

Application	2.
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Application Number:	21/00661/FULM
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Application Type:	Full Application.
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Proposal Description:	Change of use of 19, 21 & 23 from hotel to apartments and the conversion of 25 from dwelling into apartments (11 apartments in total), including demolition of rear outbuilding, erection of front boundary wall/railings, replacement windows and creation of car parking.
At:	19-25 Auckland Road Wheatley Doncaster DN2 4AF

For:	Mr J Polonijo - Moderna Developments Ltd
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Third Party Reps:	26 letters in opposition.	Parish:	N/A
		Ward:	Town

Author of Report:	Alicia Murray
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SUMMARY

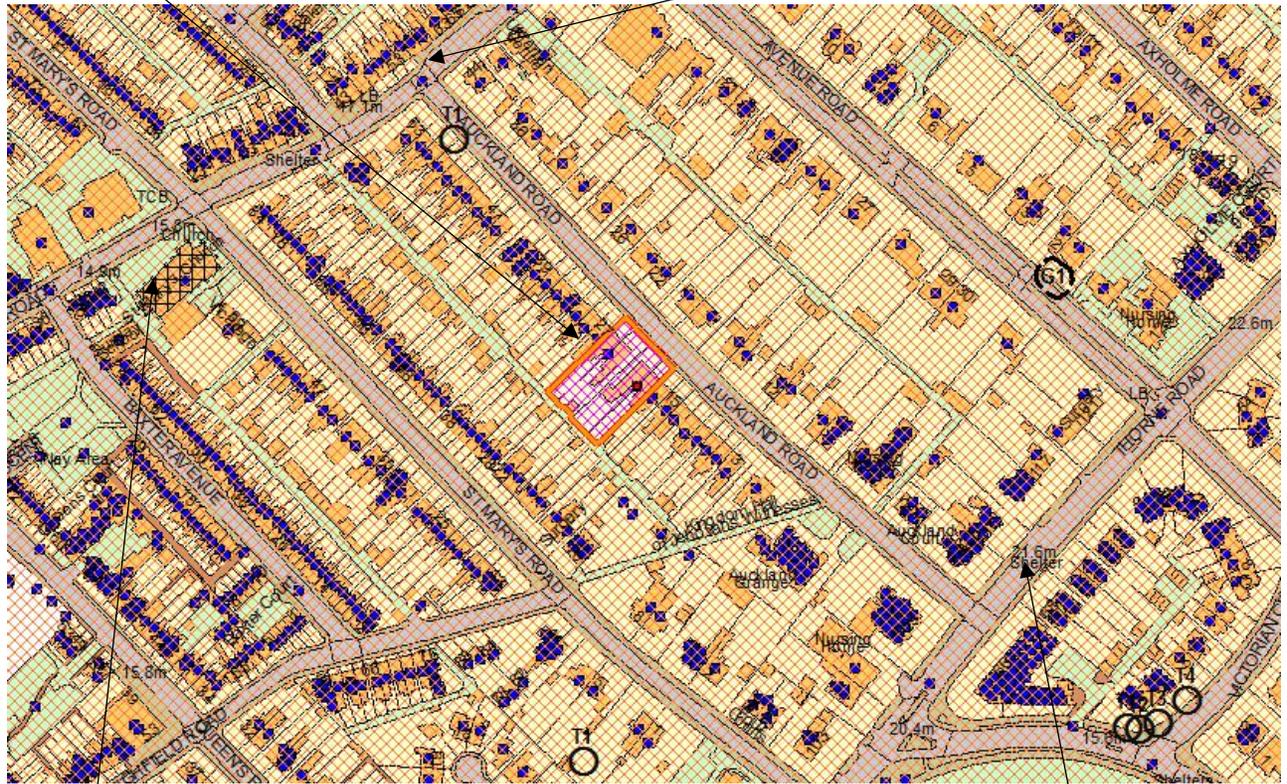
The proposal seeks permission for the change of use of a former hotel and dwelling to form 11 self-contained flats. The proposal is considered to be acceptable lying within Doncaster's allocated residential policy area and is considered to be an acceptable and sustainable form of development in line with paragraph 7 and 8 of the National Planning Policy Framework (NPPF, 2021).

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

RECOMMENDATION: GRANT planning permission subject to conditions.

Beckett Road

Application site.



St. Mary's Church

Thorne Road

1.0 Reason for Report

- 1.1 This application is being presented to planning committee due to the level of public interest generated in the proposal and a call in request by Councillor Dave Shaw.

2.0 Proposal

- 2.1 Planning permission is sought for the change of use from a former hotel and dwelling to 11 self-contained apartments. The application was originally submitted for 13 apartments but has been reduced to 11 to ensure the housing environment for the residents is in accordance with Local Plan Policies.
- 2.2 The proposal includes the demolition of a rear outbuilding, erection of front boundary wall and railings, creation of car parking and improvements to the external façade of the building.

