part of the site, which is accessed off Mansfield Road.
- 3.5 The property is surrounded by residential dwellings. Littlemoor Lane and Mansfield Road have a distinct character, consisting of linear red brick dwellings, with small enclosed front gardens, defined by low brick walls. All the properties have bay window features on the ground floor, with detailing around the first floor windows. The parking provision along both streets is provided on-street. A small number of the dwellings on Littlemoor Lane have added render features to the front elevation. In summary, the application site is already contrary to the character of the surrounding streets.
- 3.6 The site is in Flood Zone 1 as defined by the Environment Agency's Flood Maps, and is therefore at and is of low risk of flooding.

4.0 Relevant Planning History

Planning Reference	Description	Decision
20/02379/FUL	Change of use from 6 bedroom- C4 Use Class HMO to 10 bedroom- Sui Generis HMO, and erection of 2 storey side extension and conversion of existing garage to accommodate 4 additional bedrooms.	REFUSED 25/11/2020
80/0169/P	Change of use of front room shop to residential alterations and improvements.	GRANTED 11/4/1980
79/1982/P	Erection of detached garage at rear	GRANTED 8/2/1980

5.0 Site Allocation

5.1 The site is allocated as Residential 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 2021)

5.3 The National Planning Policy Framework 2021 (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 Paragraph 60 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.

5.6 Paragraph 119 states that planning decision should promote an effective use of land in meeting the need for homes and other uses.

5.7 Paragraph 124 states that planning policies should support the development that makes efficient use of land when taking into account the identified need for different types of housing and other forms of development.

5.8 Core Strategy 2011 – 2028

5.9 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).

5.10 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:

5.11 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.

5.12 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.

5.13 **Saved Unitary Development Plan Policies (Adopted 1998)**

5.14 Policy PH11 states that within residential policy areas development for housing will normally be permitted subject to the density and form being appropriate to the character of the area, the effects of the development on the amenities of occupiers of neighbouring properties.

5.15 Policy ENV53 states that the scale and appearance of new development must have regard to its wider visual impact.

5.16 Policy ENV54 states that alterations and extensions to existing buildings should be sympathetic in scale, materials and general design to the existing building.

5.17 **Local Plan**

5.18 The Council received the Inspector's Report into the Examination of the Doncaster Local Plan 2015-2035 on 30 June 2021. The report concludes that, with the recommended main modifications set out in the Appendix to the Report, the Doncaster Local Plan 2015-2035 satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework. This means the Examination has concluded.

5.19 Paragraph 48 of the NPPF states that the LPA may give weight to relevant policies in emerging plans, such as the Local Plan, depending on the stage of the 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). Taking into account the Inspector's Report it is considered that all policies in the Local Plan can now be afforded substantial weight. The Council is looking to adopt the Local Plan by Autumn 2021 (at which point all

policies will be afforded full weight). The following policies are considered applicable in this case:

- 5.20 Policy 9 deals specifically with HMOs and how they will be supported under strict circumstances.
- 5.21 Policy 10 (Residential Policy Areas) reinforces some of the wording of PH11 stating that within Residential Policy Areas, as defined on the Proposals Map new residential development will be supported so long as it provides an acceptable level of residential amenity and protects and enhances the qualities of the existing area.
- 5.22 Policy 43 states that development proposals will be supported where they recognise and reinforce the character of local landscapes; are of a high quality design that contributes to local distinctiveness and respond positively to their context, setting and site features.
- 5.23 Policy 42 deals with the need for good urban design and states that proposals of high quality development that reflect the principals of good urban design will be supported.
- 5.24 Policy 44 states that new extensions and alterations will be supported where they respond positively to the context and character of existing areas or the host property, and create high quality residential environments through good design. Proposals must protect residential amenity; not significantly impact the living conditions or privacy of neighbours or the host property; should not be overbearing or result in an unacceptable loss of garden space.
- 5.25 Policy 47 (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.