3.0 Site Description

- 3.1 The application site lies within a uniform street pattern of 3 storey, terraced properties predominantly constructed from red brick. Nos. 19/21 and 23/25 are the end two units of neighbouring terraces. These terraces are quite long (one is of 10 dwellings, the other of 11) and are of red brick and of two storeys with a further attic storey. The end properties are gabled fronted with the adjoining properties having dormers. The properties subject to this application retain in the main their original timber sash windows to their frontages, although the attic windows of the end units have both been modified. That at No.21 has had its central window replaced with two shorter windows, the one at No.23 has been truncated. All properties are roofed in thick concrete roman tiles rather than the original Welsh slates. Front gardens have been completely hard landscaped with the front boundary treatment having been removed apart from in front of No.23, which has a dwarf wall with some planting behind. No.21 has a contemporary garage although given its setback it is not that noticeable. To the rear of the property is an outbuilding which would be demolished in the event that permission is granted to allow for additional parking.
- 3.2 The proposed development is located in the heart of the Doncaster – Thorne Road Conservation Area. The special interest of this part of the conservation area derives from the close character of the late Victorian terraces and their small front gardens as well as occasional detached properties. Views across rear gardens are also important and due to the street layout views of rears are also afforded.
- 3.3 The site is located approximately 700m from Doncaster's Town Centre and approximately 150m from the nearest bus stop on Beckett Road served by the number 76, 77, 480 and 76A buses operating on a hail and ride system.

4.0 Relevant Planning History

Application Reference	Proposal	Decision
20/00128/FUL	Change of use of 19 and 21 Auckland Road back to dwelling houses, erection of rear extensions to 19, 21, 23 and 25 Auckland Road and partial demolition of rear projection at 21 Auckland Road.	Application granted.

5.0 Site Allocation

5.1 The site is allocated as Residential Policy Area as defined by Doncaster's Local Plan adopted 23rd September 2021. As a consequence 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 126 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.

5.7 Local Plan

- 5.8 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Doncaster consists of the Doncaster Local Plan (adopted 23 September 2021). The following Local Plan policies are relevant in this case.
- 5.9 Policy 10 deals specifically with developments in residential policy areas.
- 5.10 Policy 37 deals specifically with proposals directly affecting the setting of or within conservation areas and seeks to safeguard the heritage significance of the conservation area.
- 5.11 Policy 45 deals specifically with residential design standards ensuring that new housing meets the Nationally Described Space Standard minimum.
- 5.12 Policy 42 deals with the need for good urban design.

5.13 Other material planning considerations

- Development Requirements and Guidance Supplementary Planning Document (SPD) (2015)
- National Planning Policy Guidance
- South Yorkshire Residential Design Guide (SYRDG)
- Section 64 and 72 Planning (Listed Buildings and Conservation Areas) Act 1990

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, advertisement in the Sheffield Star and direct neighbour notification letters.
- 6.2 Twenty-six letters representation have been received objecting to the application.
- 6.3 The letters of objection outline the following concerns:
- Change in the character of the area (community impact)
 - Imbalance the provision of a good mixture of homes
 - Already a high number of HMOs and flats in the area
 - Impact on the conservation area
 - Proposed density too high – reduced living standards
 - Lack of parking
 - Insufficient wheelie bin provision
 - Litter
 - Anti-social behaviour & security concerns
 - Noise
 - Obstruction of alleyway access with bins
 - Accessibility of the parking areas – use of alleyway
 - Frontage parking will obstruct property frontages and vehicle domination
 - Amenity area insufficient

- Overdevelopment
- Loss of family housing
- Hardstanding could cause drainage issues
- Over proliferation of rental properties
- Lack of community support from absentee landlords
- Safety of using alleyway access for vehicles
- More demand of on street parking
- Degradation of quality living environment

7.0 Parish Council

7.1 No parish council exists for Wheatley.

8.0 Relevant Consultations

8.1 **DMBC Highways Development Control** –The Highways Officer is satisfied that the proposal can accommodate sufficient parking without causing harm to the existing demand for on street parking, provide sufficient space for bin storage and collection or cause harm to the highway safety of the area, subject to condition.

8.2 **DMBC Conservation Officer** – There are no objections in principle to the change of use and the reinstatement of the original window openings to the end gables is welcomed however the Conservation Officer requested a series of amendments. Amended plans have been submitted and reviewed by the Conservation Officer, who satisfied with the proposal and does not considered there would be harm to the Conservation Area, subject to a series of conditions.

8.3 **South Yorkshire Architectural Liaison Officer:** No objections to the application, it is apparent that safety and security has been considered. The SYALO requests the scheme be constructed in accordance with Approved Document Q of the Building Regulations 2010 and with Secured by Design standards. An informative shall be placed on the decision to that effect.

8.4 **DMBC Environmental Health:** The location is a quiet residential street and the proposed use is consistent with this. There is adequate space to the rear shown for waste storage. Following the submission of amended plans the Environmental Health Officer, who no longer objects to the application but does raise fire safety matters, which will be addressed via building regulations.

8.5 **Public Health:** This site qualifies for the completion of a Rapid Health Impact Assessment due to the number of proposed dwellings to be erected. A Rapid Health Impact Assessment has been submitted and reviewed by the Public Health Team. The Public Health team have outlined that they would like the case officer to ensure the development has the adequate provision of natural light, good access to green spaces, and cycle storage.