5.26 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 11 neighbour representations in objection to the development have been received in total. All but one of these were received prior to the proposal being amended and reduced in scale. The concerns raised to the original proposal include:

- Applicant has already applied and permission was refused;
- Too many HMOs within the street and local area;
- Lack of parking;
- Drug abuse/anti-social behaviour/ people congregating outside the property/ crime/ broken bottles/ police matters associated with the property;
- Noise issues and loud music, neighbouring residents unable to enjoy their gardens;
- Overflowing bins and litter issues;
- Lack of control by the landlord;
- Not in-keeping with the local demographic;
- Blocking of light to neighbouring properties;
- Landlord is 'greedy' and has no duty of care;
- Property is already overcrowded and too large for the plot;
- Proposed extension will make neighbouring garden appear boxed in and create oppressive outlook;
- Area is over populated;
- No checks on the tenants;
- Highways issues and buses unable to drive down street safely;
- Damage to cars;
- Application property is in a poor state of repair;
- Impact on property prices;

6.3 A separate objection was also received from the local ward councillor. The representation referred to problems with parking; the increased capacity of the HMO and the removal of on-street parking. The local councillor also called the application into planning committee.

6.4 Revised plans were provided following these comments. One further representation was received from a local neighbour in response to the amended plans, as summarised below:

- although (*the amended scheme*) is a better option, still too much for the surrounding properties;
- the area is saturated with HMOs;
- anti-social behaviour and noise issues

7.0 Parish Council

7.1 No parish council exists for this area.

8.0 Relevant Consultations

8.1 **Environmental Health** – No objection. The proposed layout would meet the space standards and there are sufficient shared kitchens for the potential number of tenants. The property will require a license if occupied by more than 4 persons. The control of anti-social behaviour will be a license condition. The plans indicate a suitable location for the storage of waste bins prior to collection.

- 8.2 **Waste and Recycling** – The comments raised by local residents have been acknowledged in relation to the intensification of the number of residential units at this property. However the HMO manager does already provide suitable additional waste capacity to the existing tenants through the provision of a communal type 1100L bin with a private sector contractor.
- 8.3 **Highways** – No objection, the property is a sustainable location. An extended dropped kerb will be required to serve the proposed parking spaces. An informative has been proposed.
- 8.4 **Internal Drainage** – conditions proposed but were not considered appropriate given the amended scheme.
- 8.5 **Licensing** – Covered by Environmental Health
- 8.6 **South Yorkshire Police Liaison Officer-** Advice provided relating to the installation of the proposed development. Condition proposed.
- 8.7 **Local Plans Housing-** No response
- 8.8 **Pollution Control-** No comments to make.

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 & Design
- Location
- Landscape
- 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 Residential Policy Area and as such Doncaster UDP Policy PH 11 supports residential development in principle, providing that it does not adversely affect the character of the area or

detrimentally affect neighbouring properties through for example excessive overshadowing, over dominance or loss of privacy.

- 9.4 Emerging Policy 10, which can be afforded substantial weight, reinforces these principles and discourages any impact upon residential amenity.
- 9.5 Policy ENV54 of the UDP states that alterations and extensions to existing buildings should be sympathetic in scale, materials, layout and general design to the existing building. Suggested guidance for residential extensions are set out in the Council's adopted SPD, which balances neighbouring amenity with the right of a homeowner to extend their property.
- 9.6 Emerging Policy 41 states that development proposals will be supported where they recognise and reinforce the character of local landscapes and building traditions; respond positively to their context, setting and existing site features as well as respecting and enhancing the character of the locality. Developments should integrate visually and functionally with the immediate and surrounding area at a street and plot scale.
- 9.7 Emerging Policy 44 states that new extensions and alterations will be supported where they respond positively to the context and character of existing areas or the host property, and create high quality residential environments through good design. Proposals must protect residential amenity; not significantly impact the living conditions or privacy of neighbours or the host property; should not be overbearing or result in an unacceptable loss of garden space.
- 9.8 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. Emerging Local Plan Policy 9 provides a detailed criteria relating to the position of proposed HMOs. However, the principle of the HMO use has already been established at this site. The property has been in use as a HMO since December 2016 (as per the licensing data). Therefore Emerging Policy 9 is not relevant in this instance.
- 9.9 This application does not look to alter or change the existing use of the property. The property will remain in use as Use Class C4 HMO meaning that the maximum number of tenants at the property cannot exceed a total of 6.
- 9.10 Instead the proposal looks to improve an existing HMO by creating an additional kitchen area and off-street parking, as well as improved landscaping and internal alterations to the existing layout.
- 9.11 Based on the amended design and reduced scale of the proposed development the principle of the development is considered to be acceptable and thus is supported subject to the further considerations as addressed below.