8.6 **DMBC Education:** No contribution is required, threshold is not met.

8.7 **DMBC Area Manager:** No comments have been received.

8.8 **DMBC Air Quality:** It is below our trigger values we have no comment to make for AQ.

- 8.9 **DMBC Ecology:** A Preliminary Bat Roost Survey has been submitted and reviewed by the Ecology Officer; it is recommended in the report that a single nocturnal survey is carried out and the results of this survey to be submitted for consideration of this application. The Ecology Officer has requested that this survey is carried out, the survey has been submitted and reviewed by the Ecology Officer. The survey identified that there was a high likelihood of bats being absent from the buildings subject to the proposed development, therefore no further surveys are required. There is a requirement for an Environmental Management Plan be submitted, this is secured via a condition.
- 8.10 **DMBC Trees and Hedgerow:** The Tree Officer requested additional landscaping be provided to the front boundaries and additional planting shown on the lawn areas to the rear. Amended plans have been submitted and reviewed by the Tree Officer, who considers the additional landscaping to be acceptable and has requested a condition relating landscaping details to be submitted.
- 8.11 **Yorkshire Water:** No objections received.
- 8.12 **DMBC Policy (open space):** There is no requirement for public open space as the development is below the 10 or more family sized dwellings threshold, but the addition of amenity space and landscaping is welcomed.
- 8.13 **DMBC Waste and Recycling:**
- Amended plans have been submitted and reviewed by the Waste and Recycling Officer and they consider that the previous concerns raised regarding waste management have been addressed and requested a condition relating to the specific details of bin storage be provided.
- 8.14 **DMBC Drainage:** No objections subject to conditions relating to surface and foul water discharge, SUDs, and piped surface water discharge.
- 8.15 **DMBC Urban Design:** The Urban Design Officer originally raised concerns regarding the size of the apartments and lack of storage provision. Amended plans have been submitted and reviewed by the Urban Design Officer, who considers the amended scheme to be acceptable, the reduced number of apartments provides suitable housing environment, subject to the provision of cycle storage, which can be secured via a condition.
- 8.16 **Councillor Tosh McDonald (no longer a Councillor):** Agrees with the issues raised by Cllr Shaw
- 8.17 **Councillor Nikki McDonald (no longer a Councillor):** Agrees with the issues raised by Cllr Shaw
- 8.18 **Councillor Dave Shaw:** Town ward Councillors wish for this application to be decided by the planning committee. The application is a massive departure from the original plan proposed by the developer. The application will lead to the over proliferation of flats in the area, potentially in part covered by Article 4 ruling. The application is contrary and detrimental to the conservation area. The application will increase issue regarding parking / or increase large areas of hardstanding leading to localised flooding. The application will lead to a density of accommodation that is contrary to good planning with regard to public health and the covid pandemic.

8.19 **South Yorkshire Superfast Broadband:** Requested a condition in relation to gigabit capable broadband services being installed in the site.

9.0 Assessment

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

- Principle of development;
- The impact on the character of the conservation area;
- The impact on neighbouring properties;
- Whether the proposal would adversely affect highway safety.

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 residential developments are acceptable in principle providing they would 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 In light of the policy designation set out above, the principal of the change of use to form eleven flats is considered to be acceptable. Whilst concerns have been raised by residents that the proposal would change the character of the area or result in the loss of more family homes, it is considered that the use of the building for residential purposes would maintain the residential character of the area. Furthermore, the majority of the apartments are 2 bedroom which would accommodate for small families and would still contribute to a good mix of housing in this area.

9.5 It is noted that the site lies within the HMO designation area, however permission is not being sought for a HMO but instead for eleven self-contained flats. Therefore Policy 9 of the Local Plan is not relevant in this case.

9.6 Sustainability

9.7 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.

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

SOCIAL SUSTAINABILITY

9.9 Space standards

- 9.10 A number of concerns have been raised by residents in respect of density and space standards and this has been carefully considered by the Local Planning Authority.
- 9.11 Policy 45 of the Local Plan states that developments should adhere to the Nationally Described Space Standards. The standards state that all 1 bed 1 person 1 storey dwellings should be 37 square metres, 1 bed 2 person 1 storey dwellings should be 50 square metres, 2 bed 3 persons 1 storey dwellings should be 61 square metres and 2 bed 4 person 1 storey dwellings should be 70 square metres.
- 9.12 The proposed studio apartment is outlined as 37.8sqm, the one bed apartment is shown as 44sqm, and the two bed apartments vary from 64sqm to 102sqm. Whilst apartment 10 does fall short of the required 50sqm floor space, it is considered that the level of natural light, storage and general spacing of the apartment would still provide a good level of housing environment for any future occupier. Furthermore, the remaining 10 apartments all provide a high level of housing environment with floor spaces meeting the Nationally Described Spaced Standards, with space for storage and good provision of natural light.
- 9.13 In conclusion, the proposal would meet the minimum space standards set out nationally and this weighs positively in favour of the application carrying significant weight.
- 9.14 As set out in the site and surrounding section above, the proposal lies approximately 700m from Doncaster Town Centre. The site itself lies approximately 100m from the nearest bus stop on Beckett Road served by the number 76, 77, 480 and 76A buses operating on a hail and ride system. Taking these two factors into account, it is considered that the site lies within a sustainable location close to the town centre and sustainable methods of transport. This weighs in favour of the application carrying significant weight.