Sustainability

- 9.12 The National Planning Policy Framework (NPPF, 2021) 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.
- 9.13 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.
- 9.14 **SOCIAL SUSTAINABILITY**
- 9.15 **Space Standards**
- 9.16 As referred to above, the agent has provided an updated floorplan to address concerns raised by the Case Officer in terms of the harmful scale and poor design of the original proposal.
- 9.17 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.'*
- 9.18 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.
- 9.19 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.
- 9.20 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.
- 9.21 The proposal will result in the creation of one new bedroom in the rear single storey extension, with the existing bedroom 1 to be converted into an additional kitchen area and hallway. All the other bedrooms will remain as existing. Given that these are already covered by the existing HMO License these are not to be assessed.

- 9.22 The proposed bedroom 1 is to be 13sqm in size, plus an en-suite bathroom. This therefore exceeds the 10sqm guidance and is considered to be acceptable. Meanwhile the new kitchen area is to be 10sqm in size, in addition to the existing ground floor kitchen (15sqm) and the second floor kitchen (3.4sqm).
- 9.23 The Environmental Health Officer has confirmed that based on the revised layout, the applicant would be able to obtain a new HMO License for up to 9 tenants forming 6 households as bedrooms 1, 2 and 5 are large enough for 2 occupants. However because the property is in use as a C4 Use Class rather than a Sui Generis HMO, the maximum number of tenants cannot exceed 6, as per the definition. An informative is to be attached to ensure that this is clear. The proposal weighs positively in terms of the internal space and carries significant weight.

9.24 Impact Upon Amenity & Design

- 9.25 The original development was significantly larger than the proposal being presented, in terms of both the scale and massing, with the proposed extension expanding the full length of the garden. The original proposal was considered to be harmful upon the appearance of the street scene and the residential amenity of neighbours. The agent was therefore advised that the original proposal would not be supported.
- 9.26 In terms of the amended scheme, the main impact upon residential amenity will be by virtue of the proposed rear single storey extension. The proposed extension will replace the existing lean-to style extension which projects off the rear elevation by 1.95m. Given the corner position of the plot, the rear extension is also visible from the side elevation view from Mansfield Road.
- 9.27 The proposed extension will replace the existing. The original proposal included a 7.7m long extension which was to adjoin the existing garage. The design has been reduced in size and will instead project off the rear elevation by 3.6m. In terms of the difference between the existing extension and the proposed, this creates an additional projection of 1.65m. The reduction in length and amended design is considered to be appropriate.
- 9.28 The application property will project further back than the adjacent property at No. 53. However given the loss of the detached garage building and the limited size of the additional projection, this is considered to be suitable. The extension will have a flat roof design, rather than a pitched roof as the current lean-to. The extension will be 2.8m in height in comparison to the existing extension which has a ridge height of 3m.
- 9.29 The proposed window which will serve bedroom 1 will look over the application site garden, facing towards Mansfield Road and therefore is not harmful.