9.15 Impact on Residential Amenity

- 9.16 A number of concerns have been raised by surrounding residents in respect of insufficient amenity area, lack of parking, wheelie bin clutter, litter, anti-social behaviour, security concerns and noise. Taking each of these consecutively, the below will seek to address the concerns raised by residents.
- 9.17 The proposal includes minor alterations to the external appearance of the property which are mainly to repair some elements of the façade and block up some windows. There is no additional windows proposed it is therefore considered that there would be no increase in overlooking to the surrounding properties. Furthermore, the intensification of those windows is unchanged given the former hotel and residential uses at the site.

- 9.18 The proposal includes within it a bin store located at the rear of the property and this would prevent numerous bins from being located at the front of the property to the detriment of the character of the area, furthermore the bin storage provided is considered to be sufficient as outlined by the consultation response received from the Waste and Recycling Team.
- 9.19 Concerns have been raised that the proposal would increase the possibility of litter being generated, however there is no evidence that this would occur. As set out above, bin stores would ensure that waste is dealt with in an appropriate manner. The Council's Waste Team have reviewed the amended plans and have no objections to the provision of bin storage proposed, it is considered the appropriate amount of bins can be provided within the designated space and collection can be achieved from the access.
- 9.20 During the course of the application the South Yorkshire Architectural Liaison Officer has been consulted. Their role is, on behalf of SY Police, to provide guidance on safeguarding future occupants and has during the course of this application made recommendations in relation to the security of the doors. They have also accessed the Police crime reporting system and Incident recording systems and has confirmed that there have been no recorded reports of vehicle crime or anti-social behaviour at the address; the records go back to 2015. Whilst the proposal would change the type of accommodation on site there is no evidence to suggest that this would result in an increase in anti-social behaviour.
- 9.21 Concerns have been raised that the future use of the site would mean that there would be neglect in terms of bin storage, ground maintenance, and closure of alley gates and accessibility of the alleyway for vehicles. The government's website offers advice in respect of renting properties to both landlords and tenants and advises that the *How to rent: the checklist for renting in England* be completed by both parties. It includes within it a section detailing that the landlord must maintain the structure and exterior of the property.
- 9.22 Neighbouring properties have raised concerns that the proposed change of use would result in unacceptable noise being generated by the proposal, however regard should be given to the inspector's decision at 1 Auckland Avenue (Ref: 13/00005/REF); the Inspector did not consider that the use would result in an unusual pattern or scale of noise, including from activity in the garden, which would cause disturbance to the neighbours. In this case the scale of the proposal is for apartments rather than a HMO but is still considered to utilise the outside space in similar communal basis and consequently is not considered to result in significant harm to neighbours and would therefore not conflict with Policy 10 of the Doncaster Local Plan.
- 9.23 Taking these matters into account, it is considered that the proposal would not detrimentally affect neighbouring properties through excessive overlooking, loss of privacy, noise or disturbance and this weighs positively in favour of the application carrying moderate weight.
- 9.24 Conclusion on Social Impacts.**
- 9.25 Paragraph 8 of the NPPF (2021) 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.

- 9.26 In conclusion the site lies within a sustainable location with access to sustainable methods of transport carrying significant weight. It is considered that the proposal would not adversely affect neighbouring residential properties through excessive overlooking or loss of privacy and this weighs in favour of the application carrying moderate weight.
- 9.27 The short term noise and disturbance associated with implementing the planning permission is considered to carry limited weight against the proposal.

ENVIRONMENTAL SUSTAINABILITY

9.28 Impact upon the character of the conservation area

- 9.29 A number of objections have been raised in respect to the impact of the proposal on the character of the area. During the course of the application Doncaster's Conservation Officer has been consulted and commented that the proposed development is located in the heart of the Doncaster – Thorne Road Conservation Area. The special interest of this part of the conservation area derives from the close character of the late Victorian terraces and their small front gardens as well as occasional detached properties. Views across rear gardens are also important and due to the street layout views of rears are also afforded. Nos. 19/21 and 23/25 are the end two units of neighbouring terraces. These terraces are quite long (one is of 10 dwellings, the other of 11) and are of red brick and of two storeys with a further attic storey. The end properties are gabled fronted with the adjoining properties having dormers. The properties subject to this application retain in the main their original timber sash windows to their frontages, although the attic windows of the end units have both been modified. That at No.21 has had its central window replaced with two shorter windows, the one at No.23 has been truncated. All properties are roofed in thick concrete roman tiles rather than the original Welsh slates. Front gardens have been completely hard landscaped with the front boundary treatment having been removed apart from in front of No.23, which has a dwarf wall with some planting behind. No.21 has a contemporary garage although given its setback it is not that noticeable. The modified windows, the concrete roof tiles and the car parking to front with removed front boundary walls are all considered detrimental features and whose rectification would be welcomed. As there is a space between No's 21 and 23 views to the rear are afforded.
- 9.30 It was further commented that whilst there is no objection in principle to the change of use, amendments were requested and subsequently submitted. The amendments see the reinstatement of boundary treatments and landscaping to the front of the site and the windows and door details will be secured via condition but it has been confirmed these shall be white/off white to ensure they are in keeping with the character of the area. The demolition of the rear outbuilding is considered acceptable given the other improvements being made to the front of the site.
- 9.31 With respect to the proposed car parking at the rear it has been commented that the outbuildings are not that apparent and their demolition is not considered controversial. The access will include a gate which will conceal the rear parking area somewhat, the details of the gates shall be secured via condition. The loss of the outbuilding to the rear of no.21 is considered acceptable due to the other