- 9.30 Given the size and scale of the proposed extension it is not considered that the development will cause a harmful impact upon residential amenity by virtue of overlooking; overshadowing or being overbearing.
- 9.31 The existing external area is of poor quality and given the corner plot position, is open in nature. The proposal includes proposed improvements to the outdoor amenity space including additional landscaping and a dedicated bin storage as shown on the site plan. The demolition of the existing detached garage will in fact increase the size of the outdoor area, meaning that the overall footprint of the development on the site will be similar to that of the existing.
- 9.32 Permitted development rights are to be removed to ensure no further development can take place at the site without requiring planning permission.
- 9.32 It is recognised that many of the representations related to noise disturbance in association with the application property. However the property is an existing HMO, and the proposed development is minor in scale and will not result in additional tenants or increased comings and goings. Impacts of noise cannot be assessed as part of the application and is instead regulated by the HMO License. The development is in relation to an existing use and those issues should instead be directed to the nuisance and licensing teams. An informative is to be attached to ensure that no more than 6 residents can occupy the property as per the definition of the use class.
- 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.

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 additional shared kitchen 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 proposed development will not harmfully impact residential amenity by virtue of overshadowing or overlooking neighbouring gardens, and presents only a very small increase in footprint to the host dwelling. The proposal will result in an improved outdoor area and appropriate waste storage, both of which were raised as concerns by the public representations. 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 less than 1 mile from Doncaster Town Centre and within walking distance from Doncaster Transport Interchange and local amenities. The site is well connected to all parts of the borough, as set out in the Highways Consultation response.

9.39 The application site lies within a sustainable location close to the town centre and sustainable methods of transport. Further highways information will be addressed below.

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 Policy 9 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.'*

9.45 Many of the public representations referred to the number of HMOs within the locality and particularly within the street. However as set out above this proposal relates to an existing HMO and will not result in an expansion or increase in the number of bedrooms or tenants at the property.

9.46 The application site was granted a HMO license by Doncaster Council in December 2016. This means it began operating as a HMO prior to the Article 4 Direction coming into force and meant the local planning authority had no control over the number of HMOs within the area. If the property was to increase the number of bedrooms or the number of tenants so that it exceed 6

then a full planning application would need to be submitted for the change of use of the property to a Sui Generis HMO.

- 9.47 For the purposes of this application, the proposed extension and improvements to the property are considered to be minor in scale. As this is an existing use the concentration of HMOs cannot be considered.

9.48 Highways

- 9.49 An existing detached garage is situated to the rear of the host dwelling and is accessed off Mansfield Road. The garage does not appear to currently be in use for tenants' vehicles. Whilst the property does provide informal hardstanding parking area, the main parking provision in the area is provided on street.

- 9.50 As part of the proposed development, the garage is to be demolished and instead replaced with two formal car parking spaces. This will provide an improvement to the current situation and will reduce the number of spaces required on-street by the tenants.

- 9.51 The Highways DC Officer has reviewed the proposal and has no objection. However they have highlighted that the existing dropped kerb will need to be widened to serve the two spaces. An informative has been attached.

9.52 Waste

- 9.53 Both the Waste & Recycling Officer and the Environmental Health Officer have reviewed the proposals. It is recognised that many of the public representations referred to waste and litter issues at the site.

- 9.54 The landlord already provides additional waste storage in the form of a larger bin as set out in the consultee response. The proposal includes a new dedicated bin storage area to the rear of the property which will provide effective storage and reduce the unsightliness of bins.

- 9.55 The proposal will not result in additional tenants and the number of tenants is capped at 6, therefore it is not anticipated that additional waste will be generated. Based on this the proposed development is considered to be suitable.

9.56 Conclusion on Environmental Issues

- 9.57 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.

- 9.58 The proposed development will not increase the number or concentration of HMOs within the locality by virtue of being an existing use. The number of tenants cannot exceed 6 as per the use class definition, therefore no additional waste is to be created. Nevertheless, a dedicated bin storage area is proposed to improve the current storage arrangements.
- 9.59 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 development will improve the current parking situation by providing 2 formal off-street parking spaces for tenants to use as well as an improved outdoor amenity space. The proposal does not detrimentally affect the surrounding environment. This weights moderately in favour of the application.