aesthetic benefits this proposal provides by the re-instatement of some of the front boundary wall with soft landscaping. Again a suitably worded condition has been suggested requiring a landscaping scheme to be submitted as well as the details of the re-instatement of the boundary walls to the front. These conditions will need to be discharged in combination with Doncaster's Highways Development Control Team, Tree Officer and Conservation Officer.

- 9.32 In conclusion, subject to suitably worded conditions the proposal would not detrimentally affect the character of the conservation area and in fact would result in a positive impact to the Conservation Area by the reinstatement of the front boundaries, landscaping, and bringing the vacant buildings back into use. This weighs positively in favour of the application carrying significant weight.

9.33 Impact upon Highway Safety.

- 9.34 Concerns have been raised by residents that the proposal does not provide sufficient parking. During the course of the application Doncaster's Highways Development Control team were consulted and following the receipt of the amended plans raised no objection to the application, the parking provision proposed is considered to be satisfactory and the spaces adhere to the Doncaster Local Plan policies and appendices.

- 9.35 Importantly the NPPF makes clear at Paragraph 111 that:

“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.”

- 9.36 The Council considered the proposal on a 'worst case scenario' with all of the tenants having cars, which would result in pressure for on-street parking in an area already congested. However there is no local or national policy to look at a 'worst case scenario'. The site lies within a sustainable location close to the town centre, and it is reasonable to suggest a reasonable proportion of tenants would not need access and on this basis the provision of 12 parking spaces plus 2 disabled spaces within the site is considered adequate for the use. Even if from time to time a greater proportion of tenants at the property have cars, there need not be a significant increase in highway problems. On this basis the use generally accords with the provisions of policy 13 of the Doncaster Local Plan and based upon the highways assessment of the site, it is considered that the proposal would neither result in an unacceptable impact on the highway network nor cumulatively impact the road network and as such the bar referred to in paragraph 111 has not been met. This weighs positively in favour of the application carrying moderate weight.

9.37 Impact upon Natural Environment

- 9.38 The Trees and Hedgerows Officer has been consulted on this application. The officer has taken a pragmatic approach to the parking situation on Auckland Road where by it would be unreasonable to remove the existing parking facility and to replace it with soft landscaping. It is considered that adding some soft landscaping around the boundaries and behind the proposed railings; both of these will 'green up' the frontages. Furthermore the Tree Officer requested the lawn areas to the rear include some planting. Amended plans have been submitted addressing the original comments by the Tree Officer, who is in support of the amended proposals subject to a landscaping condition. It is considered that the landscaping makes a

positive contribution to the conservation area and would result in an improvement to the current on site frontage.

- 9.39 Given the proposal includes works to the roof of the vacant properties and the demolition of an outbuilding, it is essential to establish if bats are present in the buildings subject to any works. This is a requirement from Circular 06/2005 para. 99. A Bat Survey has now been provided and the survey identified that there was a high likelihood of bats being absent from the buildings subject to the proposed development, therefore no further surveys are required. It was recommended in the bat survey report that a precautionary approach is taken to ensure that in the unlikely event of bats being present during construction works then an ecologist would be involved. There is also a recommendation for the sensitive use of lighting during construction activities. These can be conditioned as a Construction Environmental Management Plan. There is also a recommendation for the installation of bat boxes and the Ecology Officer considers that this could be added to by the installation of bird (preferably swift) boxes. Both of which are secured via planning conditions.
- 9.40 In conclusion, the proposal would not result in harm to the natural environment and the addition of landscaping and ecological enhancements would provide a positive impact to the natural environment, subject to suitably worded conditions. This weighs positively in favour of the application carrying significant weight.

9.41 Conclusion on Environmental Issues

- 9.42 Paragraph 8 of the NPPF (2021) 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.
- 9.43 Taken in the round, the proposal's design would not adversely affect the character of the conservation area, natural environment or detrimentally affect highway safety or the surrounding network. The landscaping shown will positively contribute the character of the Conservation Area and will 'Green Up' the frontage on Auckland Road. This weighs moderately in favour of the application.

ECONOMIC SUSTAINABILITY

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

9.45 Conclusion on Economy Issues

- 9.46 Paragraph 8 a) of the NPPF (2021) 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.

- 9.47 The proposal would result in some short term economic benefit in the creation of jobs during the construction phase of the development and as such carries limited weight in favour of the application.

10.0 PLANNING BALANCE & CONCLUSION

- 10.1 In accordance with Paragraph 11 of the NPPF (2021) 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 development plan and there are no material considerations which indicate the application should be refused.

11.0 RECOMMENDATION

11.1 GRANT PLANNING PERMISSION subject to conditions:

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

REASON

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

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

3368-51F (proposed site layout) amended 18.10.21

3368-50F (proposed plans) amended 02.06.21

REASON

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

03. Upon commencement of the development details of measures to facilitate the provision of gigabit-capable full fibre broadband for the dwellings/development hereby permitted, including a timescale for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON

To ensure that all new housing and commercial developments provide connectivity to the fastest technically available Broadband network in line with the NPPF (para. 114) and Policy 21 of the Doncaster Local Plan.

04. The development hereby granted shall not be begun until details of the foul, surface water and land drainage systems and all related works necessary to drain the site have been submitted to and approved by the Local Planning Authority. These works shall be carried out concurrently with the development and the drainage system shall be operating to the satisfaction of the Local Planning Authority prior to the occupation of the development.

REASON

To ensure that the site is connected to suitable drainage systems and to ensure that full details thereof are approved by the Local Planning Authority before any works begin.

05. The development hereby permitted shall not be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be designed, managed and maintained in accordance with the non-statutory technical standards and local standards. The

REASON

To comply with current planning legislation - National Planning Policy Framework.

06. No piped discharge of surface water from the development shall take place prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

REASON

To ensure that no foul or surface water discharge take place until proper provision has been made for their disposal.

07. Before the development is brought into use, that part of the site to be used by vehicles shall be surfaced, drained and where necessary marked out in a manner to be approved in writing by the local planning authority.

REASON

To ensure adequate provision for the disposal of surface water and ensure that the use of the land will not give rise to mud hazards at entrance/exit points in the interests of public safety.

08. No development shall take place on the site until a detailed soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The soft landscape scheme (based upon the site plan ref. dwg. No. 3368-51F dated 10-20) shall include a soft landscape plan; a schedule providing hedging details, shrub and tree numbers and details of the species, a nursery stock specification in accordance with British Standard 3936: 1992 Nursery Stock Part One and a specification of planting and staking/guying; a timescale of implementation; and details of aftercare for a minimum of 5 years following practical completion of the landscape works. Thereafter the landscape scheme shall be implemented in full accordance with the approved details and the Local Planning Authority notified in writing within 7 working days to approve practical completion. Any part of the scheme which fails to achieve independence in the landscape or is damaged or removed within five years of planting shall be replaced during the next available planting season in full accordance with the approved scheme, unless the local planning authority gives its written approval to any variation.

REASON

In the interests of environmental quality, in accordance with Policy 48 of the Doncaster Local Plan.

09. The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and/or visitors to the development have been submitted to and approved in writing by the local planning authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

REASON

To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy 13 of the Doncaster Local Plan.

10. Prior to the commencement of the development , full details of any new or replacement doors and windows on the frontage or side elevations shall be submitted to and approved in writing by the local planning authority. Where window openings are to be amended details of the making good should also be provided including samples of any additional bricks and window heads and sills. Details shall include an elevation at 1:20 scale of each door or window type and 1:5 scale cross-sections and show their size, position, design, construction and finish. Window frames shall be white/off-white externally. Development shall be carried out in accordance with the approved details and completed prior to first occupation of the development.

REASON

To preserve and enhance the character and appearance of the conservation area.

11. Prior to the commencement of the development, full details of the new brick wall and railings shall be submitted to and approved in writing by the local planning authority and samples of the bricks and copings to be used shall be provided on site for the inspection by and approval in writing of the local planning authority. Prior to commencement of the development details of the gates shall be submitted and approved in writing by the Local Planning Authority. Such works shall be carried out in accordance with approved detail and completed prior to first occupation of the development.

REASON

To preserve and enhance the character and appearance of the conservation area.

12. External materials and finishes, other than those required to be agreed in conditions 10 and 11, shall match the existing properties.

REASON

To ensure the satisfactory appearance of the development and conservation area.

13. Prior to commencement of the development, a Construction Environmental Management Plan shall be submitted to the Local Planning Authority for approval in writing which shall include:

- A method statement for the protection of bats if encountered on site;
- Details of the use of sensitive lighting measures in respect of light sensitive species during construction activities.

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

REASON:

To ensure the ecological interests of the site those of local ecological networks are maintained in accordance with Local Plan policy 29.