9.60 ECONOMIC SUSTAINABILITY

- 9.61 The only economic impact will be generated by the construction works to undertake the alterations relating to the development. Given the scale of the development, the benefits in terms of economic activity will be limited.

9.62 Conclusion on Economy Issues

- 9.63 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.
- 9.64 The proposal would generate some economic benefit, in terms of the construction work which will result in the property providing a good quality of accommodation and more attractive to future tenants. 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 Site Plan- Site Plan as Proposed, Project No: 2098, No: 010, Received: 5th August 2021

Proposed Elevations, Project No: 2098, No: 005, Rev: B, Received: 9th June 2021

Proposed Floorplan, Project No: 2098, No: 006, Rev: D, Received: 4th August 2021

Location Plan- Proposed Site Location Plans, Project No: 2098, No: 007, Received 9th June 2021

REASON

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

3. Prior to occupation of the proposed development, the works hereby approved must be built in accordance with the following specification as a minimum requirement:
 - The main outer doors and each individual flat door must comply with a minimum standard of either of the following:
 - PAS 24:2016; or
 - STS 201 Issue 7:2015; or
 - LPS 1175 Issue 7.2:2014 Security Rating 2+; or
 - LPS 1175 Issue 8:2018 Security Rating A3+; or
 - STS 202 Issue 6:2015 Burglary Rating 2; or
 - LPS 2081 Issue 1.1:2016 Security
 - Windows must comply with PAS 24:206 standard.
 - Lightweight framed walls installed either side of a secure doorset (600mm for the full height of the doorset to restrict access to door hardware) or walls providing a partition between two bedrooms dwellings, or a bedroom and shared communal space, including a corridor shall meet the requirements below:
 - a. LPS 1175 Issue 7.2:2014 Security Rating 1; or
 - b. LPS 1175 Issue 8:2018 Security Rating 1/A1; or
 - c. STS 202 Issue 7:2016 Burglary Rating 1.

- Lighting is required to each dwelling elevation that contains a doorset and can also assist in identifying the door and operating locking mechanisms.
- 24 hour lighting (switched using a photoelectric cell) to communal parts of blocks of flats will be required.

REASON

To ensure that development includes appropriate safety and security measures.

4. 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

INFORMATIVE

1. A new 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. Specifiers are advised that the correct installation of lightweight framed walling systems is crucial to the level of security ultimately provided; it is therefore recommended that they are installed by approved installers who have received appropriate training. It is recommended that all internal walls within this development meet the security standards listed in condition 3.

INFORMATIVE

3. Dropped crossing - Applications for a vehicle crossing facility can be carried out by completing the e-form at the following:
<https://www.doncaster.gov.uk/doitonline/dropped-kerb>

INFORMATIVE

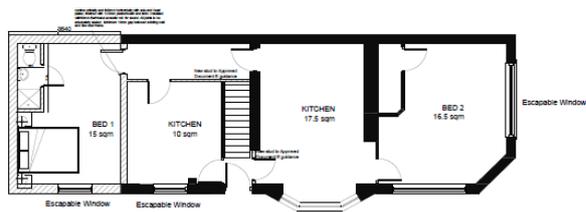
4. The maximum number of tenants which can occupy the property at any one time must not exceed 6 unrelated individuals, as per the definition of Use Class C4 which states that a small HMO consists of: 3 to 6 unrelated persons living as a House of Multiple Occupancy (HMO), sharing amenities such as kitchens and bathrooms. Larger HMOs are Use Class Sui Generis.

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- Site Plan



APPENDIX 2 - Proposed Floorplan



Ground Floor Plan As Proposed [1:50]



First Floor Plan As Proposed [1:50]



Second Floor Plan As Proposed [1:50]

APPENDIX 3 - Proposed Elevations