14. Within one month of the commencement of the development, an ecological enhancement plan shall be submitted to the local planning authority for approval in writing. This plan shall include details of the following measures, all of which shall be implemented prior to the first occupation of the site and photographic evidence of the installation of such measures shall be provided to the local planning authority prior to first occupation of the site: :

- Provision and installation of 2 swift bird boxes at a height and orientation as advised by a suitably experienced ecologist
- Provision and installation of 1 Beaumaris Wood Stone bat box or similar at a height and orientation as advised by an suitably experienced ecologist

REASON

To ensure the ecological interests of the site and those of local ecological networks are maintained in accordance with Local Plan policy 29

INFORMATIVES

01. The applicant is advised to seek to implement security measures into the development in order to achieve the 'Secured By Design' accreditation from South Yorkshire Police.
02. Adequate provision for the storage and collection of waste and recycling is essential for both domestic and commercial premises, lawful arrangements should be in place prior to the occupation of any property. As outlined within the Planning Application, the waste shall be disposed of via weekly waste collections as part of the block management responsibilities via a contract with a local waste recycling company. This company will also supply six 1100L bins and these shall be stored at the rear of the site. Furthermore this solution offers a far more frequent collection waste, helping to mitigate waste build up. Both leases and tenancies will preclude owners and tenants from ordering council bins. Doing so would break the terms of their respective contracts and as such initiate enforcement action such as forfeiture of the leasehold by the apartment owners and eviction of the tenant. This will help maintain the proposed waste management plan

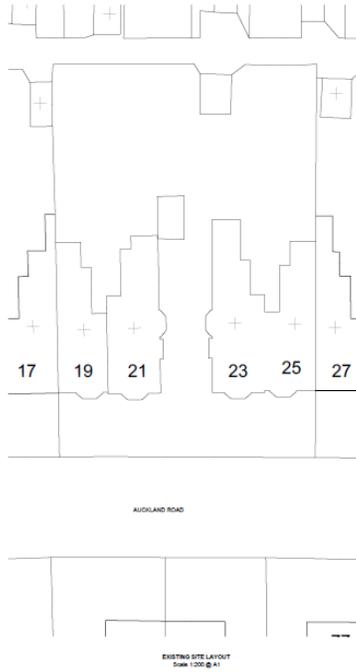
STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

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

Amendments to the design and additional information in relation to highways, trees, noise and ecology.

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 & Location Plan (existing)



The drawings are not prepared to a specific code of practice and should not be used for any other purpose than that for which they were prepared. The drawings are not to be used for any other purpose without the written consent of the author. The author is not responsible for any errors or omissions in the drawings. The drawings are not to be used for any other purpose without the written consent of the author. The author is not responsible for any errors or omissions in the drawings. The drawings are not to be used for any other purpose without the written consent of the author. The author is not responsible for any errors or omissions in the drawings.

PLANNING STATUS

A - Updated to planning status
 Annotations
 Client

MODERNA DEVELOPMENTS LTD

Project
 PROPOSED REFURBISHMENT OF
 19-25 AUCKLAND ROAD
 DONCASTER
 DN2 4AF

Drawing
EXISTING SITE LAYOUT & LOCATION PLAN

Date: 06/20
 Drawn: D.O.
 Checked:

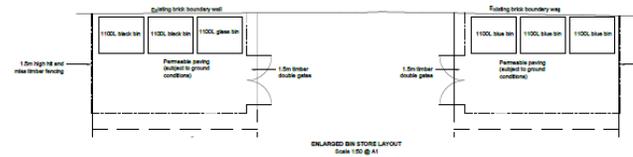
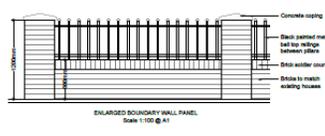
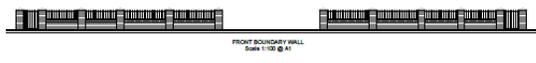
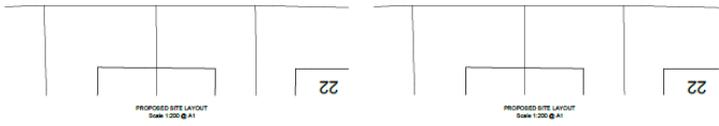
Scale as shown @ A1. Approx. to. Plot no. **3368-01A**

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 Company Reg. 077344
ARCHITECTS

Appendix 2 – Site Plan & Location Plan (proposed)



The drawings have been prepared by a registered professional engineer and a registered professional architect. The drawings are the property of the client and shall remain the property of the client. The drawings are not to be used for any other purpose without the written consent of the architect. The drawings are not to be used for any other purpose without the written consent of the architect. The drawings are not to be used for any other purpose without the written consent of the architect.



PLANNING STATUS

D - Front boundary extended	13-05-21 DOO
F - 5m stone kerbside	13-05-21 DOO
G - 5m stone kerbside	13-05-21 DOO
H - 5m stone kerbside	13-05-21 DOO
I - 5m stone kerbside	13-05-21 DOO
J - 5m stone kerbside	13-05-21 DOO
K - 5m stone kerbside	13-05-21 DOO
L - 5m stone kerbside	13-05-21 DOO
M - 5m stone kerbside	13-05-21 DOO
N - 5m stone kerbside	13-05-21 DOO
O - 5m stone kerbside	13-05-21 DOO
P - 5m stone kerbside	13-05-21 DOO
Q - 5m stone kerbside	13-05-21 DOO
R - 5m stone kerbside	13-05-21 DOO
S - 5m stone kerbside	13-05-21 DOO
T - 5m stone kerbside	13-05-21 DOO
U - 5m stone kerbside	13-05-21 DOO
V - 5m stone kerbside	13-05-21 DOO
W - 5m stone kerbside	13-05-21 DOO
X - 5m stone kerbside	13-05-21 DOO
Y - 5m stone kerbside	13-05-21 DOO
Z - 5m stone kerbside	13-05-21 DOO

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PROJECT
 PROPOSED REFURBISHMENT OF
 19-25 AUCKLAND ROAD
 DONCASTER
 DN2 4AF

PROPOSED SIDE LAYOUT

Scale 1:100 @ A1

stream D.O. checked

Scale 1:100 @ A1

stream no

day no **3-368-51F**

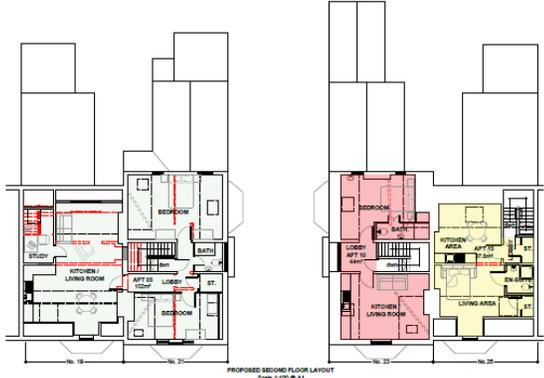
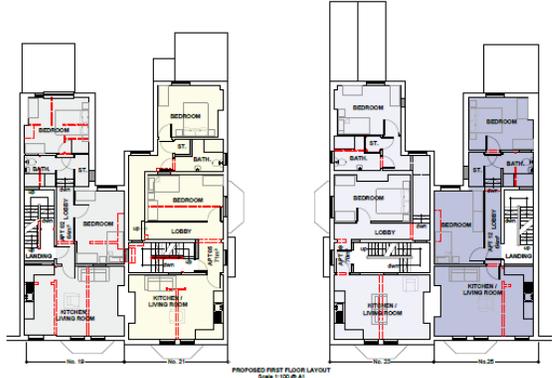
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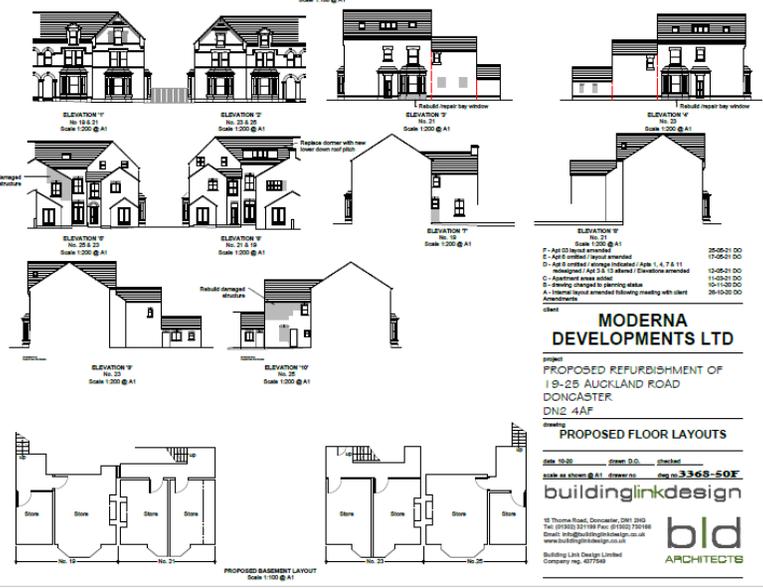
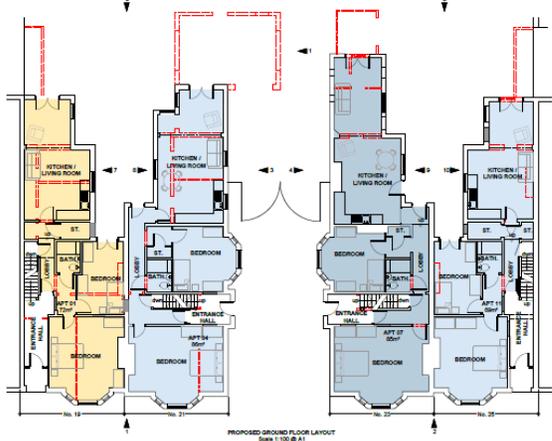
bld
 ARCHITECTS

Appendix 4 – Proposed Plans



PLANNING STATUS

The information contained in this document is for information only. It is not intended to constitute an offer of any financial product or service. It is not intended to be relied upon as a basis for any investment decision. The information contained in this document is subject to change without notice. The information contained in this document is not intended to be used for any purpose other than that for which it is provided. The information contained in this document is not intended to be used for any purpose other than that for which it is provided.



MODERNA DEVELOPMENTS LTD

PROJECT
PROPOSED REFURBISHMENT OF
19-25 AUCKLAND ROAD
DONCASTER
DN2 4AF

DATE
PROPOSED FLOOR LAYOUTS

DATE 10.08.2020 DRAWN D.O. CHECKED
SCALE AS SHOWN @ A1 DRAWN NO. 2020-03368-50F

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